

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

BOARD OF DIRECTORS MEETING MINUTES

May 21, 2013

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

Directors present were Tony Alivento, Ruby Bussinger, Raymond Diaz, David Lovely, Larry Palmisciano, and Marlene Ward. Joyce Steinhardt was not present because she was attending a board meeting that was being held for the homeowner association in her community. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS – Donald Jennings and Dana Schult were present at this meeting. Bruce Cardner was present for this meeting.

Mrs. Schult expressed an annoyance with owners who have multiple pets and the presence of cats which roam about the property, especially when they sit on her vehicle. She was not inclined to confront her neighbors about her concerns. Mrs. Bussinger explained that the Association can enforce the rules governing pet ownership, if Mrs. Schult is willing to follow the procedure for filing a complaint. Mrs. Schult heard that some residents who are renters are receiving government assistance in the form of rent subsidies, and believes that this policy has a negative effect on the well being of the community. Mrs. Bussinger said that this financial transaction is between the owner of a unit and their tenant, and not Association business.

Mr. Jennings expressed his annoyance with residents who do not clean up after their dog when it defecates on the common area. Mrs. Bussinger explained that the Association can enforce the rules governing pet ownership if Mr. Jennings is willing to follow the procedure for filing a complaint.

A. Unit 475/Use of Tarp on Balcony – Mr. Diaz wants to connect one end of a tarp to a balcony and the other end to the fence and use it as a shelter from the sun during times that the patio was being used to entertain guests. He withdrew this request after there was discussion about the rules governing the use of the patio.

B. Unit 625/Eviction Proceedings – A motion was made by Mrs. Ward and seconded by Mr. Lovely to send this file to the attorney to start eviction proceeding against the tenants if they park a commercial vehicle on the property. The motion was unanimously approved.

PRESIDENTS REMARKS – There were no comments from the President.

MINUTES

A motion was made by Mr. Alivento and seconded by Mrs. Ward to accept the minutes of the April 16, 2013, Board of Director's meeting. The motion was unanimously approved.

FINANCIAL REPORT

Mr. Kiebzak reviewed the April financial statement and a separate report that projected an operating surplus as of April 30, 2013.

MANAGER'S REPORT

Mr. Kiebzak reviewed a Manager's Report dated May 21, 2013.

A motion was made by Mr. Alivento and seconded by Mr. Diaz to take no action with regard to landscape improvements on Cypress Court which includes the clubhouse. Mr. Alivento and Mr. Diaz voted yae, and Mrs. Bussinger, Mr. Lovely, Mr. Palmisciano and Mrs. Ward voted nae. The motion failed to pass.

A motion was made by Mr. Lovely and seconded by Mrs. Ward to accept the proposals from Turfco, Inc. dated May 21, 2013, at a cost of \$7,342.35 contingent on Turfco, Inc. installing plant material on the north side of the pool deck at no additional cost. Mrs. Bussinger, Mr. Lovely, Mr. Palmisciano, and Mrs. Ward voted yae, and Mr. Alivento and Mr. Diaz voted nae. The motion passed.

OLD BUSINESS

A. Proposed Operating Budget 2013/2014 – A motion was made by Mr. Lovely and seconded by Mr. Alivento to accept the proposed operating budget so that it can be distributed to the membership with a notice of the meeting at which it will be approved. The motion was unanimously approved.

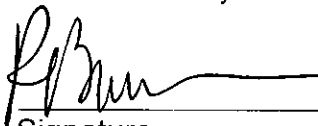
B. Morgan Stanley – Mr. Kiebzak said that he is working with Mr. Kelley on the draft of an investment policy for the Board to review.

NEW BUSINESS – No discussion ensued.

A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to adjourn the meeting at 8:46 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger / President

Print Name and Title

Date: 6/18/13