

# Miromar Lakes

Community Development District

*Meeting Agenda  
January 8, 2026*

*JPWard and Associates, LLC  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
Phone: (954) 658-4900*

## MEETING AGENDA

**Board of Supervisors**

**Alan Refkin, Chairman**  
**Michael T. Weber, Vice Chairman**  
**Doug Ballinger, Assistant Secretary**  
**Mary LeFevre, Assistant Secretary**  
**Patrick J. Reidy, Assistant Secretary**

**James P. Ward, District Manager**  
2301 N.E. 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308  
JimWard@JPWardAssociates.com  
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mc84f33e03386d3b0a24bb752f5f8ee20>  
✓ Phone: (408) 418-9388 Code: 2339 641 4173 Event Password Jpward

## JANUARY, 2026

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# AGENDA

1. Call to Order & Roll Call.
2. Public Comments for Non-Agenda items.

*These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

3. Minutes:
  - I. December 11, 2025 - Regular Meeting.
4. Staff Reports.
  - I. District Attorney
  - II. District Engineer
  - III. District Asset Manager
    - a) Asset Manager's Report January 1, 2026.
  - IV. District Manager
5. Supervisor's Requests.
  - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.
6. Public Comments.
7. Adjournment.

**Pages 5 - 8**

**Pages 9 - 16**

**Pages 17 - 18**

**Meeting Schedule - FY 2026**

<b>Thursday, October 9, 2025</b>	<b>Thursday, November 13, 2025</b>
<b>Thursday, December 11, 2025</b>	<b><u>Thursday, January 8, 2026</u></b>
<b>Thursday, February 12, 2026</b>	<b>Thursday, March 12, 2026</b>
<b>Thursday, April 9, 2026</b>	<b>Thursday, May 14, 2026</b>
<b>Thursday, June 11, 2026,</b>	<b>Thursday, July 9, 2026</b>
<b>Thursday, August 13, 2026</b>	<b>Thursday, September 10, 2026</b>

# AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 2: Public Comments for Non-Agenda items.

*These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

Item 3: December 11, 2025 - Regular Meeting.

Item 4: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

Item 5: Supervisor's Request: Landscaping update.

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**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, December 11, 2025 at the Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. It began at 2:00 p.m. and was presided over by Mr. Alan Refkin, Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

Alan Refkin	Chairperson
Michael Weber	Vice Chairperson
Doug Ballinger	Assistant Secretary
Patrick Reidy	Assistant Secretary

**Absent:**

Mary LeFevre	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
John Baker	District Engineer
Richard Freeman	District Asset Manager
Ben Steets	Grau and Associates

**Audience:**

Heather Chapman
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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, with the exception of Supervisor LeFevre, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**November 13, 2025 - Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections or deletions to the minutes; there were none.

49  
50 **On MOTION made by Michael Weber, seconded by Doug**  
51 **Ballinger, and with all in favor, November 13, 2025 Regular**  
52 **Meeting Minutes were approved.**

### THIRD ORDER OF BUSINESS

## Consideration of Audited Financial Statements

## **Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025**

Mr. Ward introduced Ben Steets with Grau and Associates.

62 Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which  
63 meant Grau and Associates believed the financial statements were fairly presented in  
64 accordance with generally accepted accounting principles (GAP). He indicated the Opinion  
65 Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and  
66 Analysis providing a summary overview of the year's activity. He reported pages 7-12 were  
67 basic financial statements including government wide financial statements, fund level  
68 financial statements, the balance sheet, and the income statement. He stated pages 13-22  
69 were the notes to the financial statements. He reported notes 1 through 4 were standard for  
70 government entities in Florida; note 4 showed investments at year end; note 5 was interfund  
71 transfers; note 6 was capital assets; note 7 was long term debt; the remaining notes were  
72 fairly standard; note 12 showed the cost share agreement with Esplanade Lake Club CDD;  
73 and note 13 detailed a prior period adjustment made due to a mistakenly understated  
74 depreciation expense in the prior year on the auditor's side, not the CDD's side. He indicated  
75 page 23 was the comparison of the general fund activity for the year to the budget; page 25  
76 contained data elements required by the State of Florida; pages 26-27 contained the  
77 auditor's report on internal controls; page 28 was the Florida Statute dealing with  
78 investments; and pages 29-30 contained the Management Letter. He stated there were no  
79 instances of noncompliance with Florida Statutes and there were no findings. He concluded  
80 the District was in compliance and Grau issued a clean opinion.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Patrick Reidy, seconded by Michael Weber, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2025 were accepted.**

89 Discussion ensued regarding the approximately \$1.5 million dollars in reserves; it being a  
90 good idea to continue to add \$100,000 dollars or \$150,000 dollars annually; this being an  
91 excellent position for the CDD, especially compared to past reserve account amounts; and  
92 how Miromar Lakes CDD compared to other CDDs in terms of reserve accounts.

94 Mr. Ward stated some of his other CDDs were beginning to reach the \$1 million dollar to  
95 \$1.5 million dollar range, but others were just beginning to grow. He stated while \$1.5 million

96 dollars was a good number some of his CDDs had taken really big hits in the \$500,000 dollar  
97 range. He agreed the CDD should continue to add funds to the reserve account to be safe;  
98 however, Miromar Lakes CDD was in the top 5 percent of his CDDs in terms of reserve  
99 accounts.

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101

**102 FOURTH ORDER OF BUSINESS****Staff Reports**

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**104 I. District Attorney**

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106 Mr. Greg Urbancic reminded the Board to complete the Ethics Training. He indicated he  
107 was still monitoring State Legislation and would keep the Board updated.

108

**109 II. District Engineer**

110

111 No report.

112

**113 III. District Asset Manager****114 a) Asset Manager's Report December 1, 2025**

115

116 Mr. Richard Freeman displayed a photo of a lake bank and reported he was contacted  
117 by the HOA President with concerns about the lake bank as it needed restoration. He  
118 said he felt a survey to obtain the original property line for the lake was needed as step  
119 one, and then he would move forward from there, but this would likely be a priority  
120 project. He explained the survey would show the property line and where the lake bank  
121 should be located.

122

123 Mr. Michael Weber asked if Mr. Freeman planned to install rip rap.

124

125 Mr. Freeman responded in the negative; GeoTubing would be installed.

126

127 Mr. Alan Refkin stated the GeoTubing done previously worked out perfectly.

128

129 Mr. Freeman explained the GeoTube process which displaced sediment into the  
130 GeoTubes, the bank was graded, and then the GeoTubes were laid and covered with  
131 coconut matting.

132

133 Mr. Ward noted the photo did not show how steep the lake bank was. He stated the real  
134 question was how much of the lake bank was eroded away.

135

136 Discussion ensued regarding where the lake bank was located (behind condos); the  
137 bank being quite eroded and possibly needing more restoration than GeoTubing; the  
138 bank being very close to the lanais and very steep; and the other pond behind the  
139 condos being in good condition.

140

141 Mr. Ward stated Mr. Freeman's report indicated the CDD may need to reevaluate the  
142 grass carp number beginning next year; additional grass carp might be appropriate.

143

144 Mr. Freeman stated the large lake was not treated for vegetation often because it was  
145 very large and deep and it was not really needed. He stated since the fishery program  
146 began the vegetation was allowed to take its course and was a little out of control, so an  
147 herbicide treatment was done which kept the vegetation in check, but the biologist was  
148 saying additional grass carp should be introduced. He noted he was waiting for the  
149 biologist's mapping report, and he would go from there.

150  
151 Mr. Ward stated he was impressed by the number of eggs removed by the cane toad  
152 program and how few adult cane toads were caught. He said this showed the cane toad  
153 program was working.

154  
155 The Board agreed.

156  
157 **IV. District Manager**  
158 **a) Annual Ethics Training Reminder - due before December 31, 2025**  
159 **b) Financial Statements for the period ending November 30, 2025 (unaudited)**

160  
161 No report.

162  
163  
164 **FIFTH ORDER OF BUSINESS** **Supervisor's Requests**  
165  
166 **I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners**  
167 **Association**

168 Mr. Ward indicated Ms. LeFevre said Happy Holidays, and she had no new news  
169 regarding the landscaping; the plan was to do a six month landscape review in January.

170  
171  
172 **SIXTH ORDER OF BUSINESS** **Public Comments**

173 Mr. Ward asked if there were any audience comments; there were none.

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177 **SEVENTH ORDER OF BUSINESS** **Adjournment**

178 The meeting was adjourned at approximately 2:17 p.m.

179  
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182 **On MOTION made by Alan Refkin, seconded by Michael**  
183 **Weber, and with all in favor, the meeting was adjourned.**

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186 Miromar Lakes Community Development District  
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190  
191 James P. Ward, Secretary Alan Refkin, Chairman

**MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**Monthly Asset Manager's Report  
December 2025**

Prepared For:

James Ward  
District Manager

Prepared By:  
Richard Freeman



**Calvin, Giordano & Associates, Inc.**

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**A SAFEbuilt® COMPANY**

*CGA Project No. 13-5692*

*January 1, 2026*

**MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

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**MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**I. PURPOSE**

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

**II. CURRENT ASSET UPDATES**

1. Lake Maintenance & Landscaping
2. Fishery
3. Cane Toad Program
4. Location Map

## ***1. Lake Maintenance & Landscaping***

- **Landscaping:**
  - N/A
- **Shoreline Weeds:**
  - Torpedo grass, primrose willow, sedges, and other shoreline weeds were treated in Lakes 3B, 3C, 3D, 3E, 6A–6P, and along the Lake 5–6 shorelines.
  - Additional shoreline weed treatments were completed along the golf course at Lakes 1A, 1B, 1C, 2A, 3A, and 3C.
  - Gulf spikerush was sprayed back around select dock areas throughout the main lake.
- **Submerged Vegetation:**
  - Submerged vegetation treatments were conducted in Lake 5–6.
  - The majority of treatments were successful; however, several additional weeks are needed to fully assess effectiveness.
  - Follow-up treatments will be performed in targeted areas if necessary.
  - Two additional site visits are scheduled for 12/26 and 12/30.
- **Other Maintenance:**
  - N/A



*Current Lake Conditions*



*Current Lake Conditions*



*Spike Rush That Needs to Be Sprayed Back*

## 2. **Fishery**

### **Grass Carp:**

- The recently approved Grass Carp will be stocked as soon as possible, likely sometime in January.
- The existing Grass Carp permit is nearly depleted. The vendor will submit a proposal for a new permit application; once approved, the application will be complete the application.
- Vegetation treatments conducted in November and December were successful. Continued monitoring over the next several months will help evaluate vegetation response and the effectiveness of the Grass Carp population in controlling future growth.
- It is recommended that the majority of the remaining 2026 fisheries budget be allocated toward harvesting nuisance and intermediate-size predator fish, rather than stocking additional forage fish.
- Predator harvesting promotes natural forage recruitment at a significantly higher rate than forage stocking.
- In 2025, approximately 2,100 predator fish were harvested.
- The 2026 winter harvest goal was 4,000 predators; however, due to reallocating funds toward herbicide applications, current projections indicate approximately 3,000 fish will be removed.
- If FWC assistance is available at no cost, it may still be possible to reach the 4,000-fish harvest goal. More information will be available in the coming month.

## 3. **Cane Toad Program**

Cane toad activity reflected typical winter conditions. Cooler nighttime temperatures significantly reduced breeding activity and suppressed egg laying and tadpole development.

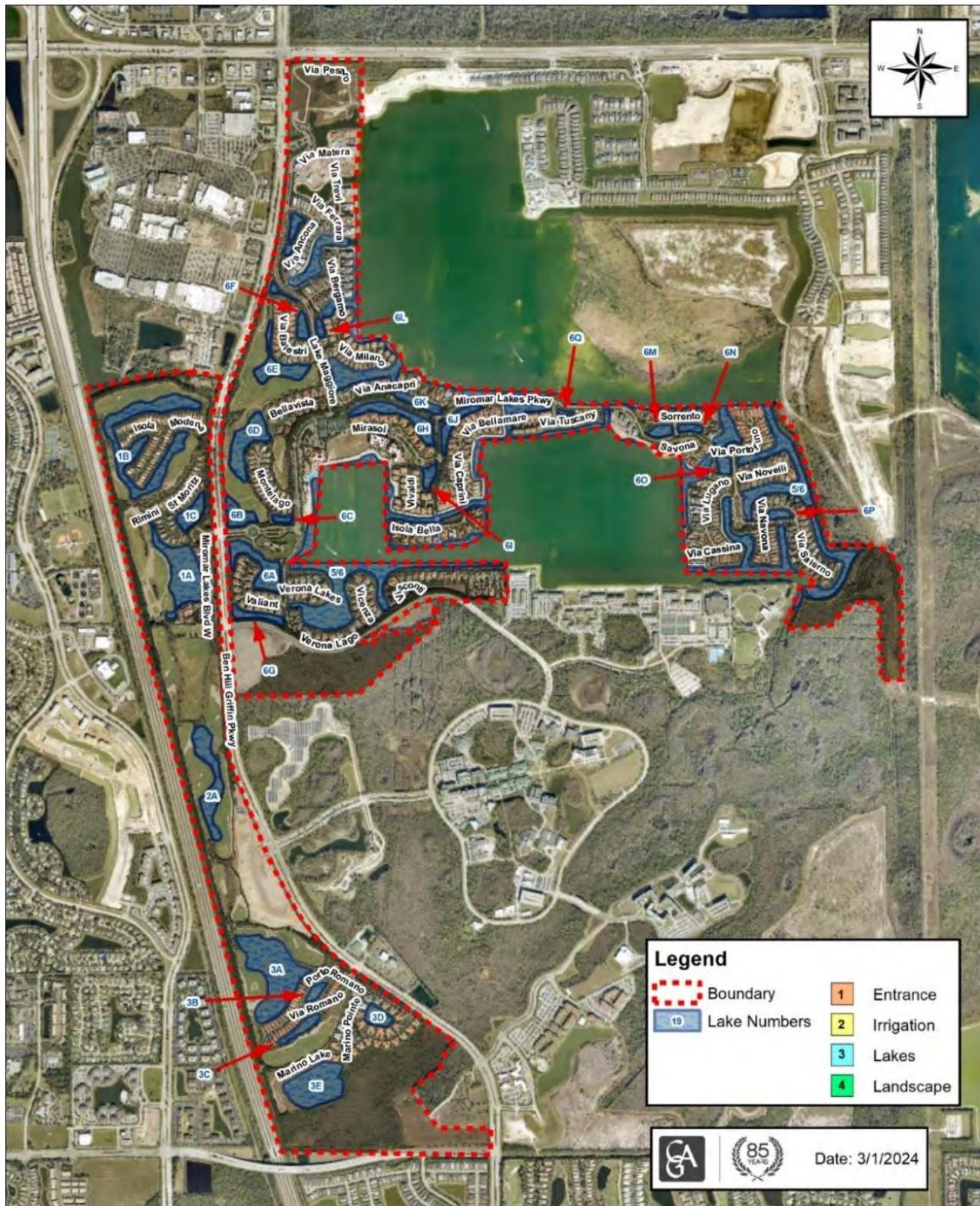
- No new egg strands were observed.
- Tadpole activity was minimal, limited to isolated remnants early in the month.

- Baby toad activity remained very low.
- Adult toads continued to be removed during routine patrols, primarily in irrigated turf, landscaped areas, and along hardscape edges.

December Totals (Approximate):

- Eggs removed: 0
- Tadpoles removed: ~1,000–2,000
- Baby toads removed: ~20–40
- Adults removed: ~45 (from traps to date)

#### 4. Location Map



**From:** [Mark Battaglia](#)  
**To:** [Trisha O'Brien](#)  
**Cc:** [Cori Dissinger](#)  
**Subject:** Re: Miromar Lakes CDD - Status of Landscaping Improvements  
**Date:** Monday, December 29, 2025 8:17:16 AM  
**Attachments:** [image002.png](#)

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Hi Trish,

There is some erosion from rain events from last summer along the I-75 berm that estate Landscaping will be addressing in January. We will also install pine straw on several areas of the I-75 berm in January.

Thank you,

Mark

---

**From:** Trisha O'Brien <[trishaobrien@jpwardassociates.com](mailto:trishaobrien@jpwardassociates.com)>  
**Sent:** Tuesday, December 23, 2025 1:11 PM  
**To:** Mark Battaglia <[MBattaglia@miromar.com](mailto:MBattaglia@miromar.com)>  
**Cc:** Cori Dissinger <[coridissinger@jpwardassociates.com](mailto:coridissinger@jpwardassociates.com)>  
**Subject:** Miromar Lakes CDD - Status of Landscaping Improvements

**WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good afternoon Mark,

We are building the agenda for the CDD's January regular meeting and wanted to reach out to see if you had updates on the Landscaping. I should have reached out to you before now, I apologize. With this week being a holiday week and the agenda goes out to the Board on 12/30 so will need any info before then please. Thanks in advance.

Trisha O'Brien



**Trisha O'Brien**  
Administrative Coordinator  
  
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