

**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, October 12, 2023, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Alan Refkin	Chair
Michael Weber	Vice Chair
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

Also present were:

James P. Ward	District Manager
Charlie Krebs	District Engineer
Greg Urbancic	District Attorney
Bruce Bernard	Asset Manager
Richard Freeman	Asset Manager

Audience:

Heather Chapman	HOA Manager
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All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

September 14, 2023 – Regular Meeting Minutes

Mr. Ward noted there was one name spelling correction. He asked if there were any other additions, deletions, or corrections for the Minutes; there were none.

On MOTION made by Mary LeFevre, seconded by Mike Weber, and with all in favor, the September 14, 2023, Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. Asset Manager

a) Operations Report October 1, 2023

Mr. Richard Freeman indicated the fountain at Port Romano was repaired and reinstalled. He stated lake maintenance in San Marino has begun. He indicated he would bring information regarding further lake bank maintenance to the Board at an upcoming meeting.

Mr. Bruce Bernard stated that they were reviewing proposals for lake bank repair.

IV. District Manager

a) Financial Statement for period ending September 30, 2023 (unaudited)

Mr. Ward indicated CDD financials were good with \$533,000 dollars in excess falling into this year. He stated this was a preliminary number subject to audit changes. He noted there would most likely be some audit adjustments necessary, but this number was above the anticipated \$340,000 dollars. He stated he anticipated hitting the \$1.5 million dollar mark going into September 30, 2024.

Ms. Mary LeFevre stated if this were true it might then be possible to lower assessments.

Mr. Pat Reidy indicated at least a discussion could be had at that point regarding assessment rates. He noted from a cash position the CDD was in a much better position than it was a few years ago.

Mr. Ward agreed.

FOURTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests.

Ms. LeFevre asked for an update regarding the transfer of drainage permits to the HOA as opposed to the CDD.

Mr. Charlie Krebs explained Miromar granted permission to assemble a package regarding the drainage permits, and the next which would come through would be Phase 2 for Costa Maggiore, following which would be Avellino, but Avellino was under construction with many vacant lots. He stated before the District accepted anything from Avellino, he wanted to be sure the construction was almost completed. He noted Costa Maggiore Phase 2 was almost completed and after Avellino, next was Messina across from FGCU, and the others were still under construction and permitting.

Mr. Refkin asked if there were any update regarding Ravenna.

Mr. Weber noted last month he provided an update. He stated following the meeting he made some phone calls and received an email from an HOA Board Member laying out what the HOA would accept from the CDD, which he found odd. He indicated he then reached out to Boris, the President of the HOA, who was unaware of the email, but made it clear the HOA wished to get Ravenna transferred to the CDD and wished to know what the CDD's expectations were. He stated he then spoke with Jim Ward who spoke with Staff and outlined what was needed to bring Ravenna to a state in which the CDD would accept the transfer: 1) New filter fabric was needed to overlap the old fabric ensuring there was no uncovered rip rap; the existing fabric did not need to be recovered, only the gaps between the fabric needed to be covered with new fabric; 2) the CDD needed a signed and sealed letter from an Engineer indicating the installation was completed in accordance with plans and specifications; 3) all outstanding permits must be closed; 4) the CDD and Engineers would do period inspections and a final inspection for the CDD Board before acceptance; and 5) the CDD would accept a 2 to 1 slope. He stated the 2 to 1 slope was a point of contention, especially in the email he received, in which the email author was demanding a 2 to 1 slope. He stated the CDD would accept a 2 to 1 slope for transfer, but of course preferred a 3 to 1 slope. He stated the 2 to 1 slope meant the CDD would have more maintenance going forward. He noted the review and interpretation of the Ravenna legal documents regarding the transfer was something Ravenna needed to determine; the CDD needed a letter from Ravenna's attorney stating Ravenna's approval of the transfer was done in accordance with Ravenna's declarations and bylaws. He indicated he would continue conversations to obtain a signoff on the CDD's requests and then hopefully move forward. He stated it sounded positive and Ravenna wished to move forward especially given Ravenna was facing a huge assessment it would not have faced if this had been done sooner.

Mr. Refkin complemented Mr. Weber for his efforts in this regard.

Ms. LeFevre asked if the email was sent to Mr. Weber without Boris's knowledge.

Mr. Weber responded in the affirmative; apparently Boris had been unaware of the email. He stated he would provide another update next month.

Mr. Refkin asked about the cane toads.

Mr. Freeman responded installation of new traps was being considered.

Mr. Ballinger asked if the 350 grass carp had been placed in the lake.

Mr. Freeman responded in the affirmative.

Discussion ensued regarding the 350 grass carp.

Mr. Ward asked if there were more Board questions or comments; there were none. He asked if there were any audience comments or questions; there were none.

FIFTH ORDER OF BUSINESS

Announcement of Next Meeting

Announcement of Next Meeting – November 9, 2023

SIXTH ORDER OF BUSINESS

Adjournment

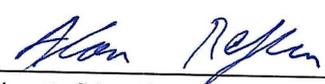
Mr. Ward adjourned the meeting at approximately 2:15 p.m.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District



James P. Ward, Secretary



Alan Refkin, Chairman