

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

BOARD OF DIRECTORS MEETING MINUTES

August 20, 2013

The meeting was called to order at 7:00 PM.

Directors present were Tony Alivento, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc. Mrs. Bussinger was not in attendance because she was on vacation. Mr. Alivento chaired the meeting as the Acting President.

INTRODUCTION OF VISITORS – Joseph Kelly was present in order to discuss the investment policy for the Association. Mr. Kelly is a financial advisor with Morgan Stanley. The Board agreed with Mr. Kiebzak's request to send the investment policy to the Association's attorney for review.

PRESIDENTS REMARKS – Mr. Alivento commented that the property looked good.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the July 16, 2013, Board of Director's 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 July 31, 2013.

MANAGER'S REPORT

Mr. Kiebzak reviewed a Manager's Report dated August 20, 2013.

OLD BUSINESS

A. Unit 702/Progress Report – The Board agreed to wait until after the meeting was adjourned, so that Mr. Alivento could give them a tour of the unit.

NEW BUSINESS

A. Architectural Review Application/Unit 451 – A motion was made by Mrs. Ward to approve the owner's request to install a motion light fixture outside her unit. The motion died for lack of a second.

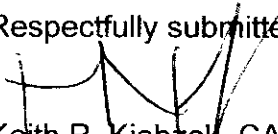
B. Pressure Wash Property – A motion was made by Mrs. Ward and seconded by Mr. Palmisciano to accept a proposal from Aquablast Exterior Cleaning Services, LLC at a cost of \$3,800.00. The motion was unanimously approved.

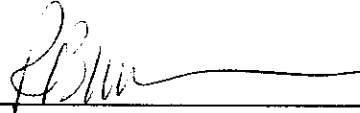
NEW BUSINESS, continued

C. Property Appraisal – A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to accept a proposal from Christopher E. Dolney dated August 19, 2013, at a cost of \$1,700.00. The motion was unanimously approved.

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

Respectfully submitted for the Secretary,


Keith R. Kiebral, CAM
KL Management Group, Inc



Signature

Ruby Bussinger/President

Print Name and Title

Date: 9/17/13
