

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

BOARD OF DIRECTORS MEETING MINUTES

January 21, 2014

The meeting was called to order at 7:10 PM.

Directors present were Ruby Bussinger, David Lovely, Larry Palmisciano, and Joyce Steinhardt. Mr. Alivento was at a charity event and Marlene Ward was taken ill, so neither of them was present. Keith Kiebzak was present to represent KL Management Group, Inc.

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

A. Unit 440 – Request to Approve Payment Plan – A motion was made by Mr. Palmisciano and seconded by Mr. Lovely to approve a six month payment plan effective February 1, 2014. The plan will require that the owner pay the currently accruing assessment and an amount toward the arrearage which is \$1,521.07 as of today's date. Late charges will be waived if the owner pays the monthly installment before the expiration of the grace period and does not default on the monthly installments. The owner will be required to pay the balance due in full if he defaults on the payment plan, and the Board will adhere to the collection policy. The motion was unanimously approved.

PRESIDENTS REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Lovely to accept the minutes of the December 17, 2013, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the December financial statement and a separate report that projected an operating surplus as of December 31, 2013. Mr. Kiebzak gave a verbal report on the status of the delinquent accounts.

MANAGER'S REPORT – Mr. Kiebzak reviewed the Manager's Report dated January 21, 2014.

II. UNIT 332, 5351 ELM COURT – A motion was made by Mr. Lovely and seconded by Mr. Palmisciano to forego the expense of processing a claim to the surplus of funds from the tax deed sale because the Association does not have a claim of lien on the property. The claim of lien that had been recorded was extinguished when the Association foreclosed on the property. The motion was unanimously approved.

III. UMBRELLA GENERAL LIABILITY POLICY – A motion was made by Mrs. Bussinger and seconded by Mr. Palmisciano to obtain \$ 7 MIL of liability coverage at the lowest price whether it is to renew the existing policy with a \$ 2 MIL limit and buy \$ 5 MIL umbrella policy, or to buy one policy with a limit of \$ 7 MIL. The motion was unanimously approved.

OLD BUSINESS – No discussion ensued.

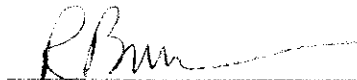
Middlebrook Pines Condominium Association, Inc.  
Board of Directors Meeting Minutes  
January 21, 2014

NEW BUSINESS -- No discussion ensued

A motion was made by Mr. Lovely and seconded by Mr. Palmisciano to adjourn the meeting at 8:10 PM.  
The motion was unanimously approved

Respectfully submitted for the Secretary

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Cory D. Kieczak, CAM  
N. Management Group, Inc.



Signature

Roby Bussinger / President

Print Name and Title

Date: 3/18/14