

MIDDLEBROOK PINES CONDOMINIUM ASSOCIATION, INC.
5255 CYPRESS COURT
ORLANDO, FLORIDA 32811

BOARD OF DIRECTORS MEETING MINUTES

March 20, 2012

The meeting was called to order at 7:04 PM.

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

A. Unit 218/Payment Plan Request – A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to approve a plan to allow the owner until October 11, 2012, to pay off the arrearage on his account. Late charges will not accrue on the outstanding balance as long as the currently accruing monthly assessments are paid by the eleventh day of each month. The motion was unanimously approved.

PRESIDENTS REMARKS – Mrs. Bussinger is updating the Association's website.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the February 21, 2012, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the February financial statement and a separate report that projected an operating surplus as of February 29, 2012.

MANAGER'S REPORT – Topics were discussed during the session of Old Business.

OLD BUSINESS

A. Brighthouse – Mr. Kiebzak said that the legal team representing Brighthouse made revisions to their contract in response to issues raised by him and the Association's attorney. Mr. Larsen is reviewing those revisions.

B. Drainage – A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the proposal from Plantmosphere dated March 14, 2012, for the amount of \$10,300.00. Mrs. Bussinger, Mr. Lovely, Mr. Palmisciano, Mrs. Steinhardt, and Mrs. Ward voted yae and Mr. Alivento voted nae. The motion passed.

OLD BUSINESS

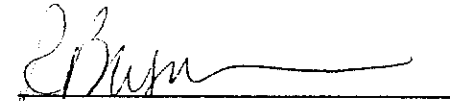
- C. Landscape Replacement – Mr. Kiebzak reviewed the Manager’s Report dated March 20, 2012.
- D. Striping Parking Area – The Board asked Mr. Kiebzak to investigate the possibility of using a different color to paint the wheel stops which are used for guest and recreation area parking. Mr. Kiebzak said that he would discuss this idea with the contractor.

NEW BUSINESS – No discussion ensued.

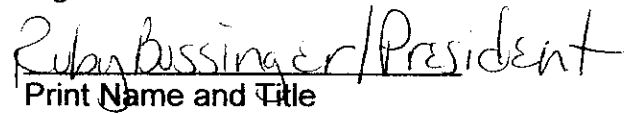
A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:26 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 4/17/12