

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

BOARD OF DIRECTORS MEETING MINUTES

July 16, 2013

The meeting was called to order at 7:06 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. Mrs. Bussinger said that she has plans to take a vacation in August so she will not be attending the next meeting.

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

PRESIDENTS REMARKS – There were no comments from the President.

MINUTES

A motion was made by Mrs. Steinhardt and seconded by Mrs. Ward to accept the minutes of the June 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 June 30, 2013.

MANAGER'S REPORT

Mr. Kiebzak reviewed a Manager's Report dated July 16, 2013.

OLD BUSINESS

A. Morgan Stanley – Mr. Kiebzak said that Mr. Kelly is scheduled to attend the meeting in August so that he can review the investment policy with the Board.

B. Unit 702/Renovate to Lease Out – Mr. Alivento presented the Board with a cost estimate for the repairs which would need to be done in order to make the unit ready for rental. A motion was made by Mrs. Ward and seconded by Mrs. Steinhardt to hire Broker, Pacesetter Properties, LLC to rent, lease, operate and manage the Association owned unit located at 5250 Cypress Court and to proceed with the work. Mrs. Bussinger, Mr. Lovely, Mrs. Steinhardt, and Mrs. Ward voted yae and Mr. Alivento abstained from voting. The motion was approved.

NEW BUSINESS – No discussion ensued.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
July 16, 2013

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:06 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Tony Alivento VP

Print Name and Title

Date: 8/20/2013