

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

BOARD OF DIRECTORS MEETING MINUTES

December 17, 2013

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

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

INTRODUCTION OF VISITORS

B. Unit 310/Request to Approve Pergola – Duane Honeywell was present for this meeting. Mr. Honeywell prepared a written appeal which was included with the board package for this meeting. He made a verbal presentation citing his reasons why he believed that the Board should allow the pergola to remain erected on the patio. Mrs. Bussinger explained the reasons why the Board did not adopt a rule to allow the presence of four post tents on the patio. A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to deny the owner's request to be allowed to keep the pergola on the patio. The motion was unanimously approved.

A. Unit 118/Request to Reverse Late Charge – A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to keep the November late charge intact because it was correctly assessed. The motion was unanimously approved.

PRESIDENTS REMARKS – Mrs. Bussinger wished everyone a Merry Christmas and a Happy New Year.

MINUTES - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to accept the minutes of the November 19, 2013, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the November financial statement and a separate report that projected an operating surplus as of November 30, 2013. Mr. Kiebzak said that the reduction of nineteen thousand five hundred dollars in the operating surplus was influenced by the cost to pay the remaining balance due for the purchase of new trees which have been planted on the property and by the cost to trim the palm trees.

Mr. Kiebzak explained that he met with the Association's CPA to discuss the method for recording the transactions which are related to the investment policy for the reserve funds and how to reflect these transactions on the financial statement. The financial statement included with the board package for this meeting does not show these changes. Mr. Kiebzak will give the board another copy of the November financial statement after he makes the revisions.

Mr. Kiebzak gave a verbal report on the status of the delinquent accounts.

MANAGER'S REPORT – Mr. Kiebzak reviewed the Manager's Report dated December 17, 2013.

OLD BUSINESS – No discussion ensued.

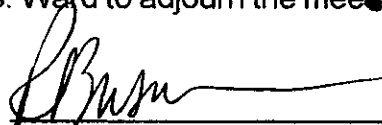
NEW BUSINESS

A. Car Wash/Clubhouse – The Board was in agreement to allow the placement of a hose reel on the south side of the clubhouse. It will be placed above one of the parking spaces that are reserved for use by somebody utilizing the recreational facility. The source of water will come from the house bib that is located on the exterior wall of the clubhouse. A plumbing line will be run from this location to the edge of the concrete. The hose in its current location is used by some residents to wash their vehicles and by the landscapers when they need water to mix chemicals for weed control. The pedestrian traffic is damaging the plant material, as does the hose when it's left uncoiled on top of the same plants.

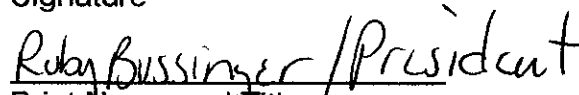
A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to adjourn the meeting at 8:25 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 01/21/14