

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

BOARD OF DIRECTORS MEETING MINUTES

January 17, 2012

The meeting was called to order at 7:02 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 – Bruce Cardner and Ana Palacios were present for the meeting;

A. Unit 523 – A motion was made by Mr. Alivento and seconded by Mrs. Ward to reverse the \$25.00 late charge accrued in December, to waive the interest charge of \$12.98, and to reverse the recording fee of \$20.00 because the lien document was not recorded. The legal fees and costs of \$382.26 will remain intact. The motion was unanimously approved.

PRESIDENTS REMARKS – There were no comments from the President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the November 15, 2011, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the December financial statement and a separate report that projected an operating surplus as of December 31, 2011.

MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated January 17, 2012.

I. Shingle Warranty Work – A motion was made by Mr. Alivento and seconded by Mrs. Ward that the Board will decide what legal action to take against Shakertown if, payments are not received by March 1, 2012, as stipulated in the settlement agreement and that Mr. Ruggieri is to inform the attorney for Shakertown of the Board's intention. The motion was unanimously approved.

OLD BUSINESS

A. Brighthouse – The Board will make a decision about entering into a non-exclusive easement agreement with Brighthouse after the Association's attorney reviews the contract. Mr. Kiebzak will contact the representative for Brighthouse to ask that telephone service, high speed internet, and Wi-Fi be included as part of the deal.

OLD BUSINESS

B. Flag Regulation – The Board discussed and made changes to the second draft of the proposed flag rule with the file name of Proposed Flag Rule 011712 which the Board will review during the next duly called meeting.

C. Shakertown – This topic was discussed during the session of the Manager’s Report.

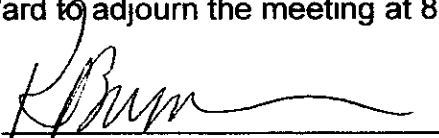
NEW BUSINESS

A. Drainage – Mr. Kiebzak was instructed to have the contractor revise the proposal to reflect a change in the scope of work. The focus will be on cleaning out all the mitered ends and flow lines in the retention areas and lake and to remove the silt buildup that has occurred in the canal on the west side of the property.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:55 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

  
Keith R. Kiebzak, CAM  
KL Management Group, Inc

  
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Signature  
Ruby Bassinger President  
\_\_\_\_\_  
Print Name and Title  
Date: 2/21/12  
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