

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

BOARD OF DIRECTORS MEETING MINUTES

February 21, 2012

The meeting was called to order at 7:00 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, and Joyce Steinhardt. David Lovely was not present because he had a work related commitment. Marlene Ward was not present because she was handling some personal matters while her son was visiting from out of town. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Brandon Boyd, Daisy Nunez, and Harry Weseman were present.

A. Unit 117 – Mrs. Nunez acknowledged her ignorance of the curfew on noise from the hours of 11:00 PM to 7:00 AM. Mr. Weseman accepted her promise to adhere to this rule. Mrs. Nunez has a dog that is kept indoors except for calls of nature. She is puzzled by a complaint that her dog is a nuisance because it barks when it is left on the patio. Mrs. Nunez said that she will be observant of her dog's behavior.

B. Unit 241 – Mr. Boyd understood that Lamarr Spencer and Julie Knisley have resolved their dispute about loud noise. Mrs. Knisley lives behind Mr. Spencer who is Mr. Boyd's roommate.

C. Unit 638 – The Board unanimously agreed to give the owner two weeks to remove the strings of lights that are on the fence and on the balconies and to remove the arbor that is over the front gate. If the owner does not comply with this request then the Association's attorney is instructed to initiate legal action to gain his compliance. The legal action is to include the eviction of his tenant.

PRESIDENTS REMARKS – Mrs. Bussinger is updating the Association's website. She and Mr. Kiebzak will compile a one page list of the rules and regulations that will be sent the next time information is distributed to the membership.

#### MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the minutes of the January 17, 2012, Board of Director's meeting. The motion was unanimously approved.

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the January financial statement and a separate report that projected an operating surplus as of January 31, 2012.

## MANAGER'S REPORT

Mr. Kiebzak reviewed the Manager's Report dated February 21, 2012.

## 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. The Board meeting package contained documentation related to this transaction.
- B. Drainage – Mr. Kiebzak reviewed the Manager's Reported dated February 21, 2012.
- C. Flag Regulation – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to approve the draft of Proposed Flag 022112 for distribution to the membership with an announcement stating that it will be approved at the next duly called board meeting. The motion was unanimously approved.
- D. Landscape Replacement – Mr. Kiebzak reviewed the Manager's Report dated February 21, 2012.
- E. Parking/Striping - Mr. Kiebzak reviewed the Manager's Report dated February 21, 2012. A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to approve a contract with the Hall Company, Inc. at a cost of \$8,251.00. There is a separate charge of \$9.00 to re-pin a carstop, and \$38.50 to replace a carstop. The motion was unanimously approved.
- F. Shakertown – Mr. Kiebzak said that he received the signed settlement stipulation and the first and second installment of \$1,000.00 each.
- G. Unit 523/Outstanding Balance – The owner has paid the account in full.

## NEW BUSINESS

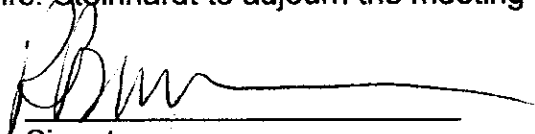
- A. Delinquent Accounts - Suspension of Use Rights of Common Facilities – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to deny the use of the recreational facilities to any member of the Association who is delinquent ninety days or more in their assessments. The motion was unanimously approved.

Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
February 21, 2012

A motion was made by Mr. Palmisciano and seconded by Mrs. Steinhardt to adjourn the meeting at 8:08 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,

Keith R. Kiebzak, CAM  
KL Management Group, Inc



Signature

Ruby Bussinger / President

Print Name and Title

Date: 3/20/12