

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

BOARD OF DIRECTORS MEETING MINUTES

August 21, 2012

The meeting was called to order at 7:02 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

A. Unit 631/Exchange Reserved Space with a Guest Space – Janet Pasquinelli is the owner of unit 631, and she was present for the meeting. Both of the owner's reserved spaces are located underneath trees. This spring and summer season is the first time in ten years that birds have defecated on her car. The guest spaces are located on the east side of building 79. It is likely that the owner would walk through the lawn growing on the north side of this building in order to get to her car because it is the shortest distance from her unit. The Board was concerned about the potential insurance liability if the owner slipped and fell while walking on the grass. There is also the possibility that a subsequent owner would demand that a sidewalk be installed. A motion was made by Mr. Alivento and seconded by Mrs. Ward to keep both of the owner's reserved spaces in their current location. The motion was unanimously approved.

B. Unit 449/Request to Waive Notice of Intent to Lien Charge – The owner of this unit was not present for the meeting. The Board reviewed the circumstances which resulted in the owner receiving a Notice of Intent to Lien. A motion was made by Mr. Lovely and seconded by Mr. Palmisciano to keep the charges intact. Mrs. Bussinger, Mr. Diaz, Mr. Lovely, Mr. Palmisciano, Mrs. Steinhardt and Mrs. Ward voted yae. Mr., Alivento abstained from voting because he is the property manager for the owner of this unit. The motion passed.

PRESIDENTS REMARKS – Mrs. Bussinger made no comment.

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

FINANCIAL REPORT - Mr. Kiebzak reviewed the July financial statement and a separate report that projected an operating surplus as of July 31, 2012. Mr. Kiebzak said that the July surplus is on par with the previous months. Mr. Kiebzak said that a separate account will be opened for the Brighthouse door fee. Mr. Kiebzak said that the funds received from Shakertown are being deposited into the Morgan Stanley account. Mr. Kiebzak said that the reserve balances are net the expenses from last fiscal year. Mr. Kiebzak reminded the Board that the surplus on the Income Statement is overstated because the Brighthouse door fee has been recognized as income.

MANAGER'S REPORT - Mr. Kiebzak reviewed a Manager's Report dated August 21, 2012.

MANAGER'S REPORT

I. Landscape Replacement – Mr. Kiebzak said that there are ten pear trees on Conroy Road and fifteen pear trees on Middlebrook Road. He will get a price to remove and stump grind the pear trees and replace them with magnolia trees.

II. Mulch – Mr. Kiebzak said that the project is scheduled to start on August 28, 2012.

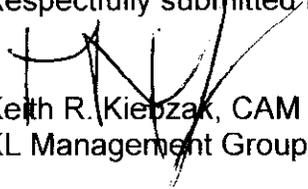
OLD BUSINESS – No discussion ensued.

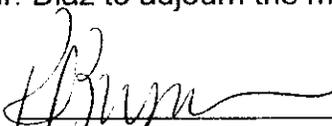
NEW BUSINESS

A. Landscape Replacement/Brook Court – A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to approve the proposal from Turfco, Inc. dated August 17, 2012, for the amount of \$7,557.00. The motion was unanimously approved.

A motion was made by Mr. Palmisciano and seconded by Mr. Diaz to adjourn the meeting at 8:17 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 Bussinger - President  
\_\_\_\_\_  
Print Name and Title

Date: 9/18/12  
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