

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

BOARD OF DIRECTORS MEETING MINUTES

April 16, 2013

The meeting was called to order at 7:05 PM.

Directors present were Tony Alivento, Ruby Bussinger, Raymond Diaz, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Joseph Kelley who is with Morgan Stanley discussed the creation of a policy that will help guide the Board on how to invest the Association's money.

Bruce Cardner was present for 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 March 19, 2013, Board of Director's meeting, and the minutes of the April 3, 2013, Annual meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the March financial statement and a separate report that projected an operating surplus as of March 31, 2013.

MANAGER'S REPORT

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

III. March 24, 2013, Storm Cleanup – A motion was made by Mr. Alivento and seconded by Mr. Diaz to tell the owner of the unit located at 5336 Bamboo Court that he must reimburse the Association for the cost of removing and stump grinding the ficus tree that was located inside the fenced-in patio. The motion was unanimously defeated.

A motion was made by Mr. Alivento and seconded by Mr. Diaz to tell the owners of the units located at 5336 Bamboo Court and 5286 Brook Court that they must reimburse the Association for all the costs associated with the removal of the trees that were located inside the fenced patios and the repairs to the limited common elements and common elements. The motion was unanimously approved.

IV. Tree Removal – A motion was made by Mr. Alivento and seconded by Mr. Diaz to approve a proposal from The Sunbelt Tree Service dated April 4, 2013. The motion was unanimously approved.

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

OLD BUSINESS

Mr. Alivento reminded Mr. Kiebzak to purchase a new aluminum umbrella for the pool area to replace one that had been damaged beyond repair during the storm which had occurred on March 24, 2013.

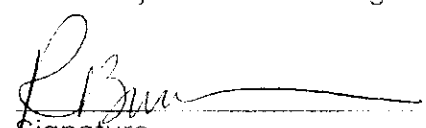
NEW BUSINESS

A. Proposed Operating Budget 2013/2014 – The Board discussed the first draft of the proposed operating budget for the next fiscal year.

A motion was made by Mr. Alivento and seconded by Mrs. Ward to adjourn the meeting at 8:45 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc


Signature

Ruby Bussinger / Pres
Print Name and Title

Date: 5/21/13