

**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 May 18, 2021 at 6:00 p.m.

The meeting was called to order by Lou Roller, 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: Joe DeRosa, Tim Greene, Bill Leatham. Lou Roller and Elaine Kaup. The Directors present constituted a quorum.

The Board of Directors meeting minutes of April 13th, 2021 were previously distributed to all directors. A motion was made by Tim Green and duly seconded to approve the minutes. The motion passed. In favor: Lou Roller, Joe DeRosa, Bill Leatham, Tim Greene and Elaine Kaup. Opposed: None

**OLD BUSINESS:**

**Club House Security Update:** Joe DeRosa continues to increase and update the cameras at and around the clubhouse.

**Club House Office:** Sheri Douglas picked out the flooring for the office area in the process of ordering for Steve to install.

**Landscape Update:**

Tony expressed the sub-landscape committees have been getting together to discuss landscape plans for the sides and fronts to be presented for the 2022 budget planning time.

New plantings are complete, and maintenance will continue to be the focus for both irrigation and maintaining the new plantings.

**Wall Erosion:**

Bill Leatham provided an update on the Wall Erosion estimates received. We are still waiting on additional estimates to come in. Currently scheduled for Browns to perform root trimming in early June followed up by pressuring washing wall, and stucco repair.

Loan for \$70,000 is in processes that was approved at April Meeting.

**NEW BUSINESS:**

**Clubhouse Curtains:**

Curtains were removed from the clubhouse windows which were dated and extremely dirty. In process of possibly replacing with cornice boards. This is a project in process.

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

**Trimmers Holiday Decorations:**

This year it is determined that the lights will be hung by Steve and the Association will be purchasing the decorations. Discussions on getting a storage unit in the near future to store such items, and other maintenance items we need storage for.

**Fountain Light Repair:**

Received a quote to repair the fountain lights, and upgrade to LED from our fountain service company. Discussed seeing if Steve can provide the repair. In process.

There being no further business to come before the Board, a motion was duly made and seconded to adjourn at 7:15 p.m. The motion passed unanimously.

Respectfully submitted,

Betsy Davis, CAM

C&S Community Management Services, Inc.