

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

BOARD OF DIRECTORS MEETING MINUTES

March 19, 2013

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

Directors present were Ruby Bussinger, Larry Palmisciano, Joyce Steinhardt, and Marlene Ward. Keith Kiebzak was present to represent KL Management Group, Inc. Director Tony Alivento was not present because of a family commitment.

INTRODUCTION OF VISITORS – Bruce Cardner was present at this meeting.

A. Unit 107 – A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to keep intact the late charge that had accrued in February. The motion was unanimously approved.

B. Unit 722 - A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to keep intact the late charge that had accrued in February. The motion was unanimously approved.

Director David Lovely joined the meeting.

PRESIDENTS REMARKS – There were no comments from the President.

#### MINUTES

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

#### FINANCIAL REPORT

Mr. Kiebzak reviewed the February financial statement and a separate report that projected an operating surplus as of February 28, 2013.

#### MANAGER'S REPORT

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

2. Tree Replacement – A motion was made by Mrs. Steinhardt and seconded by Mr. Palmisciano to install fifteen (15) sixty (60) gallon magnolia trees at a cost of \$360.00 each. The motion was unanimously approved.

3. Landscape Replacement on Middle Court – A motion was made by Mr. Palmisciano and seconded by Mr. Lovely to accept a bid from Turfco, Inc. dated March 15, 2013, at a cost of \$5,452.50. The motion was unanimously approved.

OLD BUSINESS – No discussion ensued.

NEW BUSINESS

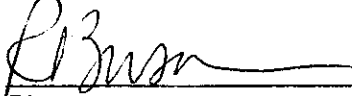
A. Landscape Material on Middle Court – This topic was discussed during the session of the Manager's Report.

Mrs. Ward said that a resident tripped because of a raised seam in the sidewalk adjacent to her building. Mr. Kiebzak said that he is already working with a contractor to correct this problem. Mrs. Ward showed him where the trip hazard is located.

A motion was made by Mrs. Ward and seconded by Mr. Palmisciano to adjourn the meeting at 8:00 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: 4/16/13