

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

BOARD OF DIRECTORS MEETING MINUTES

November 19, 2013

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

Directors present were Tony Alivento, Ruby Bussinger, David Lovely, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc. Raymond Diaz had resigned from the Board of Directors prior to the October 15, 2013, Board of Directors meeting. A copy of his resignation dated October 18, 2013, was included with the board package for this meeting.

INTRODUCTION OF VISITORS

A. Presentation by Joseph Kelly, Morgan Stanley – Mr. Kelly was present to give a status report on how the Association's reserve funds have been invested. He reviewed a written Portfolio Review dated November 15, 2013, that was given to the board members during his presentation.

PRESIDENTS 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 October 15, 2013, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the October financial statement and a separate report that projected an operating surplus as of October 31, 2013. Mr. Kiebzak said that the reduction of twenty-three thousand in the operating surplus was influenced by an increase of prepaid assessments compared to September, the cost of a value appraisal that was done for insurance purposes, the cost of landscape material that was installed at the entranceways of the streets located on the property, and the down payment for the purchase of new trees which have been planted on the property.

MANAGER'S REPORT

Mr. Kiebzak reviewed a Manager's Report dated November 19, 2013.

Mr. Kiebzak stated that a letter was sent to the owner and the tenant of the property located at 5310 Brook Court with a request to remove the four post tent that was erected on the patio. Mr. Kiebzak and Mr. Alivento each described their conversation with the tenant in regard to this matter.

OLD BUSINESS

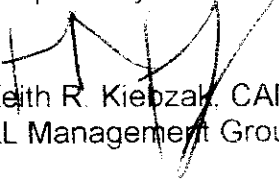
A. Legal Representation - A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to terminate the relationship with Larsen and Associates, P.A. and to retain the services of the Kracht Law Firm. The motion was unanimously approved.

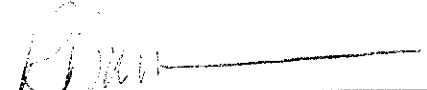
NEW BUSINESS – No discussion ensued.

Middlebrook Pines Condominium Association, Inc.
Board of Directors Meeting Minutes
November 19, 2013

A motion was made by Mrs. Ward and seconded by Mr. Palmisciano to adjourn the meeting at 8:40 PM.
The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiepzal, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 11/19/13