

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

BOARD OF DIRECTORS MEETING MINUTES
August 19, 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. Keith Kiebzak was present to represent KL Management Group, Inc.

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

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

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to accept the minutes of the July 15, 2014, Board of Directors 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, 2014. A Collection Status Report dated August 19, 2014, was included with the financial statement which provided a written narrative about the status of the delinquent accounts. Mr. Kiebzak said that a Certificate of Title for unit 314 was issued to JP Morgan Chase Bank on June 24, 2014. The bank tried to cancel the sale that occurred on February 13, 2014, but then had the sale confirmed. The Association will act on the recommendation from the Association's attorney to require that the bank owes assessments from the sale date. Mr. Kiebzak said that the bank foreclosure on unit 440 was rescheduled for October 14, 2014.

MANAGER'S REPORT - Mr. Kiebzak reviewed the Manager's Report dated August 19, 2014.

OLD BUSINESS

A. July Late Charges – The coupon books for the 2014/2015 fiscal year were ordered in June after the budget was approved by the Board. Some owners might have incurred a late charge because they waited to receive their coupon books in order to include the coupon when they paid the July assessment. Mr. Kiebzak reviewed the account history of the owners who were delinquent in July before making a recommendation to reverse the late charges incurred by the owners of units 130, 328, 334, 435, 487 and 622. A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept the recommendation from Mr. Kiebzak. The motion was unanimously approved.

B. Landscaping /Coral Court – A motion was made by Mr. Alivento and seconded by Mrs. Steinhardt to accept Estimate #165 from Turfco, Inc. dated August 15, 2014, to install plant material on Coral Court for the amount of \$4,273.00. The motion was unanimously approved.

C. Poop Signs – A suggestion was made by a resident to have signs placed on the property about the proper method for disposing pet waste when it has been deposited in the common area. This resident did not attend the meeting. The Board took no action on this item.

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OLD BUSINESS, continued

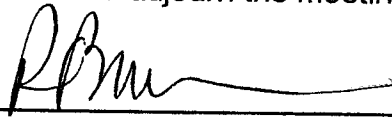
D. Newsletter – Mr. Kiebzak suggested that the Board periodically communicate with the membership using a different media other than by information which can be found on the Association's website. The Board consented to further discussion on this matter during board meetings in the future.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to adjourn the meeting at 8:33 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: 9/16/14