

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

BOARD OF DIRECTORS MEETING MINUTES

December 18, 2012

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

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

INTRODUCTION OF VISITORS – There were no members present at the meeting.

A. Unit 126/Leash Law – A motion was made by Mrs. Ward and seconded by Mr. Lovely to send a letter to the owners advising them that this matter will be forwarded to the Association's attorney, if another complaint is received about their dog. The attorney will be instructed to send them a final demand of compliance that if ignored would involve the permanent removal of their pet from the property. The motion was unanimously approved.

PRESIDENTS REMARKS – Mrs. Bussinger wished everyone a happy holiday.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the November 20, 2012, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the November financial statement and a separate report that projected an operating surplus as of November 30, 2012. Mr. Kiebzak said that a computer glitch has affected the subsidiary ledger of the Prepaid Owner Assessment category on the trial balance, so that this figure is understated by \$12,600.00. The effect of this anomaly changes the operating surplus as of November 30, 2012, so that the adjusted figure is \$106,500.00.

MANAGER'S REPORT - Mr. Kiebzak reviewed a Manager's Report dated December 18, 2012.

A. Unit 331/Commercial Vehicle – Mr. Kiebzak said that he placed this item on the agenda to discuss the option of evicting the tenants, if they fail to comply with the rules concerning commercial vehicles. The vehicle in question has been towed after receiving a warning that it was in violation of the rules. Mrs. Bussinger accepted Mr. Kiebzak's request to remove this item for discussion by the Board.

B. Unit 473/Commercial Vehicle - Mr. Kiebzak said that he placed this item on the agenda to discuss the option of evicting the tenants, if they fail to comply with the rules concerning commercial vehicles. The vehicle in question has been towed after receiving a warning that it was in violation of the rules. Mrs. Bussinger accepted Mr. Kiebzak's request to remove this item for discussion by the Board.

OLD BUSINESS

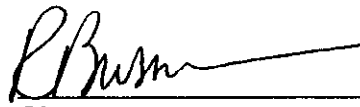
A. Unit 512/Lease Out Unit – Mr. Alivento presented the Board with a cost estimate for the repairs which would need to be done in order to make the unit ready for rental. A motion was made by Mrs. Ward and seconded by Mr. Diaz to proceed with the work. Mrs. Bussinger, Mr. Diaz, Mr. Lovely, Mr. Palmisciano, Mrs. Steinhardt and Mrs. Ward voted yae. Mr. Alivento abstained from voting. The motion was approved.

NEW BUSINESS – Mr. Alivento said that a No Pets/No Glass sign needs to be posted on the pool gate, and that the light is not working in the men's bathroom.

A motion was made by Mr. Diaz and seconded by Mr. Palmisciano to adjourn the meeting at 8:30 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: 1/15/13