

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

BOARD OF DIRECTORS MEETING MINUTES
July 15, 2014

The meeting was called to order at 7:08 PM.

Directors present were Tony Alivento, Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. David Lovely was attending a family function, so he was not available for this meeting. Keith Kiebzak was present to represent KL Management Group, Inc.

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

A. Unit 612 /Delinquent Account – The Association has initiated foreclosure action against the owner because their account is in arrears. The owner made an offer of \$400.00 to settle on a balance of \$3,352.72 that is due as of July 15, 2014. A motion was made by Mr. Alivento and seconded by Mrs. Ward to waive the interest penalty of \$79.45 and require the owner to pay the remaining balance in full. The motion was unanimously approved.

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the June 17, 2014, Board of Directors Meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the June financial statement and a separate report that projected an operating surplus as of June 30, 2014. A Collection Status Report dated July 15, 2014, was included with the financial statement which provided a written narrative about the status of the delinquent accounts.

MANAGER'S REPORT - Mr. Kiebzak reviewed the Manager's Report dated July 15, 2014.

OLD BUSINESS

A. Repair Concrete Walkways – The topic was discussed during that section of the Manager's Report.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to adjourn the meeting at 7:55 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: 8/19/14