
Miromar Lakes Community Development District

Regular Meeting Agenda

February 14, 2019



Visit our Web Site at: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES LLC

*2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334*

E-Mail: JimWard@JPWardAssociates.com

PHONE: (954) 658-4900

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

February 6, 2019

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, February 14, 2019, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - I. January 10, 2019 – Regular Meeting
3. Consideration of the Uniform Collection Interlocal Agreement with Lee County Property Appraiser.
4. Consideration of the agreement amending Assessment Roll Services with AJC Associates.
5. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Asset manager
 - I. January 2019 Report
 - d) Manager
 - I. Reimbursement for Jack Hewes
 - II. Financial Statements for the period ending December 31, 2018 (Unaudited)
6. Supervisor's Requests and Audience Comments
7. Adjournment

The second order of business is the consideration of the minutes of the January 10, 2019, regular meeting.

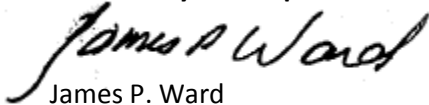
The third order of business is the consideration of the Uniform Collection Interlocal Agreement with Lee County Property Appraiser.

The fourth order of business is the consideration of the amendment to the Special Assessment Roll Service Agreement with AJC Associates, Inc.

The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures

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

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, January 10, 2019, at 2:00 p.m. at the Beach Clubhouse, located at 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Dr. David Herring	Chairman (telephonic)
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Michael Weber	Assistant Secretary

Absent:

Mr. Burnett Donoho	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Bruce Bernard	Asset Manager

Audience:

Mr. Tim Byal	Miromar Development Corporation
Ms. Mary LeFevre	Resident

All resident's 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. and all Members of the Board were present at roll call with the exception of Supervisor Burnett Donoho.

SECOND ORDER OF BUSINESS

Consideration of Minutes

Mr. Ward stated the second order of business was consideration the December 13, 2018 Regular Meeting Minutes. He asked if there were any additions, corrections or deletions for the Minutes.

Mr. Weber noted a blank and provided the missing name.

There were no other additions, corrections or deletions for the December 13, 2018 Minutes.

On MOTION made by Dr. David Herring, seconded by Mr. Doug Ballinger, and with all in favor, the December 13, 2018 Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Staff Reports

a) Attorney

District Attorney Greg Urbancic stated he and Charlie Krebs are coordinating on the stormwater conveyance and documents. He indicated he would provide further updates as needed.

b) Engineer

District Engineer Charlie Krebs stated he was working with Bellini to locate the drainage improvements in the Bellini Community. He reported he had spoke with Mr. Ward regarding a previous discussion about drainage system pipe sizes which would be transferred to the CDD; however, policy did not preclude pipe sizes. He indicated he believed if the drainage improvements were permitted by South Florida Water Management District, regardless of pipe size, it should be turned over to the CDD for maintenance. He stated he believed only permitted drainage systems should be accepted; non-permitted owner-installed drainage and inaccessible sites should not be accepted. He indicated he would gather GPS coordinates of all drain fields for location purposes. Dr. Herring asked whether there had been any problems with smaller size drain pipes in the past. Mr. Krebs responded in the affirmative; the District had been held responsible for maintenance of inlets in Vivaldi and yard drains in Mirasol in the past (both were condos). He explained these were examples of permitted small pipe drainage improvements and as such South Florida Water Management District held the CDD responsible for maintenance. Discussion ensued regarding permitted and non permitted yard drainage systems in single family homes, condo association drainage, how to determine what was permitted by South Florida Water Management, South Florida Water Management permits including location maps and plans, who was responsible for non-permitted drainage systems, the majority of yard drainage between homes being permitted and the responsibility of the CDD, home owners and HOA's being responsible for non-permitted drainage systems and improvements, the CDD not being responsible for internal drainage of a single family home, and drainage coming off a single family home being the responsibility of the homeowner.

c) Asset Manager

Asset Manager Bruce Bernard reported landscaping was now in the hands of the HOA; the contractor completed work on December 31, 2018. He reported there would be lake maintenance improvements in March. He indicated the three year rotating stormwater maintenance plan was ready to be contracted and bid out once transfer of the drainage systems to the CDD was completed.

d) Manager

Mr. Ward stated he had no Report.

FOURTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Dr. Herring indicated there had been several car accidents, including a near fatal accident, at the Main Gate due to poor visibility caused by hedge height. Discussion ensued regarding whose responsibility it was to cut back the hedges, the exact location of the hedges in question, contacting the responsible party to ensure the problem was addressed and driving slow through the intersection. Mr. Ward believed that it would be the HOA that would be responsible for that issue. Mr. Byal indicated that he would look into this issue on behalf of the Master HOA, and correct as needed.

Dr. Herring that we (being Mr. Ward) spoke about Mr. Hughes and that Mr. Hughes indicated that he was told if he repaired the rip rap on his property he would be reimbursed with FEMA money through the CDD, and the property manager being told homeowners would not be reimbursed for rip rap repair. Mr. Ward indicated that he had forgotten to call Mr. Hughes and would do so. Mr. Ward indicated that he did talk with Mr. Bernard about the issue of being reimbursed for that and Bruce never obviously said that to anyone, but he indicated that he would talk to Mr. Hughes. Dr. Herring asked Mr. Bernard if he talked to Mr. Hughes about that issue. Mr. Bernard indicated that he did not, he spoke with his property manager. He continued that he was asked if Mr. Hughes did the work, would he be reimbursed for that, and Mr. Bernard indicated that he would not, but that once we received funds from FEMA, the CDD would go ahead and do the work at that time since the CDD has plans to do work in that area at that time. Mr. Byal commended Mr. Bruce Bernard for an excellent job done with the landscaping transition.

FIFTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at 2:20 p.m.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman

UNIFORM COLLECTION INTERLOCAL AGREEMENT

This Agreement, made and entered into this 14th day of February, 2019 (“Agreement”), by and between Miromar Lakes Community Development District, (“Local Government”), and **Kenneth M. Wilkinson, Lee County Property Appraiser**, a constitutional officers of the State of Florida, whose address is 2480 Thompson Street, Fort Myers, Florida 33901-3074

1. Section 197.3632, Florida Statutes, authorizes non-ad valorem special assessments of Local Governments may be collected using the “Uniform Method” provided in that section. Pursuant to that opinion, the Property Appraiser and the Local Government shall enter into an agreement providing for reimbursement to the Property Appraiser of administration costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. Pursuant to section 197.3632(2), the Property Appraiser agrees to provide in compatible electronic medium (1) the legal description of the property within the boundaries described by the resolution adopted by the Local Government, (2) the names and addresses of the owners of such property, and (3) the property identification numbers of such property contained in the ad valorem tax roll submitted to the Department of Revenue.

3. The parties herein agree that commencing with the 2019 assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to him by the Local Government.

4. This agreement shall continue from year to year unless cancelled by either party by giving written notice prior to January 1 of the year that the agreement shall stand terminated.

5. Local Government shall comply with all relevant requirements of Chapter 197, Florida Statutes, and all related Florida Administrative Code rules relating to, but not limited to, compliance with advertising and notices required for the use of the Uniform Method provided in 197.3632.

6. Local Government shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments and other information as requested from time to time by the Property Appraiser. The Property Appraiser shall, using the information provided by the Local Government, place the non ad valorem special assessments, as made from time to time and certified to him, on properties within the assessment district boundaries. The assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

7. The Property Appraiser shall be reimbursed for all necessary administrative costs incurred, including but not limited to the costs of personnel, forms, supplies, data processing, computer equipment, postage and programming. The parties agree the administrative costs shall be reimbursed at the rate of \$1 per parcel as identified by the unique parcel identification number (STRAP or Folioid) for each year in which such assessments are placed on the tax rolls. Local Government shall pay Property Appraiser within forty-five days of receipt of invoice from Property Appraiser.

8. If the actual costs of performing the services under this Agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under the Agreement.

UNIFORM COLLECTION INTERLOCAL AGREEMENT

9. The parties agree to consult and cooperate with one another as necessary for the efficient and timely delivery of the information to be provided in Paragraphs 2 and 6.

10. In performing the services provided in this agreement, the Property Appraiser shall not in any way, express or implied, directly or indirectly, be responsible for proposing, imposing, certifying or levying any non-ad valorem special assessment or determining whether any such any non-ad valorem special assessment is authorized, constitutional, legal or valid. Local Government is solely responsible to levy the assessments, certify its roll and to ensure ~~they~~ all assessments are authorized, constitutional, legal and valid.

11. Local Government shall be responsible for all changes and adjustments to the non-ad valorem special assessments and will provide all such changes or adjustments to the Property Appraiser. All questions regarding any assessments will be handled by Local Government and Property Appraiser will refer all communications and questions regarding the assessments to Local Government.

12. To the extent permitted by law, Local Government shall indemnify, defend and hold harmless the Property Appraiser against any claims, judgments, expenses, liabilities and, including attorney’s fees, arising from Local Government’s actions or omissions regarding the imposition, levy, roll preparation and certification of the assessments.

13. Information provided by the Property Appraiser may contain information that is confidential and exempt from disclosure under Chapter 119, Fla. Stat., Florida’s Public Records Law. Local Government shall familiarize its staff with the applicable statutory provisions and rules governing the Public Records Law and the applicable exemptions and provisions regarding confidentiality. Local Government shall comply with the Public Records Law and all applicable exemptions and provisions regarding confidentiality.

EXECUTED on the date first above written.

Kenneth M. Wilkinson, CFA
Lee County Property Appraiser

ATTEST:

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman

**AMENDMENT TO
SPECIAL ASSESSMENT ROLL SERVICES AGREEMENT**

THIS AMENDMENT TO SPECIAL ASSESSMENT ROLL SERVICES AGREEMENT (this "**Amendment**") is made and entered into as of the 14th day of February, 2019, by and between **AJC ASSOCIATES, INC.**, a Florida corporation ("**AJC**"), and **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT** ("**District**"). AJC and District are sometimes collectively referred to herein as the "**Parties**".

RECITALS:

WHEREAS, AJC and District previously entered into that certain Special Assessment Roll Services Agreement dated as of May 8, 2008 (the "**Agreement**") for the provision of special assessment roll preparation services for the District; and

WHEREAS, AJC and District desire to amend the Agreement as provided for herein.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals**. The above recitals are true and correct and incorporated herein by this reference.

2. **Definitions**. Capitalized terms not otherwise defined in this Amendment shall have the definitions provided in the Agreement.

3. **Deletion of Exhibit "B"**. Exhibit "B" to the Agreement is hereby deleted and removed from the Agreement in its entirety.

4. **Amendment to Section 3**. Section 3 of the Agreement is amended and superseded in its entirety with the following:

3. **STATEMENT OF WORK**. AJC shall provide assessment roll preparation and information services as outlined on the attached Exhibit "A" for DISTRICT in accordance with the terms and conditions of this Agreement and Exhibit "A", which is made an integral part of this Agreement. AJC shall report to the District Manager and, in relation thereto, all tax rolls of the DISTRICT shall be subject to prior review and approval by the DISTRICT Manager in writing before AJC shall certify any tax rolls of the DISTRICT to the Lee County Property Appraiser and/or the Lee County Tax Collector.

5. **Amendment to Section 7**. Section 7 of the Agreement is amended and superseded in its entirety with the following:

7. **DISTRICT INFORMATION**. In order for AJC to fulfill its responsibilities hereunder, DISTRICT will promptly provide AJC with such

information as is reasonably needed for AJC to carry out its functions and obligations as described in this Agreement.

6. **Notices.** The addresses for notices for the District are hereby update with the following:

As to District: Miromar Lakes Community Development District
c/o JPWard & Associates, LLC
2900 Northeast 12th Terrace, Suite 1
Oakland Park, Florida 33334
Attention: James P. Ward, District Manager
jimward@jwardassociates.com

with a copy to:

Coleman, Yovanovich & Koester, P.A.
4001Tamiami Trail North, Suite 300
Naples, Florida 34103
Attention: Gregory L. Urbancic, Esq.
gurbancic@cyklawfirm.com

7. **Public Records.** AJC understands and agrees that all documents of any kind provided to District in connection with this Agreement may be public records, and, accordingly, AJC agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. AJC acknowledges that the designated public records custodian for District is James P. Ward ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, AJC shall 1) keep and maintain public records required by District to perform the Services; 2) upon request by the Public Records Custodian, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if AJC does not transfer the records to the Public Records Custodian of District; and 4) upon completion of the Agreement, transfer to District, at no cost, all public records in AJC's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by AJC, AJC shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of AJC to comply with Section 119.0701, Florida Statutes may subject AJC to penalties under Section 119.10, Florida Statutes. Further, in the event AJC fails to comply with this Section or Section 119.0701, Florida Statutes, DISTRICT shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF AJC HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO AJC'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS (JAMES P. WARD C/O JPWARD & ASSOCIATES, LLC) AT (954)658-4900,

**JIMWARD@JPWARDASSOCIATES.COM, OR 2900 NORTHEAST 12TH TERRACE,
SUITE 1, OAKLAND PARK, FLORIDA 33334.**

8. **Miscellaneous.** Executed counterpart copies of the original of this Amendment shall be treated as if the original where so executed and shall bind the executing party and shall have the same force and effect as the original. Except as modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be given effect.

{Remainder of page intentionally left blank. Signatures appear on next page.}

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date set forth above.

DISTRICT:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

James P. Ward, Secretary

By: _____
David Herring, Chairman

Dated: _____

AJC:

AJC ASSOCIATES, INC.,
a Florida corporation

By: _____

Name: _____

Title: _____

Dated: _____



Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

Memorandum

Date: February 1, 2019

To: James P. Ward- District Manager

From: Bruce Bernard - Field Asset Manager

Subject: Miromar Lakes CDD -January 2019

CGA Project # 13-5692

Lake Maintenance

CDD Staff has received a number of the agreements from the individual HOA representatives and the ML Master HOA regarding the erosion restoration improvements within this year's capital improvements program, and is in the process of obtaining the remaining agreements. The HOA's will have signed the required "Access Consent Form" to allow the commencement of the restoration process scheduled to begin in late February 2019. The CDD erosion contractor estimates completion of this year's program by early May 2019, based on the anticipated start date in late February, and having all access forms secured.

Stormwater Maintenance

CDD staff is in the process of preparing plans for the CDD drainage structure maintenance contractor (M.R.I.), outlining the first year's intended stormwater maintenance for the purpose of securing a cost proposal for this fiscal year. The CDD contractor will inspect and clean outfalls and structures, as required, for the following locations within the first year of the plan:

- Verona Lago
- Valencia
- Porta Romano
- San Marino



Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

- Montelago
- Siena
- Beach Club and Parking Lot
- Miromar Lakes Blvd
- Golf Course Lakes Interconnects, and
- Bellavista

Permit Compliance

SFWMD Notice of Inspection letter dated September 18, 2015, remaining open items / updates are as follows:

1. Application – Miromar Lakes Phase 1
 - a. Lake bank erosion - Erosion to the lake shoreline has occurred in some areas of Lakes 6G, 6I, and 6J. Lake 6I has a drop of four (4) feet between lots. Also, erosion has occurred near control structure CS#1. Restore the lake shorelines to substantial compliance with permit.
Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (shoreline erosion mitigation has begun and has been completed in seven of the fourteen subdivisions to be repaired)
2. Application 030128-2 Mediterranean Village Phase 4 Vivaldi
 - a. Lake bank erosion - Erosion to lake shoreline has occurred in some areas on Lake 6H. Restore the lake shoreline to comply with permit.
Shoreline erosion mitigation efforts for this permit will be addressed within the Capital Improvements budget year 2018-2019 within the Monte Bella subdivision.



Calvin, Giordano & Associates, Inc.
E X C E P T I O N A L S O L U T I O N S TM

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
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Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
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Land Development
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Hurricane Irma Additional Shoreline Damage in Subdivisions

Type of Repairs-	Geo-Tubes Ft	Rip-Rap Ft	Total
1. Volterra – lake bank erosion at end of cove	220		\$13,200
2. Anacapri- Lake bank erosion	70	140	\$ 18,060
3. Castelli- lake bank erosion	130	200	\$ 28,800
4. Miromar Lakes Pkwy- rip-rap repairs in 5 areas		160	\$17,900
5. Portofino- lake bank erosion in north cove end	150		\$12,500
6. Murano- fifth house on northside- lake bank erosion	100	120	\$ 18,800
7. Isola Bella- lake bank erosion south and west sides	385	975	\$133,625
8. Verona Lago- lake bank erosion	120	325	\$ 41,375
Sub-Total	1375	1920	\$284,260
		CEI Services	\$ 27,500
		Total	\$311,760

Miromar Lakes CDD
c/o James Ward & Associates
2900 Northeast 12th Terrace
Suite 1
Oakland Park, FL. 33334

January 18th, 2019

Dear Mr. Ward,

Thank you for the time you spent with me discussing my request for reimbursement of expenses related to the shore-line repair due to Hurricane Irma and high-speed boat traffic. I reside with my wife at 10711 Isola Bella Court.

While disappointed that I received no response to my December 2nd, 2018 letter to you and some of your colleagues, and two CDD meetings have taken place since then, I'm resending the entire package to you and all the CDD committee members. Since we talked, I've confirmed that Dragon Fly was paid in-full by Miromar Lakes presumably from budgeted monies funded through our real estate taxes. The paid for repairs were for homes on the east end of the Isola Bella community, the channel east of Isola Bella and homes in Bellini.

The complete package is included again for your review. I trust that this will matter will be discussed and resolved satisfactorily at your next CDD Board meeting, scheduled for February, 14th or sooner.

Respectfully,



Jack Hewes

(610) 937-1261

jackhewesjr@aol.com

cc Dr. David Herring

cc Alan Refkin

cc Michael Weber

cc Doug Ballinger

cc Timothy Byal

Messing 1/10/19
Jacet 2/14/19

Tim Bole 239 390 5132
James Ward 954 658 4922
A Refkin
M. Weber

Miromar Lakes CDD
c/o JP Ward & Associates
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334

December 2nd, 2018

~~Dear Sir~~, This was sent to JP Ward Assoc. The only difference with the packages and what they got was the survey.


Dear Sir or Madam,

I am writing to you requesting reimbursement of \$32,097.00 plus \$1470.00 for the repair/replacement of the rip/rap on my property located at 11071 Isola Bella Court, in Miromar Lakes Florida.

Upon my return to our Florida residence in January, 2018 the erosion caused by Hurricane Irma and boat traffic resulted in the loss of nearly eight feet of shoreline on our property. I reached out to Bruce Bernard, the CDD consultant that represents Miromar Lakes and he graciously explained the reality of the CDD budget. The total 2017 budget of \$1.3mm provided ~\$400k for shoreline erosion and that amount had been depleted. He was kind enough to examine the condition of my shoreline and concluded that I had, indeed, lost significant ground; but, my lot was not nearly as bad as properties on the eastern part of the lake. Attempting to avoid further damage should another devastating storm hit the area, I then offered to personally fund the repairs and seek reimbursement when the budget was replenished the next tax year. He recommended I reach out to Dragon Fly Pond Works who happened to be on property and doing work for other residents.

Thus, I'm including for your review the Dragon Fly Pond Works invoice and their license and the boundary survey completed by AIM Engineering & Surveying, Inc.

If you would like more contexts to this request, I can be reached at the number and email below my signature.



Jack Hewes
(610) 937-1261
jackhewesjr@aol.com

cc Dr. David Herring
cc Burnie Donoho

1/18/19 - Confirmed with Dragon Fly that Miromar Lakes paid for ~~rip-rap~~ repairs on east end of lake and ^{south} north corridor of channel and repairs storm related in Bellini section.

Dragonfly Pond Works

PO Box 1089

Apex, NC 27502-1089

Tel 919-851-0033 Fax 919-710-8286

Hewes Residence
c/o Jack Hewes Jr
10711 Isola Bella Ct.

Miromar Lakes, FL 33913

Invoice		
Purchase Order	Invoice No	Date
Contract	21576	4/16/2018
		Terms



Description	Quantity	Unit Price	Ext Price
Additional Base Bag and Rip Rap	1	10,035.00	10,035.00
Shoreline Restoration and Rip Rap	1	22,062.00	22,062.00

Total	\$32,097.00
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Paid 4/18/18 \$32,097

2306

11/14/18: Spoke to New Prop manager Dave Salko explained:

- Hurricane and Boat Traffic (waves) resulted in shoreline deterioration of Rip Rap.
- CDD consultant advised our damage was not as bad as East end of Lake Prop.

Monthly billing is sent on the 15th of each month. Seasonal billing is sent on the 15th of March/April/May/June/July/August/September/October. Quarterly billing is sent on the 15th of March/June/September/December. Six (6) month billing is sent on the 15th of February/April/June/August/October/December. With the new billing schedule, your date of service may differ from the actual invoice date. As always you will receive visit logs following each visit, and pictures are always available for your review. Contact us with any questions. Thank you for your business!

• offered repair - done - expected reimburse.



AIM Engineering & Surveying, Inc.

Corporate Office
2161 Fowler Street
Suite 100
Fort Myers, FL 33901

239-332-4569
800-226-4569
Fax: 855-731-7971
www.aimengr.com

Successfully providing our clients and the community with quality planning, engineering and surveying since 1980.

John Hewes
10711 Isola Bella Ct
Miromar Lakes, FL 33913

Invoice number 180701-1
Date 01/18/2018

Project 18-0701 JOHN HEWES / 10711 ISOLA
BELLA CT, MIROMAR LAKES, FL

Professional services thru January 18, 2018

Description	Contract Amount	Percent Complete	Fee Earned to Date	Previous Billing	Current Billed
301 BOUNDARY SURVEY (LS)	1,470.00	100.00	1,470.00	0.00	1,470.00
Total	1,470.00	100.00	1,470.00	0.00	1,470.00

Invoice total 1,470.00

Paid C# 2264
1/20/18
\$1470.⁰⁰

Please remit payment to:

2161 Fowler Street, Suite 100
Fort Myers, FL 33901

Thank you -

TRANSMITTAL LETTER

AIM Engineering & Surveying, Inc.

Corporate Office
 2161 Fowler Street, Suite 100
 Fort Myers, FL 33901
 (T) 239-332-4569
 www.aimengr.com

To:	John Hewes
Firm:	
Address:	10711 Isola Bella Ct. Miromar Lakes, FL 33913
ATTN:	

From:	Darren Townsend
Telephone:	
RE:	Boundary Survey of W Lines
Date:	01.18.2018

via:

- mail
- courier
- FedEx

for your:

- information/use
- approval
- review/comment

the following:

- copy of report
- copy of letter
- drawings/exhibits
- plans
- CD
- see below

Description:**Copies:****Date:**

Description:	Copies:	Date:
Signed and Sealed Boundary Survey	3	01.18.2018
Invoice	1	01.18.2018

Comments:

•

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Dragonfly Pond Works, LLC
Apex, NC

is duly registered and entitled to practice

General Contracting

Limitation: Intermediate
Classification: H (Grading & Excavating)

until
December 31, 2018

when this Certificate expires.
Witness our hands and seal of the Board.

Dated, Raleigh, N.C.
January 1, 2018

This certificate may not be altered.



[Signature]
Chairman

[Signature]
Secretary-Treasurer

Jim Ward

From: Jack Hewes <jackhewesjr@aol.com>
Sent: Tuesday, January 22, 2019 4:20 PM
To: Jim Ward
Subject: Re: Miromar Lakes CDD

Jim,

Thank you. Appreciate your efforts to schedule it.

Sent from my iPhone

On Jan 22, 2019, at 12:46 PM, Jim Ward <jimward@jowardassociates.com> wrote:

Jack

Just a short note to let you know I received the fed ex yesterday.

This item will be scheduled on the February 14, 2019 Meeting. The meeting is at 2:00 P.M., at the Miromar Lakes Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

The meeting is in the Library in the Clubhouse.

If you have any questions, please let me know.

Jim.

<image001.jpg>

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Miromar Lakes Community Development District

Financial Statements

December 31, 2018



Visit our web site: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES, LLC

*2900 Northeast 12th Terrace
Suite 1*

OAKLAND PARK, FLORIDA 33334

E-MAIL: JIMWARD@JPWARDASSOCIATES.COM

PHONE: (954) 658-4900

Miromar Lakes Community Development District

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JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334
(954) 658-4900

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2018**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 739,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739,328
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	375,988	635,038	-	-	-	1,011,026
Revenue	-	774,272	661,622	-	-	-	1,435,894
Prepayment Account	-	681	1,382	-	-	-	2,064
Due from Other Funds							
General Fund	-	41,804	24,657	-	-	-	66,461
Debt Service Fund(s)	-	-	-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,515,445	-	-	2,515,445
Amount to be Provided by Debt Service Funds	-	-	-	21,139,555	-	-	21,139,555
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 739,328	\$ 1,192,745	\$ 1,322,701	\$ 23,655,000	\$ 36,514,917	\$ -	\$ 63,424,691

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2018**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ 306
Due to Other Funds						-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	66,461	-	-	-	-	66,461
Other Governments		-				-
Bonds Payable						-
Current Portion	-	-	-	\$1,070,000.00	-	1,070,000
Long Term	-	-	-	\$22,585,000.00	-	22,585,000
Total Liabilities	\$ 66,767	\$ -	\$ -	\$ 23,655,000	\$ -	\$ 23,721,767
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Unaudited)	-	1,034,253	2,523,552	-	-	3,557,805
Results from Current Operations	-	158,492	(1,200,852)	-	-	(1,042,360)
Unassigned						
Beginning: October 1, 2018 (Unaudited)	191,506			-	-	191,506
Results from Current Operations	481,055			-	-	481,055
Total Fund Equity and Other Credits	\$ 672,561	\$ 1,192,745	\$ 1,322,701	\$ -	\$ 36,514,917	\$ 39,702,923
Total Liabilities, Fund Equity and Other Credits	\$ 739,328	\$ 1,192,745	\$ 1,322,701	\$ 23,655,000	\$ 36,514,917	\$ 63,424,691

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest						
Interest - General Checking	8	8	34	50	300	17%
Special Assessment Revenue						
Special Assessments - On-Roll	(2,061)	132,927	463,242	594,108	660,386	90%
Special Assessments - Off-Roll	63,304	-	-	63,304	253,216	25%
Miscellaneous Revenue						
	-	-	-	-	0	N/A
Intragovernmental Transfer In						
	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 61,251	\$ 132,935	\$ 463,275	657,462	\$ 913,902	72%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's - Fees	1,000	-	2,000	3,000	12,000	25%
Board of Supervisor's - Taxes	77	-	153	230	918	25%
Executive						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	5,200	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	18,000	18,000	100%
Arbitrage Rebate Services	500	500	-	1,000	1,000	100%
Other Contractual Services						
Legal Advertising	-	-	-	-	1,200	0%
Trustee Services	-	-	3,400	3,400	7,900	43%
Property Appraiser/Tax Collector Fees	-	-	1,804	1,804	2,400	75%
Bank Services	32	52	34	117	550	21%
Travel and Per Diem						
	-	-	-	-	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	134	56	58	248	400	62%
Insurance						
	5,778	-	-	5,778	5,800	100%
Printing & Binding						
	249	67	106	423	1,200	35%
Website Maintenance						
	50	50	50	150	1,000	15%
Office Supplies						
	-	-	-	-	-	N/A
Subscription & Memberships						
	175	-	-	175	175	100%
Legal Services						

Prepared by:
JWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	2,276	4,078	6,353	30,000	21%
Legal - Litigation	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	30,000	0%
Legal - Center Place	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General Fund	-	1,776	-	1,776	15,000	12%
NPDES	-	-	-	-	250	0%
Asset Administration Services	-	-	-	-	10,000	0%
Center Place	-	-	-	-	-	N/A
Sub-Total:	11,328	8,110	33,016	52,453	182,993	29%
Hurricane Relief Services						
Engineering Services						
General Engineering	-	-	-	-	-	N/A
Water Mgt - Debris Removal						
Lake Bank Erosion	-	-	-	-	-	N/A
Landscaping - Debris Removal						
Landscaping Removal	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	-
Stormwater Management Services						
Professional Services						
Asset Management	-	-	-	-	34,800	0%
Mitigation Monitoring	-	-	-	-	500	0%
Utility Services						
Electric - Aeration Systems	-	38	388	426	4,400	10%
Lake System						
Aquatic Weed Control	-	-	-	-	56,500	0%
Lake Bank Maintenance	-	4,246	4,246	8,492	3,000	283%
Water Quality Testing	-	-	-	-	13,840	0%
Water Control Structures	-	-	-	-	24,000	0%
Grass Carp Installation	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	N/A
Aeration System	-	-	-	-	2,000	0%
Wetland System						
Routine Maintenance	-	3,300	3,300	6,600	42,100	16%
Other Current Charges	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Capital Outlay						
Aeration Systems	-	-	-	-	10,800	0%
Littortall Shelf Replanting/Barrier	-	-	-	-	6,000	0%
Lake Bank Restoration	-	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	13,800	0%
Erosion Restoration	4,492	1,600	6,042	12,133	223,894	5%
Contingencies	-	-	-	-	3,000	0%
Sub-Total:	4,492	9,184	13,976	27,651	438,634	6%
Landscaping Services						
Professional Management						
Asset Management	-	-	-	-	9,300	0%
Utility Services						
Electric	-	-	-	-	-	N/A
Irrigation Water	2,703	-	-	2,703	1,250	216%
Repairs & Maintenance						
Public Area Landscaping	-	24,176	34,911	59,086	191,350	31%
Irrigation System	1,002	-	1,853	2,855	4,000	71%
Well System	-	-	-	-	1,000	0%
Plant Replacement	1,488	6,833	-	8,321	10,000	83%
Other Current Charges						
Lee County Assessments	-	-	-	-	51,000	0%
Charlotte County Assessments	-	-	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	N/A
Operating Supplies						
Mulch	-	-	23,338	23,338	24,000	97%
Capital Outlay	-	-	-	-	-	N/A
Sub-Total:	5,192	31,009	60,102	96,303	292,275	33%
Total Expenditures and Other Uses:	\$ 21,012	\$ 48,302	\$ 107,093	\$ 176,407	\$ 913,902	19%
Net Increase/ (Decrease) in Fund Balance	40,239	84,633	356,182	481,055	-	
Fund Balance - Beginning	191,506	231,746	316,379	191,506	526,359	
Fund Balance - Ending	\$ 231,746	\$ 316,379	\$ 672,561	672,561	\$ 526,359	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ 410,000	N/A
Interest Income						
Reserve Account	3,631	36	4	3,670	7,200	51%
Prepayment Account	287	575	1	863	4,500	N/A
Revenue Account	325	383	4	711	-	#DIV/0!
Interest Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,061	181,736	633,337	817,135	902,776	91%
Special Assessments - Off-Roll	-	-	-	-	14,580	0%
Special Assessments - Prepayments	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 6,304	\$ 182,730	\$ 633,346	822,379	\$ 1,339,056	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2012 Bonds	-	-	-	-	\$ 460,000	0%
Principal Debt Service - Early Redemptions						
Series 2012 Bonds	-	410,000	-	410,000	410,000	N/A
Interest Expense						
Series 2012 Bonds	-	253,888	-	253,888	469,056	54%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 663,888	\$ -	663,888	\$ 1,339,056	N/A
Net Increase/ (Decrease) in Fund Balance	6,304	(481,157)	633,346	158,492	-	
Fund Balance - Beginning	1,034,253	1,040,556	559,399	1,034,253	870,552	
Fund Balance - Ending	\$ 1,040,556	\$ 559,399	\$ 1,192,745	1,192,745	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2018

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ 1,310,000	N/A
Interest Income						
Reserve Account	6,097	113	19	6,229	12,000	52%
Interest Account	-	-	-	-	-	N/A
Prepayment Account	932	1,867	2	2,801	2,400	N/A
Revenue Account	744	873	306	1,923	4,000	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	-	107,194	373,563	480,757	532,599	90%
Special Assessments - Off-Roll	-	-	-	-	742,351	0%
Special Assessments - Prepayments	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,774	\$ 110,047	\$ 373,890	\$ 491,711	\$ 2,603,350	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2015 Bonds	-	-	-	-	\$ 560,000	0%
Principal Debt Service - Early Redemptions						
Series 2015 Bonds	-	1,310,000	-	1,310,000	1,310,000	N/A
Interest Expense						
Series 2015 Bonds	-	382,563	-	382,563	733,350	52%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,692,563	\$ -	1,692,563	\$ 2,603,350	N/A
Net Increase/ (Decrease) in Fund Balance	7,774	(1,582,516)	373,890	(1,200,852)	-	
Fund Balance - Beginning	2,523,552	2,531,326	948,811	2,523,552	-	
Fund Balance - Ending	\$ 2,531,326	\$ 948,811	\$ 1,322,701	1,322,701	\$ -	