

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

BOARD OF DIRECTORS MEETING MINUTES

March 18, 2014

The meeting was called to order at 7:07 PM.

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, 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. Lovely to accept the minutes of the January 21, 2014, Board of Director's meeting. Mrs. Bussinger, Mr. Lovely, Mrs. Steinhardt and Mrs. Ward voted yae, and Mr. Alivento abstained from voting because he was not present at this meeting. The motion was approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the February financial statement and a separate report that projected an operating surplus as of February 28, 2014. A Collection Status Report 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 March 18, 2014.

II. Erosion/Building 78 – The bank of the lake has eroded. The cause of this condition is attributed to a combination of damage to the irrigation system and the traffic from the lawn mowers. The irrigation system is working properly, and the traffic from the mowers will not contribute to future erosion because the grade of the bank will be re-established. A motion was made by Mr. Alivento and seconded by Mrs. Ward to approve the proposal from Turfco, Inc. dated January 27, 2014, which outlines the specifications that will repair the erosion at a cost of \$1,365.00. The motion was unanimously approved.

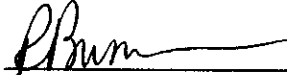
OLD BUSINESS – No discussion ensued.

NEW BUSINESS – No discussion ensued.

A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to adjourn the meeting at 7:47 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature


Print Name and Title

Date: 4/15/14