

**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 June 15, 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: Tim Greene, Bill Leatham. Lou Roller and Elaine Kaup. The Directors present constituted a quorum.

The Board of Directors meeting minutes of May 18th, 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, Bill Leatham, Tim Greene and Elaine Kaup. Opposed: None

A motion was made by Tim Green and duly seconded to approve the 2021 April Financials.

The motion passed. In favor: Lou Roller, Bill Leatham, Tim Greene and Elaine Kaup. Opposed: None

OLD BUSINESS:

Club House Office: Flooring has been picked out and once the order has been received Steve Baker will install.

Landscape Update: Tony installed fertilizer spikes at the newly planted trees.

Trimmers Holiday Decorations: This year it is determined that the lights & decorations will be hung by Steve and the Association will be purchasing the decorations. Existing storage rooms have been cleaned out at the clubhouse and plans to utilize the guard shack for some additional storage.

Ratify Pressure Washing Wall:

A motion was made by Lou Roller and duly seconded to approve Fresher Pressure washing to pressure wash the wall after root removal.

The motion passed. In favor: Lou Roller, Bill Leatham, Tim Greene and Elaine Kaup. Opposed: None

Taylor Stucco Wall:

A motion was made by Tim Greene and duly seconded to approve Taylor Stucco to repair the wall.

The motion passed. In favor: Lou Roller, Bill Leatham, Tim Greene and Elaine Kaup. Opposed: None

NEW BUSINESS:

Erosion Control: Two bids currently, waiting for one more. (Range \$12,000.00-\$13,000)

Collections: Provided update on using the new collections attorney "Mankin", to handle past due assessments. Attorney is much more aggressive and the Association hopes this will help resolve the members that are constantly late pay.

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There being no further business to come before the Board, a motion was duly made and seconded to adjourn at 6:45 p.m. The motion passed unanimously.

Respectfully submitted,

Betsy Davis, CAM

C&S Community Management Services, Inc.