

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

BOARD OF DIRECTORS MEETING MINUTES - DRAFT

February 15, 2016

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

Directors present were Tony Alivento, Ruby Bussinger, Fernando Macedo, Larry Palmisciano, and Marlene Ward. Mr. Keith Kiebzak was present to represent KL Management Group, Inc. Mr. Kiebzak said that Joyce Steinhardt will not be attending this meeting because she was recovering from surgery.

INTRODUCTION OF VISITORS

A Joseph Kelly/Morgan Stanley: Investment Review - Mr. Kelly was present to give a status report about the Association's investment portfolio.

Renee Alivento, Dana Schult and Lynda Vaughn were present for this meeting. Mrs. Bussinger invited these owners to stay for the duration of the meeting because their questions were topics for discussion later in the meeting.

PRESIDENT'S REMARKS – There were no comments from the President.

MINUTES - A motion was made by Mr. Palmisciano and seconded by Mrs. Ward to accept the minutes of the January 19, 2016, Board of Directors meetings. Mrs. Bussinger, Mr. Macedo, Mr. Palmisciano, and Mrs. Ward voted yae, and Mr. Alivento abstained from voting. The motion carried.

FINANCIAL REPORT - Mr. Kiebzak reviewed the January 2016 financial statement and a separate report that projected an operating surplus as of January 31, 2016.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report dated February 15, 2016.

Tennis Courts – Mr. Kiebzak stated that the contractor is confident that the work will be completed by the end of this weekend.

OLD BUSINESS

- A. Irrigation System/OUC – Mr. Kiebzak reviewed the Manager's Report dated February 15, 2016.
- B. Tennis Courts – This topic was discussed during the session of the Manager's Report.

NEW BUSINESS

A. Landscape Improvements/Elm Court – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to approve Estimate No. 567 from RLC Landscaping for the amount of \$8,621.00. Mr. Alivento, Mrs. Bussinger, Mr. Palmisciano, and Mrs. Ward voted yae, and Mr. Macedo abstained from voting. The motion carried.

NEW BUSINESS, continued

A. Landscape Improvements/Elm Court – A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to approve Estimate No. 565 from RLC Landscaping for the amount of \$2,060.50. The scope of work will be an enhancement of the landscaping around the exterior of the clubhouse. Mr. Alivento, Mrs. Bussinger, Mr. Palmisciano, and Mrs. Ward voted yae, and Mr. Macedo abstained from voting. The motion carried.

B. Light Fixture/No Power – Mr. Kiebzak reviewed the Manager's Report dated February 16, 2016. The consensus of the Board was that Mr. Kiebzak will contact the owners of the units who supply power to the exterior light fixtures and request that they repair their electrical systems, so that power is restored to the fixtures.

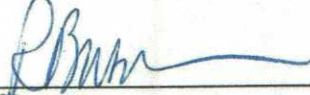
C. Pool Deck – Mr. Kiebzak reviewed the Manager's Report dated February 16, 2016. The Board of Directors took no action on this item.

Mrs. Alivento and Mr. Palmisciano volunteered to shop for pool furniture, and bring their ideas back to the Board of Directors.

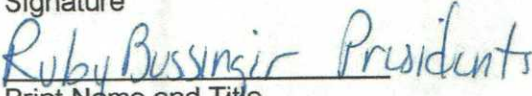
A motion was made by Mr. Alivento and seconded by Mr. Palmisciano to adjourn the meeting at 8:45 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature



Print Name and Title

Date: 03/15/16