

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

BOARD OF DIRECTORS MEETING MINUTES

June 17, 2014

The meeting was called to order at 7:05 PM.

Directors present were Ruby Bussinger, David Lovely, and Marlene Ward. Joyce Steinhardt joined the meeting via a telephone conference call. Tony Alivento was attending a function so he was not available for this meeting. Keith Kiebzak was present to represent KL Management Group, Inc. Mrs. Bussinger read into the record the written resignation from Michael Hammersley. Mr. Hammersley could not continue to serve on the Board of Directors because his work schedule prevented him from attending the monthly board meetings.

APPOINTMENT TO FILL A VACANCY ON THE BOARD – A motion was made by Mrs. Ward and seconded by Mr. Lovely to appoint Larry Palmisciano to fill one of the vacant positions that exists on the Board of Directors. The motion was unanimously approved. Mr. Palmisciano was not able to attend this meeting because he had surgery done on his arm earlier in the day.

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

PROPOSED OPERATING BUDGET 2014/2105 - Mr. Kiebzak reported that he had twenty proxies in his possession and they were all votes to fully fund the reserve account. The Board will be required by Florida Statute to approve the budget that has the reserves fully funded because there were not enough votes to partially fund or waive the reserve requirement for fiscal year 2014/2015. A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely to approve the operating budget for fiscal year 2014/2015. The motion was unanimously approved.

PRESIDENT'S REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mr. Lovely and seconded by Mrs. Ward to accept the minutes of the May 20, 2014, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the May financial statement and a separate report that projected an operating surplus as of May 31, 2014. A Collection Status Report dated June 17, 2014, was included with the financial statement which provided a written narrative about the status of the delinquent accounts. Mr. Kiebzak said that Unit 222 was sold by the owner, and that the Association collected the full balance due on this account. Mr. Kiebzak said that the file on Unit 222 has been released by Larsen and Associates and has been transferred to Brian Kracht, P.A. The Association just received an invoice from Larsen and Associates who will release the file on Unit 314 to the Association after this invoice is paid. Unit 512 has been foreclosed by the bank holding the mortgage. The Association is moving forward with its foreclosure action on Unit 612.

MANAGER'S REPORT - Mr. Kiebzak reviewed the Manager's Report dated June 17, 2014.

OLD BUSINESS

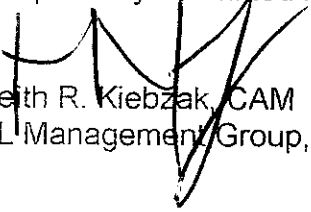
A. Drainage Problem Adjacent to Buildings 74, 75, 77 along Conroy Road - Mr. Kiebzak reviewed a supplement to the Manager's Report dated June 17, 2014. He said that two grates will need to be purchased which are to be placed on top of the junction boxes. A grate is expected to cost between \$300.00 and \$400.00. This item was not included as part of the bid that was submitted by Plantmosphere. A motion was made by Mr. Lovely and seconded by Mrs. Steinhardt to approve the proposal from Plantmosphere that is dated June 9, 2014, at a cost of \$4,625.00, and the purchase of two grates. The motion was unanimously approved.

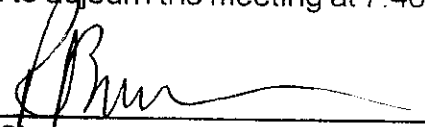
B. Repair Concrete Walkways – Mr. Kiebzak reviewed a supplement to the Manager's Report dated June 17, 2014. A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to approve a proposal from Sunrise Innovations dated June 13, 2014, at a cost of \$2,975.00. The motion was unanimously approved.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Lovely and seconded by Mrs. Ward to adjourn the meeting at 7:40 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: 7/15/14
