

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

BOARD OF DIRECTORS MEETING MINUTES

April 15, 2014

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

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, and Joyce Steinhardt. Marlene Ward was not present because she was recuperating from a medical treatment. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

- A. Morgan Stanley Presentation by Joseph P. Kelly - Mr. Kelly was present to give a status report about the Association's investment portfolio.
- B. Unit 525/Architectural Request for Installation of Light Fixture – There was no discussion on this topic because the owner was not present at the meeting and had not given the Manager a written request to install a light fixture.

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 March 18, 2014, Board of Directors Meeting, the minutes of the Annual Meeting dated April 2, 2014, and the minutes of the April 2, 2014, Organizational Meeting of the Board of Directors. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the April financial statement and a separate report that projected an operating surplus as of April 30, 2014. A Collection Status Report dated April 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 April 15, 2014.

OLD BUSINESS – No discussion ensued.

NEW BUSINESS

A. Landscaping/ Elm Court – A motion was made by Mrs. Steinhardt and seconded by Mr. Alivento to approve the proposal from Turfco, Inc. dated April 10, 2014, for the amount of \$9,326.00. The motion was unanimously approved.

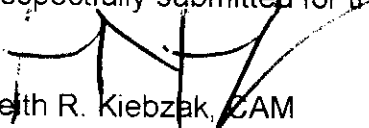
Mr. Kiebzak stated that he will get a bid from Turfco that focuses on the installation of plant material which will improve the appearance of the common area (referred to as islands) on all the courts.

B. Proposed Operating Budget 2014/2015 – The first draft of this document was included with the board package.

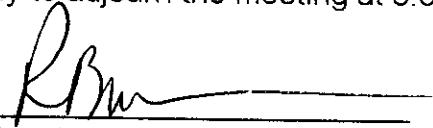
Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
April 15, 2014

A motion was made by Mr. Alivento and seconded by Mr. Lovely to adjourn the meeting at 8:32 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: 5/20/14