

**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 April 20, 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, Bill Leatham and Elaine Kaup. The Directors present constituted a quorum.

The Board of Directors meeting minutes of February 16th, 2021 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, 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. The board unanimously agreed to an additional \$500.00 for the camera project.

**Club House Office:** Sheri Douglas is in the stages of picking out the floor color for the office area, waiting on some additional samples to come in to choose from.

**Landscape Update:**

Mulch, Plant Replacements are complete. We will have a couple sable palms and a few others plantings that will need to be replaced later in the year. Overall most of the plants and trees are doing well and blooming.

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 BUSINESS:**

**Wall Erosion:**

Bill Leatham presented a power point on the Wall Erosion, providing pictures and concerns. (Wall damage, Stucco repair, fill dirt, painting and plantings)

A motion was made by Deon Barnard and duly seconded by Tim Greene to approve the \$70,000 BB&T load for the Wall Erosion Project.

The motion passed. In favor: Deon Barnard, Joe DeRosa, Bill Leatham, Tim Greene and Elaine Kaup. Opposed: None

**Brown Trees:**

A motion was made by Deon Barnard and duly seconded by Joe DeRosa to approve Brown Trees Service not to exceed \$7000.00 for removal and root trimming of trees.

The motion passed. In favor: Deon Barnard, Joe DeRosa, Bill Leatham, Tim Greene and Elaine Kaup. Opposed: None

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**Board Updates:**

Deon Barnard resigned as President and Treasurer at the end of the meeting due to his home selling and relocation.

Deon will be greatly missed and has been an outstanding President the past year.

A motion was made by Bill Leatham and duly seconded by Joe DeRosa to appoint Lou Roller to the board.

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

A motion was made to elect Lou Roller President by Elaine Kaup and seconded by Tim Greene. The motion passed unanimously.

Lou Roller nominated Diana Leatham as the Treasurer, seconded by Tim Greene. The motion passed unanimously.

There being no further business to come before the Board, a motion was duly made and seconded to adjourn at 7:40 p.m. The motion passed unanimously.

Respectfully submitted,

Betsy Davis, CAM

C&S Community Management Services, Inc.