

**MINUTES OF THE BOARD OF DIRECTORS' MEETING OF  
MIRAMAR AT LAKEWOOD RANCH CONDOMINIUM ASSOCIATION, INC  
A FLORIDA CORPORATION NOT FOR PROFIT**

The meeting of the Board of Directors of Miramar at Lakewood Ranch Condominium Association, Inc. a Florida Corporation Not for Profit, was held by conference/zoom call on January 19, 2021 at 6:00 p.m.

The meeting was called to order by Deon Barnard, who chaired the meeting. Betsy Davis, CAM of C&S Community Management Services, Inc., kept the record of the meeting. Directors present at the meeting were: Deon Barnard, Joe DeRosa, Tim Greene, Tony Olender and Elaine Kaup. The Directors present constituted a quorum.

The Board of Directors meeting minutes of November 17th, 2020 were previously distributed to all directors. A motion was made by Deon Barnard and duly seconded to approve the minutes. The motion passed. In favor: Deon Barnard, Joe DeRosa, Tony Olender, Tim Greene and Elaine Kaup. Opposed: None

The Financial reports for November 2020 were previously distributed to all directors. A motion was made by Deon Barnard and duly seconded to accept the financials as presented. The motion passed. In favor: Deon Barnard, Joe DeRosa, Tim Greene, Tony Olender and Elaine Kaup. Opposed: None

**OLD BUSINESS:** Joe DeRosa stated the new cameras are all recording and working. Additional cameras will be installed in the next few months.

**NEW BUSINESS:**

**Club House Update:** Floors will be replaced in Clubhouse Office and Board room. Vinyl Wood Flooring. Proposal and details to be presented.

**Rules Committee:**

A motion was made by Tony Olender and duly seconded to approve the update Rules and Regulations 2021. Copy of the updated Rules will be mailed to all owners. The motion passed. In favor: Deon Barnard, Joe DeRosa, Tony Olender, Tim Greene and Elaine Kaup. Opposed: None

**Quote for Panel:** Request for proposal, will continue to contact to get additional information.

**Delinquency Update:** As of 12.31.20 the delinquents stand at \$17,142 (of that \$11,494 is one owner in lagoons 1 with attorney)

**Landscape:** Discussion

- Grinding and Sodding – approved
- Dead and Missing plants- Warranty plants
- Pygmy Palm Replacement – approved
- Mulch Inside
- Discussion took place on process for Sub Association Landscape
  - Determine funds available for each sub
  - Subs to present cost and project to the board for approval

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- **Power washing:** Maintenance to determine a schedule to power wash, sidewalks, and other areas through the association. Steve (maintenance) to work with Deon.

There being no further business to come before the Board, a motion was duly made and seconded to adjourn at 6:50 p.m. The motion passed unanimously.

Respectfully submitted,

Betsy Davis, CAM

C&S Community Management Services, Inc.