

JPWard and Associates, LLC

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISORS

AGENDA

March 11, 2014

Board of Supervisor's

**Michael Hendershot, Chairman
Dr. David Herring, Vice Chairman
Burnett W. Donoho, Assistant Secretary
Alan Refkin, Assistant Secretary
Doug Ballinger, Assistant Secretary**

James P. Ward
District Manager
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Fort Lauderdale, Florida 33301

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**Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence**

MIROMAR LAKES

COMMUNITY DEVELOPMENT DISTRICT

February 8, 2014

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 **Tuesday, March 11, 2014** at **2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

PLEASE NOTE THE DATE OF THE MEETING IS TUESDAY – MARCH 11, 2014

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - a) February 13, 2014
3. Consideration of Amendment #3 to LakeMaster's Contract to extend the term of the Contract to June 30, 2017, at the same pricing as agreed to of \$103,168.00/year in June, 2010.
4. Consideration of Resolution 2014-2 amending the General Fund Budget for Fiscal Year 2014 to provide for the repair of irrigation pumps.
5. Staff Reports
 - a) District Attorney
 - b) District Engineer
 - c) Asset Manager
 - I. Status Report on Operations
 - d) District Manager
 - I. Financial Statement – February 28, 2014
 - II. Fiscal Year 2014 – Agenda Schedule
6. Supervisor's Requests and Audience Comments
7. Adjournment

Item two is consideration of the minutes from the February 13, 2014 minutes



James P. Ward
District Manager

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Item three is consideration of an extension to the contract with Lake Master's for the maintenance of the District's lake and wetland systems.

The contract was originally entered into in June, 2010 in the amount of \$96,328.00/year with one amendment in November, 2010 in the amount of \$5,464.00/year – which brought the contract total to \$103,168.00. The second amendment extended the contract termination to June 30, 2014 with no change in price.

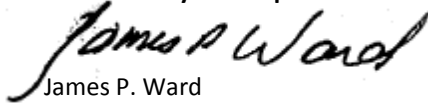
The proposed amendment extends the term of the contract to June 30, 2017 at the same price of \$103,168.00/year. The vendor has performed very well during the time of the contract, is professional and has continually provided exceptional service to the community.

I have also attached a map of the areas that are under contract with Lake Master's.

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



James P. Ward
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**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, February 13, 2014, at 2:00 p.m., at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum were:

**Mike Hendershot
David Herring
Doug Ballinger
Burnett Donoho
Alan Refkin**

**Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary**

Also present were:

**James Ward
Greg Urbancic
Charlie Krebs
George Keller
Paul Cusmano**

**District Manager
District Counsel
District Engineer
Calvin Giordano & Associates
Calvin Giordano & Associates**

Others present were:

Tim Byal

Miromar Development Corporation (MDC)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:00 p.m. and stated that the record reflected all members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

a. December 12, 2013, Regular Meeting

Mr. Donoho recommended that, henceforth, the minutes should address Mr. Herring by his professional title of doctor and not mister.

Mr. Ward assured the Board that change would be made as requested.

On MOTION by Mr. Hendershot and seconded by Mr. Donoho, with all in favor of approving the December 12, 2013, Regular Meeting minutes as amended.

b. January 9, 2014, Regular Meeting

Mr. Ballanger noted Mr. Donoho was credited with his comments, as Mr. Donoho was absent at the last meeting.

Mr. Ward remarked he would make the corrections accordingly.

A male speaker asked that the same correction be made to Dr. Herring's title as requested in the previous item.

On MOTION by Mr. Hendershot and seconded by Mr. Donoho, with all in favor of approving the December 12, 2013, Regular Meeting minutes as amended.

THIRD ORDER OF BUSINESS

Request by Miromar Development Corporation/WCI Communities to install a fountain in the lake to the north of Porto Romano

Mr. Ward stated Tim Byal was present to speak on the subject issue.

Mr. Byal commented there had been previous discussion on the subject matter, and their intent was to place a fountain behind the units that were currently being constructed adjacent to hole number six similar to the one on at the 18th hole. The main purpose was to provide noise relief from the nearby traffic or from prospects looking at that product, and it could be an enhancement for the area.

Mr. Refkin remarked it would only be for noise abatement, as the fountain would do nothing for the water.

Mr. Byal affirmed it would do nothing more than the aerator currently in place, and it would be an aesthetic element.

Dr. Herring asked which entity was paying for the fountain.

Mr. Byal replied the maintenance, by definition, would have to fall under the CDD, though the fountains did not require a lot of maintenance.

Mr. Cusmano noted the existing aerator would have to be removed and replaced with the fountain's, as there was no need to have two power sources or units, so the cost for the power was likely to be similar.

Dr. Herring clarification the MDC would install the fountain and the CDD would maintain it.

Mr. Byal answered correct.

Mr. Refkin thought installing the fountain was a good idea.

Mr. Donoho concurred, stating the cost of its maintenance would be the same.

Mr. Hendershot sought clarification that the maintenance of some of the fountains were the responsibility of the homeowners associations, such as Valencia.

Mr. Cusmano believed this to be true.

Mr. Ward mentioned being unaware of the CDD having any agreements to maintain any privately owned fountains in the District's water management system.

A male speaker questioned if the fountains maintained by homeowners associations were on the CDD's lakes.

Mr. Ward indicated there were no lakes owned by the CDD in which a privately owned fountain existed.

Mr. Donoho felt the point was to facilitate the sale of the lots in the subject area, wondering if there was a problem with the particular association being responsible for the maintenance of the proposed fountain.

Mr. Byal replied it was difficult for the association under the present arrangement to gain access without all the issues related to the use of CDD property.

Mr. Refkin wished to know if the cost involved was negligible.

Mr. Cusmano queried the size of the proposed fountain.

Mr. Byal responded the fountain would be any size the CDD desired.

Mr. Cusmano thought the MDC needed to determine the size based on the extent of the noise they wished to mitigate.

Mr. Ward reiterated, as there was an existing aerator, replacing it with the fountain's aerator meant there would be a negligible difference in the cost to maintain the fountain.

Mr. Cusmano indicated the fountain's maintenance could be incorporated into the current Lake Masters agreement, directing them, possibly once every six months, to examine the structure to ensure there were no snails, etc., and clean out the fountain.

Mr. Hendershot asked about the lifespan of the aerator, asking if they were normally repaired or replaced.

Mr. Byal replied aerators were usually replaced, and the proposed fountain would be at the same cost and easy to maintain.

Dr. Herring asked where in the lake the fountain would be situated.

Mr. Byal responded the fountain would not be directly in the line of vision from the tee, it would be situated off to the right out of the scope of vision, but centered in the portion of the lake immediately behind the to-be-built units.

Dr. Herring questioned if the noise from the fountain would offset the noise from the I-75.

There was a general response of agreement that it would, as the fountain would be closer to the residential units than the highway.

Mr. Donoho asked if the fountain would be solar powered.

Mr. Cusmano said the fountain would use regular power.

Mr. Urbancic sought confirmation the Board would approve authorizing MDC to install a fountain with an aerator component, and at some point a bill of sale would be issued to the CDD, and the District would take over the fountain's maintenance.

Mr. Byal answered correct; MDC would coordinate with the District's operations staff for specifications, etc., so it was a matter of getting the Board to sign off, at which time the MDC would cover the cost of the fountain and its installation.

Mr. Ward summarized the motion would be to authorize MDC to install the fountain as proposed in Mr. Byal's letter included in the backup, and authorize District staff to approve the installation and accept the bill of sale when installation was completed.

Mr. Hendershot questioned if MDC was responsible for any installation costs.

Mr. Ward affirmed that to be correct.

On MOTION by Mr. Refkin and seconded by Dr. Herring, with all in favor of approving the request by Miromar Development Corporation/WCI Communities to install a fountain in the lake to the north of Porto Romano, subject to District staff approval.

* * *

There was a general Board discussion on the County's and CDD's involvement in shoreline stabilization and the responsibility of addressing long-term maintenance issues.

FOURTH ORDER OF BUSINESS

Staff Reports

a. Attorney

Mr. Urbancic updated the Board regarding the berm discussed at the previous meeting, noting he spoke to the adjacent developer, and they sent him a draft for a temporary easement, so the CDD could traverse his property. They would report to the Board on the matter when any progress was made.

Mr. Cusmano noted the property owner had yet to return his call to indicate he received the document. There was an FP&L easement that ran back there as well, and they allowed the District to cut the existing lock and put a new lock on, and Estate Landscaping tried and were unable to access the area with a truck, so they would look for another access point. He stated the reason they were getting a signed temporary agreement with the property owner was as a backup if there was an issue. The FP&L easement was about 200 yards, so District staff would pursue getting temporary easement at both access points.

b. Engineer

Mr. Krebs reminded the Board a few months prior he informed them that Lee County was looking into getting utility easements across the golf course for a force main expansion. County staff later stated they were considering taking the easements through eminent domain, and he was unsure about the outcome, as they had to get easements from the CDD. He thought County staff got backed into a corner and was using the eminent domain threat as a way to get Miromar to go to the County Commission for additional funding for the project.

Mr. Hendershot asked what public purpose was served by the eminent domain intention of the County, wondering if it was the sewer.

Mr. Krebs affirmed this to be the case, as they were trying to install a parallel force main that would provide increased capacity to service FGCU's expansion; as the University grew, the existing main could not satisfy the increased demands. Both mains would remain in operation; using the drawing provided in the backup, he showed the Board the path of the existing and proposed mains.

Mr. Donoho sought clarification as to why the County was considering the use of eminent domain to acquire the easement.

Mr. Krebs replied FGCU was pushing for the acquisition of the easements, and as they went through the budget process and the estimated project costs were revealed, they did not want to increase the University's budget to accommodate the entire cost. As it was described to him, it appeared the University was waiting for someone to go to the County Commissioners and cry foul, so the Commission would push for additional funding.

A male speaker asked if the County was asking for the property to be donated or was somebody holding out.

Mr. Krebs understood County staff was giving Miromar time to respond to their threat of eminent taking, though the County originally requested additional easements from Miromar. Miromar told the County the way they wished the transaction to go forward in terms of the impacts and costs, and it was at that point that negotiations seemed to stall.

There was a general discussion on the location of the area that the County desired for the easements, using the backup to show the location of the golf course, berms, property for the new easements, etc. Before the County began any work, the CDD needed drawings of the intended work, pointing out the area that the CDD needed to worry about.

Mr. Ward asked about the timing of the work.

Mr. Krebs responded he was unsure of the timing but thought to bring the matter to the Board, as he did not know how quickly the County could move on the project.

Dr. Herring observed that outside of a few areas, the CDD had little to say about the areas that were Miromar Lakes property other than voice objections.

Mr. Hendershot questioned if it was better for the District to let the County go to eminent domain, as recent cases moved toward market value in terms of compensating the person(s) impacted by the government taking land. He was unsure of how such matters were handled in Florida.

Mr. Ward noted an eminent domain action meant the County took control of the property desired, regardless of its market value, and they got complete control over what the area would end up looking like. If the CDD could keep the easement and work out a deal with the County from which all parties could benefit, this was the best case scenario for the District, and the area seemed to be a prime, public area for the residents.

Mr. Krebs believed the County was not going to take possession of the property, rather they were going to force the easement rights, leaving the ownership with the CDD.

Mr. Ward reiterated the CDD could vigilantly monitor the areas the District controlled, questioning if there was any action required of the Board at present.

Dr. Herring thought no action was required at present by the Board.

Mr. Hendershot continued to question the County's move from requesting the easement to threatening eminent domain, wondering if the District did or said anything to warrant such action by the County.

Mr. Krebs said there were two County attorneys involved in the negotiations; the first attorney suggested the parties give an estimate of what all the upfront costs and he would look into the various financial sources available. However, that attorney left for a new position, and the attorney who replaced him stated they would go with the cheaper option and gave an estimate of what the costs should be; anything above their estimate was not the County's to assume. He noted it was at this point that negotiations broke down.

Mr. Hendershot inquired if the same people would be involved in the approval/disapproval request for the zoning exception on the Ravena property.

Mr. Krebs answered no, those persons would have no input in any type of special exception, exemption, variance or deviation that would be filed with the County on increasing the linear footage of the hard shoreline; one should not affect the other.

Mr. Donoho questioned if anyone looked into other alternatives that did not entail coming through the middle of the golf course.

Mr. Krebs replied they had not; there was an existing recorded easement that predated Mirormar's existence. The predecessor to Lee County Utilities, Gulf Environmental Systems (GES) installed the force main and recorded the easement, knowing that FGCU was coming and had to supply sanitary infrastructure, and this was the only way to do it.

Mr. Hendershot asked if they could use the existing easement.

Mr. Krebs replied they were requesting more width, so they could put in that parallel line and have more room for maintenance if any was needed. Due to the location of the plant, it was not feasible to go in any other direction than right across the golf course.

Mr. Ward remarked this is apparently a money issue and who paid for the restoration costs; this was where the subject process was ending up.

Mr. Krebs stated when the County began its work, it would be at the busiest time.

Mr. Refkin asked why Mike Elgin had not attended the meeting to give the Board an explanation, in light of what was happening with the County.

Mr. Krebs indicated Mr. Elgin had planned to attend the meeting but was unable to.

c. Asset Manager

I. Status Report on Operations

Mr. Cusmano referred to his report provided in the backup, stating in the lake maintenance, the grass carp program was working well. He spoke to a representative from Game & Wild Life who indicated everything was working well, and nothing was needed for at least another year, so there were no associated costs. He noticed since first driving around the District that, in general, there was some natural growth within the lakes, and Lake Masters took care of most of that, though there were some areas they did not touch. Some areas needed to be cleaned out, as when the District went to low water, that vegetation grew. He would put together a budget of costs for the next fiscal year, but it was not an emergency situation; the bulrush was an area by the back side of the golf course, and he took some pictures. A revised cost would be prepared for spraying and removing them, and maintaining that area.

There were other bulrushes throughout the property along the golf course that could be left alone, as it looked good out there and blocked no one's view.

Mr. Krebs asked if the bulrushes to be removed was by Sienna.

Mr. Cusmano affirmed it was, between Sienna and Bellavista.

A male speaker asked if only the bulrushes would be removed.

Mr. Cusmano answered yes, the other plants would remain. On the issue of storm water, he received the plans from Mr. Krebs and sent them out to another subcontractor for pricing; MRI lowered their price from \$1,200 to \$800, but he would give Mr. Ward two prices for the budget. He said the work did not need to start until after summer when it began to

dry out, and there was likely to be about three weeks of inspection based on the plans from Mr. Krebs. He foresaw no problems, other than that there were two neighborhoods with plants on their homeowners' site dropping into CDD property, and when those complaints came in, the CDD had to notify them to clean out their area. Vivaldi was an area on which he received a notice.

He spoke with the field staff by the marina, and everything had been cleaned out where construction was taking place.

Mr. Hendershot questioned if the District should look at readdressing the Lake Masters agreement, as there were numerous questions raised at the last meeting about whether or not there should be chemical spraying anymore. Such services were covered by their original contract price, but at that time, the Board did not feel a revision was necessary.

Mr. Cusmano stated he spoke with Bill Kurth and Ken Coleman earlier in the day and toured the area, and he questioned the growth in the area and what directives they had been given. Every time they were told to remove something and to keep it removed, that order stayed in their contract, so when they were asked to spray some of the areas they maintained, that practice continued. He noted, in driving around the project, he counted eight areas for people to fish, and the maintenance staff went in, cleared and sprayed them, and the CDD was not billed additionally, CDD though it cost them to do the additional work. The new directive to them was to clear up the bulrush and keep spraying that area.

He did not recommend changing Lake Masters, as he had them on other projects, and Mr. Coleman had been with the District a long time, he knew all the residents and the areas to spray, and he informed District staff when there was a problem.

Mr. Ward recalled the Lake Masters contract was roughly \$90,000 a year for both the lake and the wetland system; that contract was due to expire in June 2014. He spoke with them to discover if they were amenable to a three-year extension at the existing contract prices they kept in place for close to six years, and they agreed to the extension. The revised agreement would be placed on the Board's March agenda, and in his discussions with them, the biggest cost in their contract was dealing with the Hydrilla problem that was now addressed by the grass carp. Lake Masters said the presence of the carp significantly reduce their costs for the sonar, etc. He recommended that the Board consider extending the Lake Masters contract for another three years at their current prices.

Mr. Cusmano continued his presentation, discussing landscape irrigation and noting they went through some of the areas, as there was a complaint about the area by I-75 by San Marino. He looked at the area, as residents were complaining about the lack of maintenance; this was still a construction area, though there was a freeze about two years ago, and the coco plum hedges died, were cleared out and not replaced. As they were in the construction area that was likely to be torn up, he saw no reason to plant anything in that area until the construction was finished. He asked the contractor clean up the tree branches and trim where needed, and they cut the areas around the golf course.

He would put together some costs for the upcoming budget in June. He wished to address issues that had been going on for two years: other planting, sprinkler repairs, and the ongoing damage at Ben Griffin for which he would approach the Department of Transportation (DOT) and the County to install a six-inch curb. Vehicles were tearing up the area, damaging the sprinklers, posing a constant expense the District.

A male speaker noted even the County parked its vehicles in the subject area.

Mr. Cusmano concurred, stating he spoke to the County staff about that, including fire and police department personnel. In his most recent drive through of the area, he checked bubblers and aerators and could not find some of them; three were out, though if one was switched out with the aforementioned fountain, only two would be out. He asked State to give him a cost to replace the two aerators, noting it was an age issue, as they used small motors generally lasting three to five years. They were difficult to maintain, particularly if they became clogged with snails, etc., and the life span depended on the quality of the equipment.

II. Request to replace pump station that supplies irrigation to the District's landscaped areas

Mr. Cusmano stated that the Hoover pump issue was that the pump was deteriorating, and the District needed to replace it, as it was barely holding together, and if that pump went out, the District would lose its irrigation. This was pump six located at the back end of the District, directing the Boards attention to its location on the map provided in the backup.

Mr. Ward mentioned, since coming to work for the District, the CDD had been paying for repairs to pump six; he received field reports from Hoover, and he checked to ensure the CDD did that previously and found it had. He assumed the District owned the pumps.

Mr. Krebs commented they were the median irrigation pumps, and their maintenance was part of the District's agreement with the County.

Mr. Ward understood they were the pumps used to irrigate the District's landscaping program.

There was a general discussion on the location of the irrigation pumps in the District, and Mr. Krebs indicated that he would provide the Board with a map at the next meeting illustrating the landscaped areas and the associated irrigation system.

Dr. Herring asked if the proposal was for close to \$10,000.

Mr. Cusmano affirmed it was.

Mr. Hendershot noted though only one pump was in need of repair, he questioned the status of the other pumps.

Mr. Cusmano responded four months ago the other pumps were found to be functioning fine; Hoover pumps were purchased for the project, and Hoover was the only vendor that could manage and service their pumps.

Mr. Hendershot asked if a pump needed to be replaced, was it possible to use another brand as a replacement.

Mr. Cusmano answered yes, but if only one pump was to be replaced, it was better to stay with a Hoover pump, since there were so many other Hoover pumps on the property, and the service agreement on one pump of another brand would not outweigh the cost.

Mr. Ward pointed out the subject item was not a budgeted item and was over his authorization limit. The District had a budget of \$80,500 for aquatic weed control, that includes a \$15,000 contingency, so he suggested reducing the line item by \$10,800, and create a line item for the proposed expense in the well system and budget for it there. He would do the budget amendment and place it on the Board's next agenda for consideration, and if the Board wished the work to begin as soon as possible, the Board could authorize the work and he would follow up with the budget amendment.

Mr. Hendershot noted the backup stated the cost for electrical service, irrigation controller and permits were not included, and Hoover was not responsible for any damage to

the landscape or hardscape during removal and installation. He wondered what those costs might be.

Mr. Cusmano replied that was just a general note, as there was usually no problems when the workers used a tractor to remove the old equipment; thus far there had been no damage on other projects. No permits were needed, as the pumps were just being switched out, and with the electric service, State would reconnect the electric after the installation of the pump.

Mr. Hendershot asked if these costs were all-in-costs.

Mr. Ward understood the estimate was an all-in cost, with no intention of going over the \$10,800.

Mr. Hendershot asked if Hoover was a local vendor.

Mr. Cusmano responded they were located in Pompano Beach, Florida, and the District paid \$1,100 for each pump and service call, and they came out quarterly to check the pumps.

Mr. Hendershot asked if they were all irrigation pumps.

Mr. Gusmano assured the Board the fee was worth every penny on every pump.

Mr. Hendershot wondered about the irrigation system Mr. Byal suggested Miromar Development would transfer to the CDD.

Mr. Ward stated that was the overall utility system and was unrelated to the subject item. This was a good decision, as in terms of the overall look and feel of the community, maintaining it at its current level retained or raised property values higher than those of the surrounding communities.

On MOTION by Mr. Hendershot and seconded by Mr. Refkin, with all in favor of approving the request to replace the pump station that supplied irrigation to the District's landscaped areas as stated above.

* * *

Mr. Krebs mentioned Mr. Elgin sent him a copy of a letter he received from the Army Corp of Engineers dated January 31, 2014, stating they did an inspection of mitigation area #4, the area south of Ben Hill Griffin, south of San Marino. During their inspection, they saw

an increased level of exotics and a die off of plants. He contacted Park Lewis, who did the environmental for the District, sent him a copy of the letter, and Mr. Lewis contacted the Army Corp and discussed the matter. The response he received from Mr. Lewis was that it was much ado about nothing, and the maintenance staff would get to the area, spray and take care of the exotics, doing it quarterly or biannually, as the District desired.

Mr. Cusmano affirmed Mr. Lewis already contacted a vendor and got the cost to do the work, and a reinspection would be done when the work was finished.

Mr. Krebs mentioned meeting with David at Johnson Engineering, and the District was up-to-date on everything, forms were filled out and sent back to ensure everything was in order. Class started in April 1 and 2, and he would be going, as well as staff from Lake Masters and Estate Planning, and he would contact Mr. Elgin to see if someone from Miormar Lakes would attend. He explained the class taught what action to take if something was found dumped in the lakes, how to report it, even if nothing was found and monthly reports were submitted, it showed the District as being proactive. He would send Mr. Ward the update on the financials. The MPDES report would be in by March 15, which meant the District would be on time with its reporting for the period 2012/2013, October to October.

d. District Manager

I. Update – Series 2003 pay down by Miromar Development for density changes

- i. Miromar Development has currently indicated they plan to buy down the Series 2003 Bonds for density reductions in the development - the total buy down is \$1,099,402.89 and will occur in time to repay debt on May 1, 2014.**

Mr. Ward referred to the backup information prepared by Alice Carlson, commenting if Miromar chose to move forward, they would make the payment to the CDD no later than March 15, 2014, but there was no obligation for them to do so at present. As I understand, they planned on making the payment to the CDD, and that would result in a March 15 infusion of cash and a reduction of \$1.1 million in bonds on May 1, 2014 when the District called its bonds in 2014. Thus, there would be a large prepayment on the District's financials of \$1.1 million in bonds for the Series 2003 issue.

Mr. Byal said, from a business perspective, periodically, they went through and looked at the current density utilization and the planning in the short term compared to what

was originally forecasted when the bonds were issued; that was 2003 in the current case. Due to the MDC's ongoing reduction in the density they were building compared to what was originally planned, they concluded through the peninsula development they would produce fewer units that were necessary to layoff portions of the bond. At the inception of the bond it was a good interest rate, but the current rate was at a much higher interest rate than their internal borrowing, so it made sense for them to relieve that debt that, ultimately, was their obligation. He noted they could relieve it early to reduce the interest rate for the company.

This was their motivation to pay down the 2003 bond if they knew there was no unit to take a portion of that debt.

Mr. Ballinger asked if Mirormar Development's reason was due to a project they decided not to do.

Mr. Byal responded just in general, all the projects desired a lower density community, and those led to reductions of the initial assumptions made for the project when the bonds were first issued, and it was likely to be an ongoing process. They hoped it would provide value to the community, as they continued to down zone the future development.

Mr. Donoho asked about the reduction from the original plan for 2,200 units,

Mr. Byal replied they were down to a total of 1,650 units.

Mr. Hendershot asked what other ramifications the reduction in the number of units might lead to, as the District's assessment rates were based on a certain number of units.

Mr. Ward commented, as far as the capital assessments were concerned, the reduction had no effect on what existing, individual homeowners pay for their capital portion of the assessment, which was 90 plus percent of the District's total assessment. Thus, the only effect of the reduction in density was an increase in the District's general fund assessment; so whatever residents paid annually would increase as a result of the reduction in the subject assessments, as mentioned by Alice about the denominator changes. The District's upcoming budget would show the assessment rates increase, and one of the increases would be due to this reduction in density.

Mr. Dohono asked, on a percentage basis, how much would individual assessments increase as a result of the reduction in units.

Mr. Byal indicated a ten percent reduction in units was MDC's proposal.

Mr. Ward responded the current assessment was roughly \$344 per unit using 2,320 and 2,100 units, but the number did not go down to 1,600 units.

Mr. Byal concurred, stating the reduction pertained only to residential units, and the 2003 bond included all CDD property, including the entrance and other undeveloped tracts that would never be a part of the Miromar Lakes community proper.

Mr. Ward felt there would be about a five percent increase, as the number would go down from 2,300 to 2,200, which was about a seven percent increase.

Mr. Byal stated from a Board standpoint, it showed the bondholders the integrity of their collateral and it would be kept current.

II. Update Financial Statement – January 31, 2014

Mr. Ward stated the District’s financials were in good shape thus far, and the big item would be the prepayment the District has in May on the 2003 bonds in the amount of \$1.1 million that would be funded by the reduction in the assessments from MDC. Operationally, the District was fine, cash flow was satisfactory, and the assessment collections was at roughly 90 percent as of the end of January, just short of where he thought it should be, but the District usually caught up in February and March.

II. Fiscal Year 2014 – Agenda Schedule

Mr. Ward mentioned in the memo he sent to the Board, he spoke about the date change of the March meeting, as he was going on vacation the date set for the meeting. He referred to the two dates noted in the backup from which the Board could choose, letting him know if there was a conflict. The date options were either the 11th or 12th of March instead of the 13th. He received a Board consensus to move the March meeting to Tuesday the 11th of March at 2:00 p.m. Mr. Ward reiterated the Lake Masters contract expired in June 2014, and based on the discussion earlier in the meeting, he would have a contract amendment prepared for the Board to consider at the March meeting. He would prepare a budget amendment for the Hoover pump issue as mentioned earlier.

FIFTH ORDER OF BUSINESS

**Supervisor’s
Comments Requests/Audience**

No discussion.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Refkin, seconded by Mr. Hendershot, with all in favor of adjourning at 3:25 p.m.

James P. Ward, Secretary

Mike Hendershot, Chairman

**Miromar Lakes Community Development District
Amendment #3
Lake and Wetland Maintenance
Lake Masters Aquatic Weed Control, Inc.**

THIS AMENDMENT, made and entered into this ____ day of March, 2014 by and between:

Miromar Lakes Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes (“District”);

and

Lake Masters Aquatic Weed Control, Inc., a Florida corporation, hereinafter referred to as (“Contractor”);

WITNESSETH:

WHEREAS, the District and Contractor entered into an Agreement for Lake and Wetland Maintenance Services dated June 10, 2010 (the “Original Contract”); and

WHEREAS, the District previously selected the Contractor to provide the required services for two (2) years commencing on July 1, 2010; and

WHEREAS, the District and Contractor entered into Change Order #1 to the Original Contract dated October 1, 2010 (“Change Order #1”) which added areas of maintenance to the contract and Change Order #2 to the Original Contract dated February 14, 2013 (“Change Order #2”) which extended the term of the contract to June 30, 2014 (the Original Contract together Change Order #1 and Change Order #2 are hereinafter referred to as the “Contract”); and

WHEREAS, the District and Contractor desire to amend Article II and Article III of the Contract to provide for the additional pricing and to extend the contract for the period July 1, 2014 through June 30, 2017; and

**NOW, THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND
MUTUAL COVENANTS OF THE PARTIES HEREINAFTER RECITED, IT IS AGREED AS
FOLLOWS;**

Miromar Lakes Community Development District
Amendment #3
Lake and Wetland Maintenance
Lake Masters Aquatic Weed Control, Inc.

1. The above recitals are true and correct and incorporated herein.
2. Article II of the Contract is hereby amended to provide for the payment of services for the period July 1, 2014 through June 30, 2017 as follows:

The aggregate amount of \$103,168.00 for the twelve (12) month period, commencing July 1, 2014 and terminating June 30, 2015.

The aggregate amount of \$103,168.00 for the twelve (12) month period, commencing July 1, 2015 and terminating June 30, 2016.

The aggregate amount of \$103,169.00 for the twelve (12) month period, commencing July 1, 2016 and terminating June 30, 2017.

3. Article III of the Contract is hereby amended to provide for the following termination.
 - a. Termination – This Contract shall terminate on June 30, 2017. The District reserves the right to cancel this Contract in accordance with Section 3.32 of the General Conditions if work is not performed in a satisfactory manner as determined in the sole and absolute discretion of the District. Notice shall be in writing and delivered by U.S. Mail or by express delivery services as determined by the District Manager to the Contractor.
4. The Bid Schedule 2nd Year and the pricing in Changer Order #1 in the Contract is hereby extended for the additional three (3) year term of the Contract.

**Miromar Lakes Community Development District
Amendment #3
Lake and Wetland Maintenance
Lake Masters Aquatic Weed Control, Inc.**

IN WITNESS WHEREOF, the parties hereto have made and executed this AMENDMENT on the respective dates under each signature and the District authorizes the execution of this AMENDMENT on the date noted herein.

**Miromar Lakes Community Development
District**

James P. Ward, Secretary

Michael Hendershot, Chairman

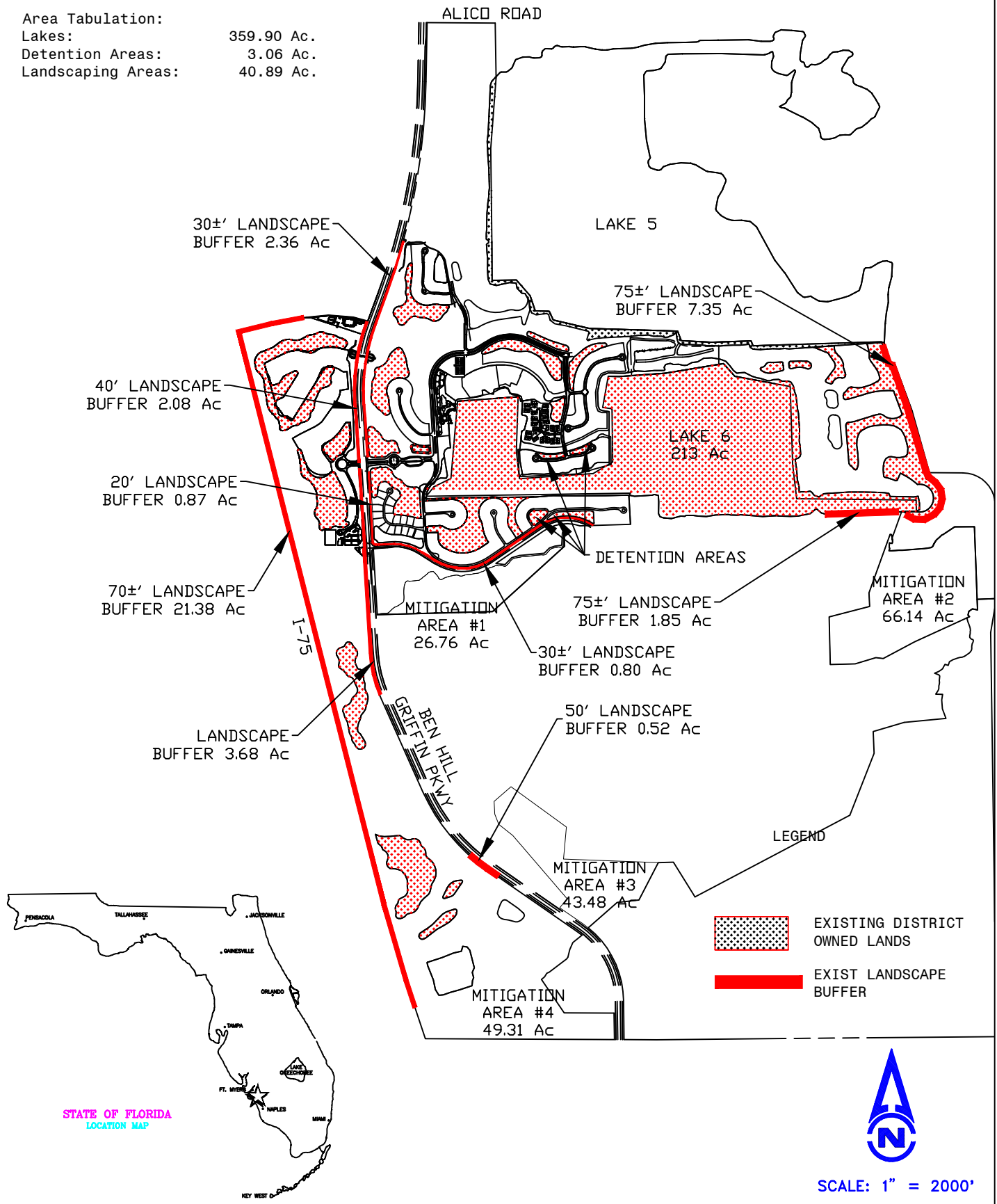
Attest:

Lake Masters Aquatic Weed Control, Inc.

Print Name: _____

William R. Kurth, Director of Operations

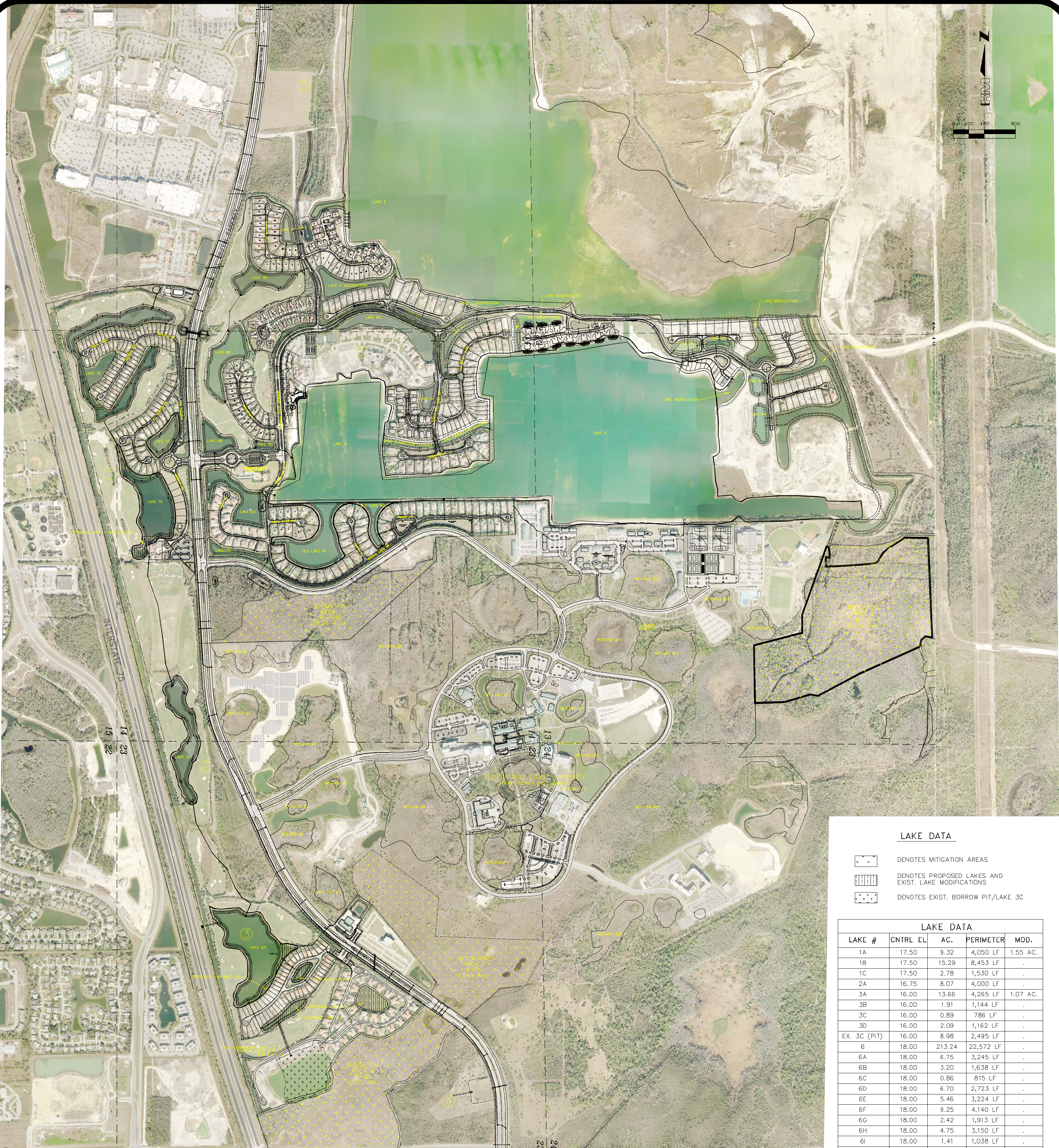
Area Tabulation:
 Lakes: 359.90 Ac.
 Detention Areas: 3.06 Ac.
 Landscaping Areas: 40.89 Ac.






6202-F Presidential Court
 Fort Myers, FL. 33919
 Phone : (941) 985-1200
 Florida Certificate of
 Authorization No.1772

Miromar Lakes CDD Estimated

DATE: December 2003	JOB No. 2003.022	SHEET No. Exhibit 3
-------------------------------	----------------------------	-------------------------------



LAKE DATA

-  DENOTES MITIGATION AREAS
-  DENOTES PROPOSED LAKES AND EXIST. LAKE MODIFICATIONS
-  DENOTES EXIST. BORROW PIT/LAKE 3C

LAKE DATA				
LAKE #	CNTRL EL	AC.	PERIMETER	MOD.
1A	17.50	9.32	4,050 LF	1.55 AC.
1B	17.50	15.29	8,453 LF	.
1C	17.50	2.78	1,530 LF	.
2A	16.75	8.07	4,000 LF	.
3A	16.00	13.66	4,265 LF	1.07 AC.
3B	16.00	1.91	1,144 LF	.
3C	16.00	0.89	786 LF	.
3D	16.00	2.09	1,162 LF	.
EX. 3C (PIT)	16.00	8.98	2,495 LF	.
6	18.00	213.24	22,572 LF	.
6A	18.00	6.75	3,245 LF	.
6B	18.00	3.20	1,638 LF	.
6C	18.00	0.86	815 LF	.
6D	18.00	6.70	2,723 LF	.
6E	18.00	5.46	3,224 LF	.
6F	18.00	9.25	4,140 LF	.
6G	18.00	2.42	1,913 LF	.
6H	18.00	4.75	3,150 LF	.
6I	18.00	1.41	1,038 LF	.
6J	18.00	2.30	3,468 LF	.
6K	18.00	2.30	2,111 LF	.
6L	18.00	0.67	704 LF	.
PH 1 MOD	18.00	1.06	1,010 LF	.
LAKE 5 MOD	18.00	6.21	5,078 LF	.
LAKE 6 MOD	18.00	16.75	9,362 LF	.
LAKE 5/6 MOD	18.00	22.21	13,311 LF	.
6M	18.00	0.50	656 LF	.
6N	18.00	1.18	930 LF	.
6O	18.00	0.78	852 LF	.
6P	18.00	1.15	839 LF	.
6Q	18.00	2.02	1,280 LF	.
LAKE 5	18.00	.	6,381 LF	.
D.D.A. #1	.	0.61	.	.
D.D.A. #2	.	1.54	.	.
D.D.A. #3	.	0.50	.	.
D.D.A. #4	.	0.41	.	.

BASIN #	CONTROL	MIN. ROAD	MIN. FFE	CONTROL STRUCTURE
①	17.50	19.50	21.50	6' WIDE SHARP CRESTED WEIR @ EL=18.15 6' W x 0.65' H V-NOTCH @ EL=17.50 REC. BODY: BASIN2
②	16.75	18.75	21.50	6' WIDE SHARP CRESTED WEIR @ EL=17.58 6' W x 0.83' H V-NOTCH @ EL=16.75 REC. BODY: BASIN3
③	16.00	18.30	21.50	8' WIDE SHARP CRESTED WEIR @ EL=16.46 8' W x 0.46' H V-NOTCH @ EL=16.00 REC. BODY: 1-75 SWALE
④	16.00	19.20	22.00	0.32' DIA. ORIFICE @ EL=16.00 ADJACENT SLOUGH
⑤	18.00	20.00	22.00	(2) 9' WIDE SHARP CRESTED WEIR @ EL=19.00 (2) 9' W x 1.00' H V-NOTCH @ EL=18.00 REC. BODY: EXISTING LAKE
⑥	18.00	20.00	22.00	22' W x 1.78' H SHARP CRESTED WEIR @ EL=18.22 22' W x 0.22' H V-NOTCH @ EL=18.00 REC. BODY: ADJACENT SLOUGH



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

**MIROMAR LAKES - CDD
DRAINAGE EXHIBIT**



Memorandum

Date: 3/1/2014

To: James P. Ward. District Manager

From: Paul Cusmano – Asset Manager (CGA Solutions)

Re: Asset Management

PROJECT DIVISION

Landscape and Irrigation

Do to the ongoing issue with the Ficus Whitefly and the Coconut Spiraling Whitefly there is a need to treat the infestation to protect the existing trees and hedges.

- 1- Ongoing yearly treatment of all Ficus Hedges and trees
- 2- Ongoing treatment of Coconut Palms
- 3- Cost Break down as follows:
 - a. Ficus Hedges \$23,625.00
 - b. Ficus Trees \$ 19,202.50
 - c. Coconut Trees \$6,239.75
 - a. A budget amendment is requires in the amount of \$49,067.25.00 to fund this work
 - b. In addition, this has been added to the work program for FY 2015 for consideration.

Planting/Annuals

As existing plants mature, new plants will need to be added as infill. An additional budget amendment is required in the amount of \$ 15,000.00 to fund this work. In addition, this has been added to the work program for FY 2015 for consideration.

Building Code Services
 Coastal Engineering
 Code Enforcement
 Construction Engineering & Inspection
 Construction Services
 Contract Government
 Data Technologies & Development
 Emergency Management Services
 Engineering
 Governmental Services
 Indoor Air Quality
 Landscape Architecture & Environmental Services
 Municipal Engineering
 Planning
 Public Administration
 Redevelopment & Urban Design
 Renewable Energy
 Resort Development
 Surveying & Mapping
 Transportation Planning & Traffic Engineering
 Utility & Community Maintenance Services
 Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807



Storm Water

The district engineer is preparing color indicated drawings reflecting the areas which are CDD and HOA

Cost for inspection of storm system

- 1- Estimated 7 days for inspection at \$ 670.00 (\$ 5,000.00)
- 2- On-going maintenance and selective cleaning (\$ 15,000.00)

Resolution:

- 2- Upon receipt of the storm plans, inspection will be made of each section of storm
- 3- HOA's will be notified to clean out any debris which is dumping into the CDD lines
- 4- Bi-yearly inspection will be needed for most of the system and yearly on the outfalls and sections which are prone to clogging.
 - a. A budget amendment is requires in the amount of \$ 20,000.00 to fund this work
 - b. In addition, this has been added to the work program for FY 2015 for consideration.

With the continuing maintenance of the ponds and lake areas, it is necessary to repair and replace the existing Aeration units. Attached are the cost and location maps.

These repairs shall need a budget amendment for FY 2015 as follows:

- 1- 37 Diffusers \$38,892.00
- 2- Misc. repairs \$ 6,123.69

As the summer and rainy season comes upon us, we need to clean up the retention area.

Cost is as follows:

- 1- To eliminate future flooding A budget amendment is requires in the amount of \$ 10,500.00 to fund this work
 - c. In addition, this has been added to the work program for FY 2015 for consideration.

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection
Construction Services
Contract Government
Data Technologies & Development
Emergency Management Services
Engineering
Governmental Services
Indoor Air Quality
Landscape Architecture & Environmental Services
Municipal Engineering
Planning
Public Administration
Redevelopment & Urban Design
Renewable Energy
Resort Development
Surveying & Mapping
Transportation Planning & Traffic Engineering
Utility & Community Maintenance Services
Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
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Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection
Construction Services
Contract Government
Data Technologies & Development
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Engineering
Governmental Services
Indoor Air Quality
Landscape Architecture & Environmental Services
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Utility & Community Maintenance Services
Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807

Lake Maintenance

A field inspection of the current lakes, ponds and mitigation was made with Lake Master. During our inspection we itemized areas of concern and additional service needed.

For Fiscal Year 2014, we recommend additional funding for clean up and maintenance of existing ponds..

Resolution:

- 1- Removal of selected areas of growth thru out project to increase the flow of water and natural views thru out.
 - a. A budget amendment is required in the amount of \$31,000.00 to fund this work
 - b. In addition, this work has been added to the work program for FY 2015 for consideration

Mitigation

We received a notice from the Army Corps of Engineers (ACOE)concerning our Preserve Areas, essentially indicating that certain exotic material needed to be removed in a very small portion of one of the preserve areas. After site inspections were done, we could not identify the locations of the areas indicated by the ACOE and have requested further clarification from the ACOE on the specific location. To further assist in correctly indentifying the areas, we have submitted our boundary map for their review and response. If needed, we will immediately remove the exotics. However; we believe these areas which need restoration are outside of the boundaries of the District's responsibility.

Ongoing Items

- 1- Access agreement
 - a. Access agreement which shall allow the CDD landscape sub contractor access to the east berm of Miromar Lakes CDD.

Miromar Lakes Community Development District
Budget Changes and Additions - FY 2014 and FY 2015

Project	FY 2014 Budget Additions	FY 2015 Initial Budget Projections	Comments
Landscape/Irrigation Maintenance Program			
<i>Ficus Whitefly (hedge)</i>		\$ 23,625.00	On going maintenance required
<i>Ficus Whitefly (trees)</i>		\$ 19,202.50	On going maintenance required
<i>Coconut Spiraling Whitefly</i>		\$ 6,239.75	Required to maintain trees. Inspected yearly to see if treatment is to continue
<i>Sod Repair</i>			continuing damage by vehicles
<i>Irrigation repair</i>			continuing damage by vehicles
<i>Palm Fronds trimming</i>			Cost for trimming, as needed
<i>Pruning of hardwood trees</i>			Cost for pruning, as needed
<i>Winter/Summer Plantings</i>		\$ 15,000.00	Annuals as needed
<i>Location ID # 4032</i>	\$ 10,703.81		Pump Rep'l - Ben Hill Griffin - Approved 02/2014
Storm Water System			
<i>Storm system inspection</i>		\$ 5,000.00	Cost for inspection of all storm belonging to the CDD. Estimate 1 week inspection time
<i>Storm maintenance program</i>		\$ 15,000.00	budget number to clean existing Storm System
Bulrush removal		\$ 13,000.00	Removal of Bulrush along golf course side of pond
Lake Grass - Removal		\$ 18,000.00	Removal of over growth thru out
Aerator and Fountain		\$ 45,015.65	Repair/Replacement of 40 existing diffusers
Retention Area cutting (VL)	\$ 10,500.00		Clean up of retention area
Retention Area (2)		\$ 12,000.00	Waiting bid to clean 2nd retention area. Budget set based on bids from retention area #1
Misc SFWMD pending			
change final elevation of structures		\$ 3,000.00	control structures need revised
Totals:		\$ 21,203.81	\$ 175,082.90

RESOLUTION 2014-2

THE RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2014 BUDGET WHICH BEGAN ON OCTOBER 1, 2013, AND ENDED ON SEPTEMBER 30, 2014; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2014 Budget; and

WHEREAS, the District desires to amend the Adopted Budget in accordance with Exhibit A attached hereto;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2013 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED this 13th day of February, 2014

ATTEST:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

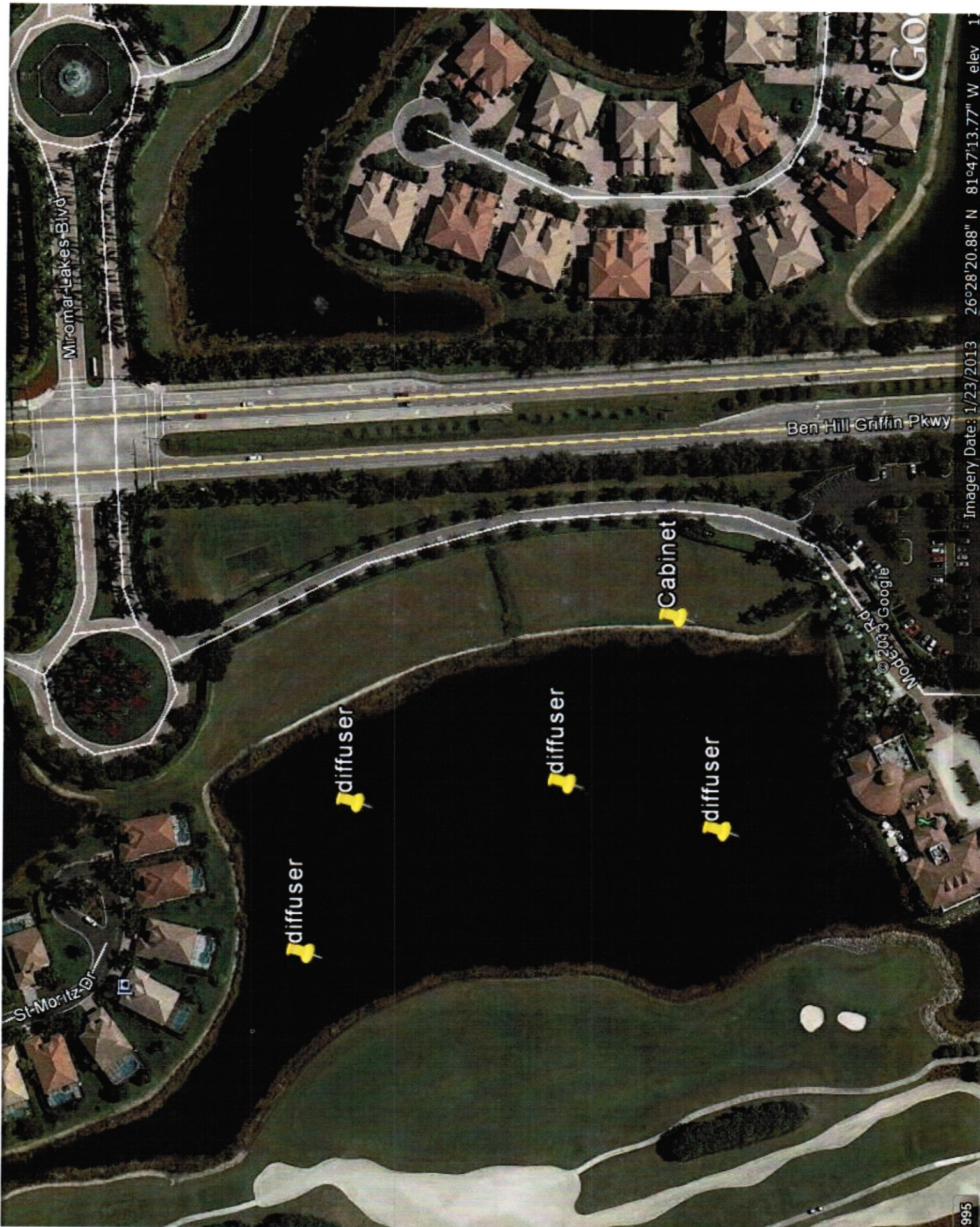
Michael Hendershot, Chairman

**Miromar Lakes
Community Development District
General Fund - Budget Amendment #1
Fiscal Year 2014**

Description	ADOPTED - Budget - FY 2014	Budget Amendment #1	REVISED - Budget - FY 2014
Revenues and Other Sources			
Carryforward	\$ 26,350	\$ -	\$ 26,350
Miscellaneous Revenue	\$ -	\$ -	\$ -
Interest Income - General Account	\$ 500	\$ -	\$ 500
Special Assessment Revenue			
Special Assessment - On-Roll	\$ 419,208	\$ -	\$ 419,208
Special Assessment - Off-Roll	\$ 362,991	\$ -	\$ 362,991
Note Payable - Miromar Lakes LLC	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 809,049	\$ -	\$ 809,049
Expenditures and Other Uses			
Legislative			
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000
Board of Supervisor's - FICA	\$ 918	\$ -	\$ 918
Executive			
Professional Management	\$ 40,000	\$ -	\$ 40,000
Financial and Administrative			
Audit Services	\$ 5,500	\$ -	\$ 5,500
Accounting Services	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ 18,000	\$ -	\$ 18,000
Arbitrage Rebate Fees	\$ 1,000	\$ -	\$ 1,000
Other Contractual Services			
Recording and Transcription	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,200	\$ -	\$ 1,200
Trustee Services	\$ 7,900	\$ -	\$ 7,900
Dissemination Agent Services	\$ -	\$ -	\$ -
Property Appraiser & Tax Collector Fees	\$ 2,400	\$ -	\$ 2,400
Bank Service Fees	\$ 500	\$ -	\$ 500
Travel and Per Diem	\$ -	\$ -	\$ -
Communications and Freight Services			
Telephone	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 500	\$ -	\$ 500
Insurance	\$ 5,800	\$ -	\$ 5,800
Printing and Binding	\$ 500	\$ -	\$ 500
Other Current Charges			
Website Development	\$ 4,200	\$ -	\$ 4,200
Office Supplies	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ -	\$ 175
Legal Services			
General Counsel	\$ 15,000	\$ -	\$ 15,000
Debt Service - Miromar Lakes LLC Note	\$ -	\$ -	\$ -
Other General Government Services			
Engineering Services - General Fund	\$ 10,000	\$ -	\$ 10,000
Engineering Services - NPDES	\$ 7,500	\$ -	\$ 7,500
Asset Administrative Services	\$ 7,000	\$ -	\$ 7,000
Contingencies	\$ -	\$ -	\$ -
Sub-Total:	\$ 140,093	\$ -	\$ 140,093
Stormwater Management Services			
Professional Services			
Asset Management	\$ 30,000	\$ -	\$ 30,000
Mitigation Monitoring	\$ 500	\$ -	\$ 500
Utility Services			

**Miromar Lakes
Community Development District
General Fund - Budget Amendment #1
Fiscal Year 2014**

Description	ADOPTED - Budget - FY 2014	Budget Amendment #1	REVISED - Budget - FY 2014
Electric - Aeration System	\$ 1,500	\$ -	\$ 1,500
Repairs & Maintenance			
Lake System			\$ -
Aquatic Weed Control	\$ 80,568	\$ (10,800)	\$ 69,768
Lake Bank Maintenance	\$ 2,500	\$ -	\$ 2,500
Water Quality Testing	\$ 2,000	\$ -	\$ 2,000
Water Control Structures	\$ -	\$ -	\$ -
Grass Carp Installation	\$ -	\$ -	\$ -
Wetland System			
Routine Maintenance	\$ 42,600	\$ -	\$ 42,600
Water Quality Testing	\$ -	\$ -	\$ -
Capital Outlay			
Aeration System	\$ -	\$ -	\$ -
Contingencies	\$ 2,500	\$ -	\$ 2,500
Sub-Total:	\$ 162,168	\$ (10,800)	\$ 151,368
Landscaping Services			
Professional Management			
Asset Management	\$ 45,000	\$ -	\$ 45,000
Utility Services			
Electric - Landscape Lighting	\$ -	\$ -	\$ -
Irrigation Water	\$ 6,000	\$ -	\$ 6,000
Repairs & Maintenance			
Public Area Landscaping	\$ 300,000	\$ -	\$ 300,000
Irrigation System	\$ 6,000	\$ -	\$ 6,000
Well System			
Routing Maintenance	\$ 3,500	\$ -	\$ 3,500
Replacement of Pump Station		\$ 10,800	\$ 10,800
Monument Painting	\$ -	\$ -	\$ -
Plant Replacement	\$ 25,000	\$ -	\$ 25,000
Other Current Charges			
Lee Cty - Ben Hill Griffin Landscaping	\$ 45,000	\$ -	\$ 45,000
Operating Supplies			
Mulch	\$ 60,000	\$ -	\$ 60,000
Sub-Total:	\$ 490,500	\$ 10,800	\$ 501,300
Other Fees and Charges			
Discount for Early Payment	\$ 16,768	\$ -	\$ 16,768
Sub-Total:	\$ 16,768	\$ -	\$ 16,768
Total Expenditures and Other Uses	\$ 809,529	\$ -	\$ 809,529
Net Increase/(Decrease) in Fund Balance	\$ (26,350)	\$ -	\$ (26,350)
Fund Balance - Beginning	\$ 316,526	\$ 316,526	\$ 316,526
Fund Balance - Ending	\$ 290,176	\$ 316,526	\$ 290,176

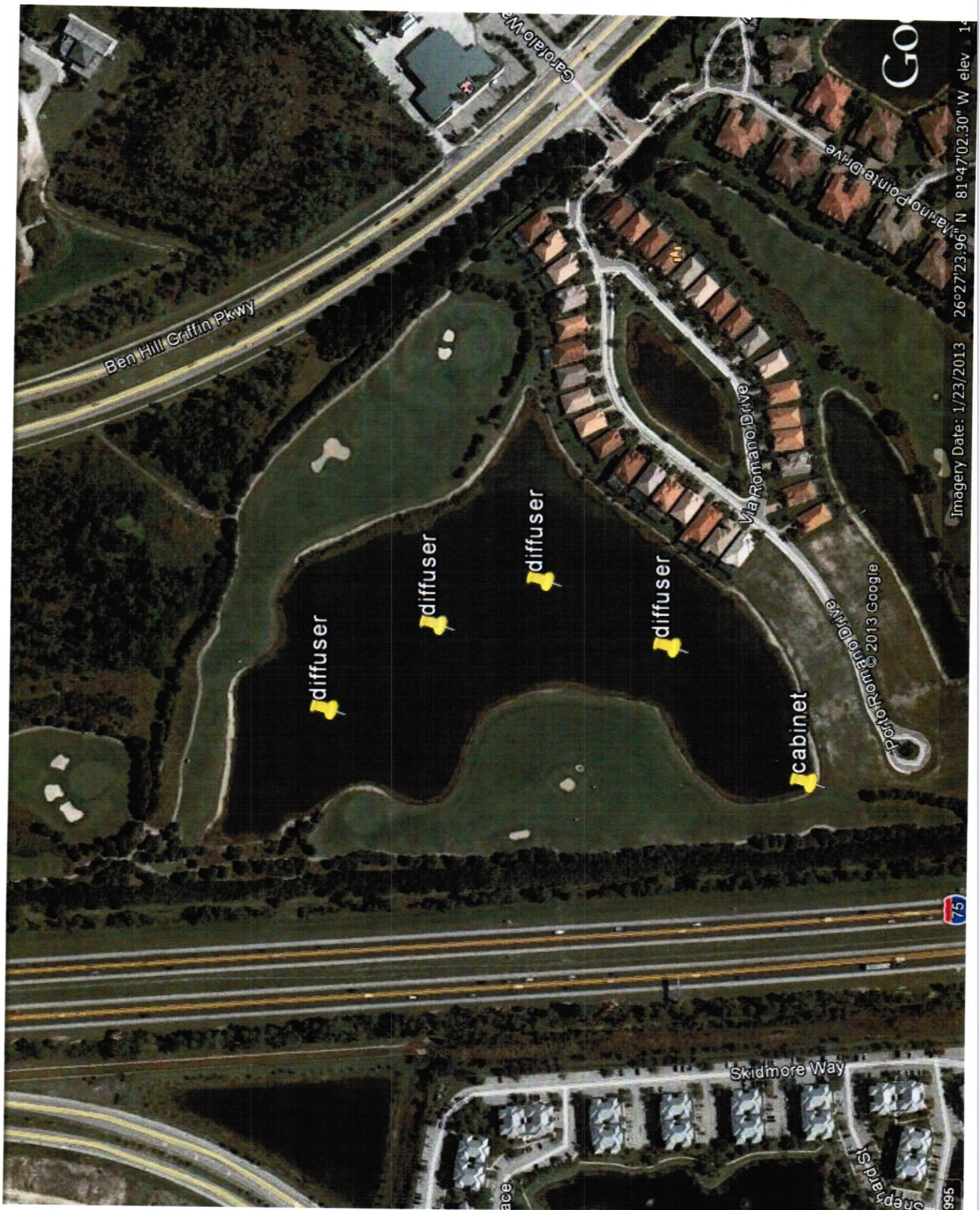




Imagery Date: 1/23/2013 26°28'38.81" N 81°47'21.25" W elev 20

© 2013 Google

1995



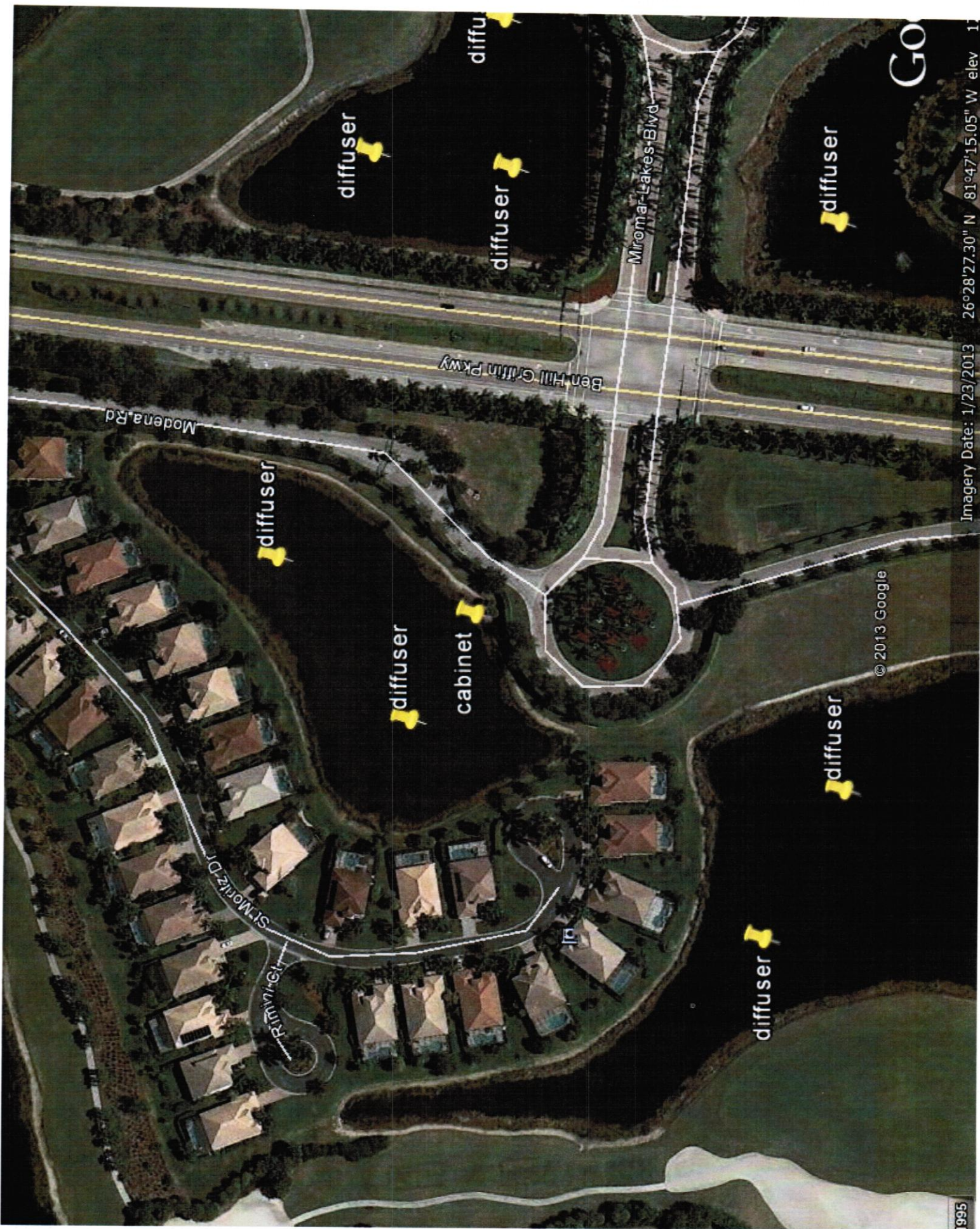
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Imagery Date: 1/23/2013 26°27'18.35" N 81°47'00.22" W elev 20

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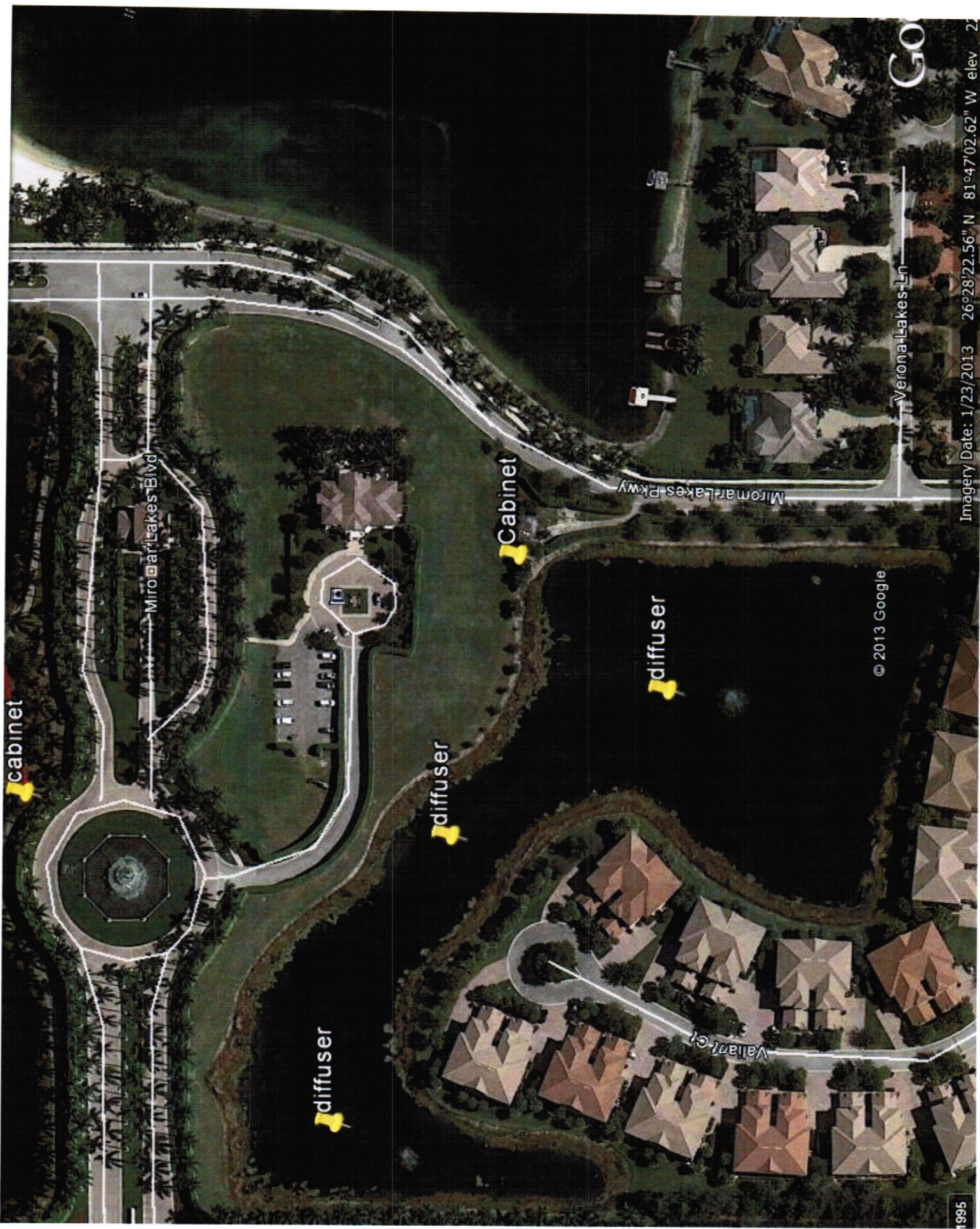
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Imagery Date: 1/23/2013 26°28'27.30" N 81°47'15.05" W elev 1

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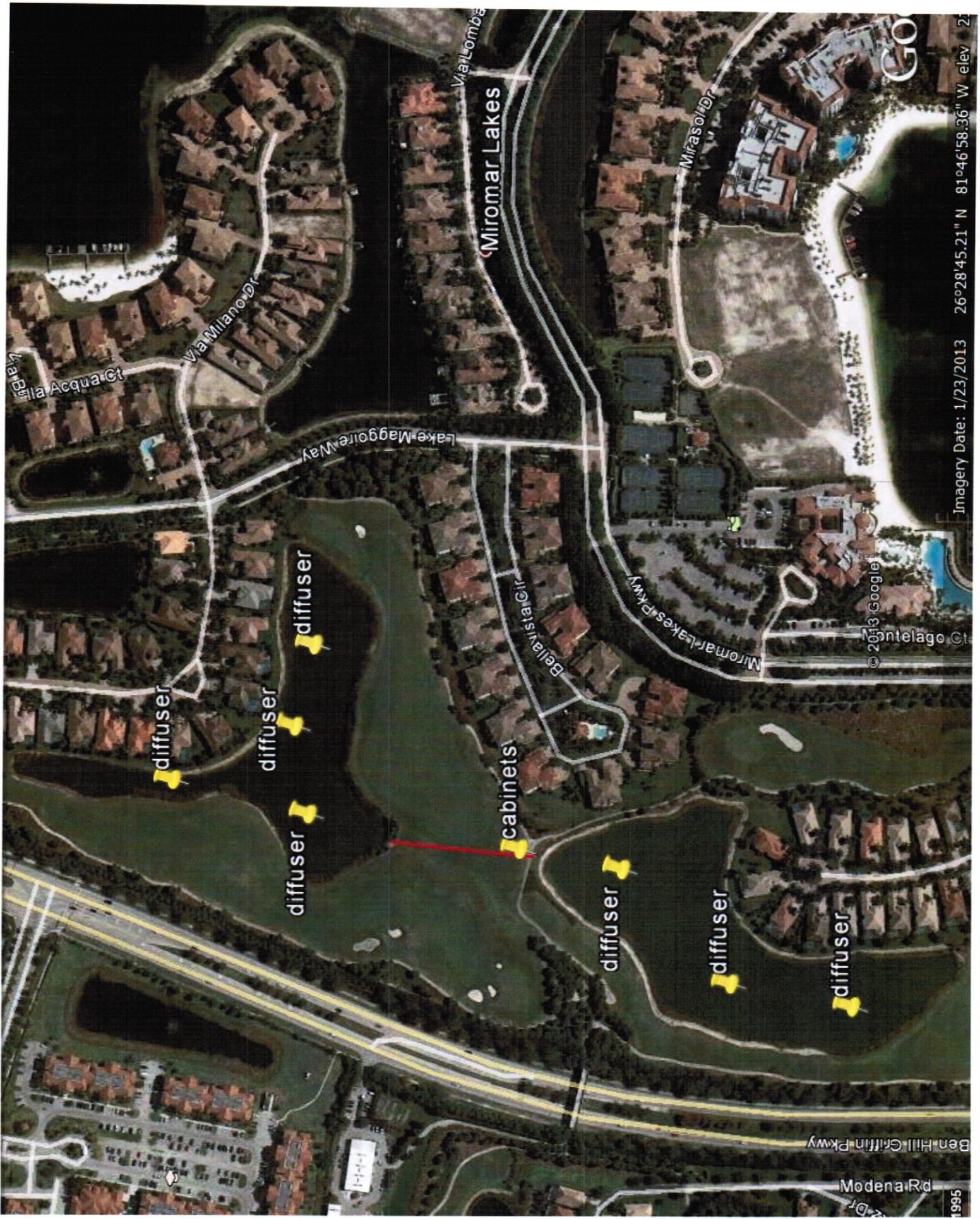


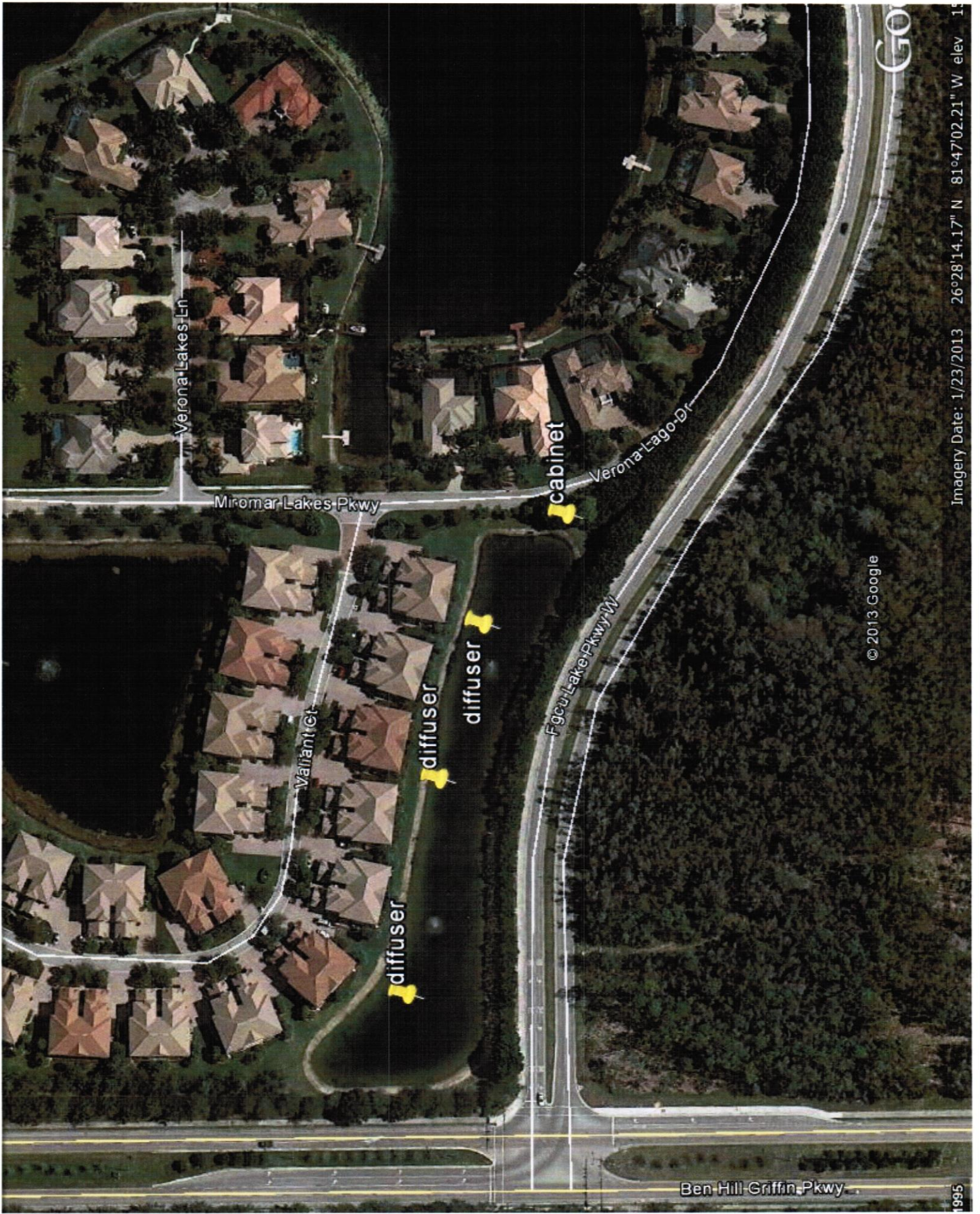


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Imagery Date: 1/23/2013

26°28'28.64" N 81°47'02.95" W elev 10





Miromar Lakes Community Development District

Financial Statements

January 31, 2014



Prepared by:

JPWARD AND ASSOCIATES LLC

513 NE 13TH AVENUE

FORT LAUDERDALE, FLORIDA 33301

E-MAIL: WARD9490@COMCAST.NET

PHONE: (954) 658-4900

Miromar Lakes Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-6</i>
<i>Debt Service Fund</i>	
<i>Series 2003 Bonds</i>	<i>7</i>
<i>Series 2012 Bonds</i>	<i>8</i>

JPWard & Associates, LLC

513 NE 13th Avenue

Fort Lauderdale, Florida 33301

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2014**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2003	Series 2012	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 846,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 846,000
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	2,059,120	417,878	-	-	-	-	2,476,998
Revenue	-	145,261	873,481	-	-	-	-	1,018,742
Prepayment Account	-	2,315	0	-	-	-	-	2,315
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Escrow Deposit Fund	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	3,498,055	-	-	3,498,055
Amount to be Provided by Debt Service Funds	-	-	-	-	33,031,945	-	-	33,031,945
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	40,376,020	-	40,376,020
Total Assets	\$ 846,000	\$ 2,206,696	\$ 1,291,359	\$ -	\$ 36,530,000	\$ 40,376,020	\$ -	\$ 81,250,075

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2014

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2003	Series 2012	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								-
Current Portion	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	36,530,000	-	-	36,530,000
Notes Payable - Miromar Development Corp	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,530,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,530,000</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-					40,376,020		40,376,020
Fund Balance								
Restricted								
Beginning: October 1, 2013 (Unaudited)	-	2,965,485	877,560	-	-	-	-	3,843,046
Results from Current Operations	-	(758,789)	413,799	-	-	-	-	(344,990)
Unassigned								
Beginning: October 1, 2013 (Unaudited)	535,864					-	-	535,864
Results from Current Operations	310,136					-	-	310,136
Total Fund Equity and Other Credits	<u>\$ 846,000</u>	<u>\$ 2,206,696</u>	<u>\$ 1,291,359</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ -</u>	<u>\$ 44,720,075</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 846,000</u>	<u>\$ 2,206,696</u>	<u>\$ 1,291,359</u>	<u>\$ -</u>	<u>\$ 36,530,000</u>	<u>\$ 40,376,020</u>	<u>\$ -</u>	<u>\$ 81,250,075</u>

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ 26,350	N/A
Interest							
Interest - General Checking	27	26	44	40	137	500	27%
Special Assessment Revenue							
Special Assessments - On-Roll	180	71,967	255,152	30,012	357,311	402,920	89%
Special Assessments - Off-Roll	91,748	-	-	91,748	183,496	362,991	51%
Note Payable - Miromar Lakes LLC	-	-	-	-	-	-	-
Intragovernmental Transfer In	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 91,955	\$ 71,992	\$ 255,197	\$ 121,799	540,943	\$ 792,761	68%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	600	-	1,800	800	3,200	12,000	27%
Board of Supervisor's - Taxes	46	-	138	61	245	918	27%
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,500	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	18,000	0%
Arbitrage Rebate Services	-	-	500	-	500	1,000	50%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services							
Legal Advertising	1,094	-	-	-	1,094	1,200	91%
Trustee Services	-	2,688	-	-	2,688	7,900	34%
Property Appraiser/Tax Collector Fees	-	844	-	-	844	2,400	35%
Bank Services	38	59	28	55	181	500	36%
Travel and Per Diem					-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	-	33	63	96	500	19%
Insurance	5,665	-	-	-	5,665	5,800	98%
Printing & Binding	217	-	-	169	387	500	77%
Website Development	-	-	229	-	229	4,200	5%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	1,086	-	907	1,293	3,286	15,000	22%
Debt Service - Miromar Lakes LLC Note	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services - General Fund	506	302	-	-	808	10,000	8%
NPDES	-	-	1,039	-	1,039	7,500	14%
Asset Administration Services	-	-	-	-	-	7,000	0%
Other Current Charges	-	-	-	-	-	-	N/A
Sub-Total:	12,761	7,226	8,007	5,775	33,769	140,093	24%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services							
Professional Management							
Asset Management	313	313	11,179	313	12,117	30,000	40%
Mitigation Monitoring	-	-	-	-	-	500	N/A
Utility Services							
Electric - Aeration Systems	-	-	22	18	40	1,500	3%
Lake System							
Aquatic Weed Control	-	5,464	-	10,928	16,392	80,568	20%
Lake Bank Maintenance	-	-	-	-	-	2,500	0%
Water Quality Testing	-	-	-	-	-	2,000	0%
Water Control Structures	-	-	11,728	-	11,728	-	N/A
Grass Carp Installation	-	-	-	-	-	-	N/A
Wetland System							
Routine Maintenance	-	3,133	-	6,267	9,400	42,600	N/A
Other Current Charges	-	-	-	-	-	2,500	0%
Operating Supplies	-	-	-	-	-	-	N/A
Capital Outlay							
Aerator's	-	-	-	-	-	-	N/A
Sub-Total:	313	8,910	22,929	17,525	49,676	162,168	31%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Landscaping Services							
Professional Management							
Asset Management	938	6,371	938	938	9,183	45,000	20%
Utility Services							
Electric	24	-	-	-	24	-	N/A
Irrigation Water	-	-	-	-	-	6,000	0%
Repairs & Maintenance							
Public Area Landscaping	-	134	72,858	161	73,153	300,000	24%
Landscape Lighting					-	-	N/A
Irrigation System	-	-	-	-	-	6,000	0%
Well System	-	411			411	3,500	12%
Plant Replacement	-	-	-	3,690	3,690	25,000	15%
Other Current Charges							
Lee County -Ben Hill Griffin Landscape	-	40,875	-	-	40,875	45,000	91%
Charlotte County - Panther Habitat, Fire	-	-	-	-	-	-	
Operating Supplies							
Mulch	-	-	20,025	-	20,025	60,000	33%
Sub-Total:	962	47,791	93,820	4,789	147,362	490,500	30%
Total Expenditures and Other Uses:	\$ 14,035	\$ 63,927	\$ 124,757	\$ 28,088	230,807	\$ 792,761	29%
Net Increase/ (Decrease) in Fund Balance	77,920	8,065	130,440	93,711	310,136	-	
Fund Balance - Beginning	535,864	613,784	621,849	752,289	535,864	348,426	
Fund Balance - Ending	\$ 613,784	\$ 621,849	\$ 752,289	\$ 846,000	846,000	\$ 348,426	

Miromar Lakes Community Development District
Debt Service Fund - Series 2003 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	0	11,198	0	0	11,199	70,000	16%
Prepayment Account	0	0	0	0	0	-	N/A
Revenue Account	7	8	1	1	17	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	49	19,501	69,141	8,133	96,824	108,522	89%
Special Assessments - Off-Roll	-	-	-	-	-	2,010,134	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 56	\$ 30,707	\$ 69,142	\$ 8,133	108,039	\$ 2,188,656	5%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2003 Bonds	\$ -	-	\$ -	\$ -	-	\$ 495,000	0%
Principal Debt Service - Early Redemptions							
Series 2003 Bonds	-	20,000	-	-	20,000	-	N/A
Interest Expense							
Series 2003 Bonds	-	846,828	-	-	846,828	1,693,656	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 866,828	\$ -	\$ -	866,828	\$ 2,188,656	40%
Net Increase/ (Decrease) in Fund Balance	56	(836,121)	69,142	8,133	(758,789)	-	
Fund Balance - Beginning	2,965,485	2,965,542	2,129,421	2,198,563	2,965,485	2,883,529	
Fund Balance - Ending	\$ 2,965,542	\$ 2,129,421	\$ 2,198,563	\$ 2,206,696	2,206,696	\$ 2,883,529	

Prepared by:

JPWard and Associates, LLC

MEMO

JPWard & Associates, LLC – 513 NE 13 Avenue, Fort Lauderdale, Florida 33301 (954) 658-4900

To: Board of Supervisor's
From: James P. Ward, District Manager
Date: March 11, 2014 (Board Meeting)
Re: Fiscal Year 2014 – Meeting Outline

1. **April 10, 2014 (Thursday at 2:00 P.M.)**
 - a. Presentation of FY 2013 Audited Financial Statements (This date is flexible and will be based on completion of Audit)
2. **May 8, 2014 (Thursday at 2:00 P.M.)**
 - a. Consideration of Proposed Fiscal Year 2015 Budget
 - b. Web Site Presentation
3. **June 12, 2014 (Thursday at 2:00 P.M.)**
 - a. Continued Discussion of Proposed Fiscal Year 2015 Budget
4. **July 10, 2014 (Thursday at 2:00 P.M.)**
 - a. Continued Discussion of Proposed Fiscal Year 2015 Budget
5. **August 14, 2014 (Thursday at 2:00 P.M.)**
 - a. Continued Discussion of Proposed Fiscal Year 2015 Budget
6. **September 11, 2014 (Thursday at 2:00 P.M.)**
 - a. Public Hearing on the Adoption of the Fiscal Year 2015 Proposed Budget.

Unscheduled Open Items:

1. **Administrative Matters:**
 - a. Irrigation System Review –
 - i. Identifying firms for a cursory review of the system.
2. **Legal Matters:**
 - a. Continuing Item – dedication of systems/properties from Developer to CDD.
3. **Field Operation Matters: (CGA)**
 - a. Capital and Operational Budget considerations – FY 2015

- b. Grass Carp Program
- c. Operation Items under Review:
 - i. Maintenance responsibilities Association/CDD
 - ii. Maintenance Schedule for Drainage Pipes
 - iii. Removal of Bull Rush – Sienna.

Contract Termination Dates:

Company	Termination Date	Services Provided	Contract Amount
Estate Landscaping	June 30, 2015	Landscaping Maintenance	\$342,189.80/year
Miromar Development	On-going (30 days notice by the CDD to terminate)	Field Asset Management	\$15,000/year
Lake Masters	June 30, 2014	Lake/Wetland Maintenance	\$103,168.00/year
McDermitt Davis	At the completion of the FY 2017	Auditing Services	\$4,800 (FY 2013 Audit)
AJC & Associates	On-Going (must be terminated before 04/01 each year)	Assessment Rolls	\$18,000/year
Johnson Engineering	On-Going (30 days notice by the CDD to terminate)	NPDES Coordination	Determined Yearly
Calvin Giordano & Associates	On-Going (90 days notice by the CDD to terminate)	Asset Management Services	\$65,200/year

There are a number of small vendors who are issued purchase orders yearly to provide maintenance services. These purchase orders are issued by the Field Asset Manager and subject to the Manager’s approval.

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	0	1,929	0	0	1,930	20,000	10%
Prepayment Account	0	0	-	-	0	-	N/A
Revenue Account	2	2	1	1	7	50	14%
Special Assessment Revenue							
Special Assessments - On-Roll	369	147,227	521,983	61,397	730,977	819,313	89%
Special Assessments - Off-Roll	-	-	-	-	-	163,868	0%
Special Assessments - Prepayments	-	-	-	-	-	-	
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 372	\$ 149,159	\$ 521,984	\$ 61,399	732,914.44	\$ 1,003,231	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2012 Bonds	-	-	-	-	-	\$ 385,000	0%
Principal Debt Service - Early Redemptions							
Series 2012 Bonds	-	10,000	-	-	10,000	-	N/A
Interest Expense							
Series 2012 Bonds	-	309,116	-	-	309,116	618,231	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 319,116	\$ -	\$ -	319,116	\$ 1,003,231	N/A
Net Increase/ (Decrease) in Fund Balance	372	(169,957)	521,984	61,399	413,799	-	
Fund Balance - Beginning	877,560	877,932	707,976	1,229,960	877,560	477,729	
Fund Balance - Ending	\$ 877,932	\$ 707,976	\$ 1,229,960	\$ 1,291,359	1,291,359	\$ 477,729	

Prepared by:

JPWard and Associates, LLC