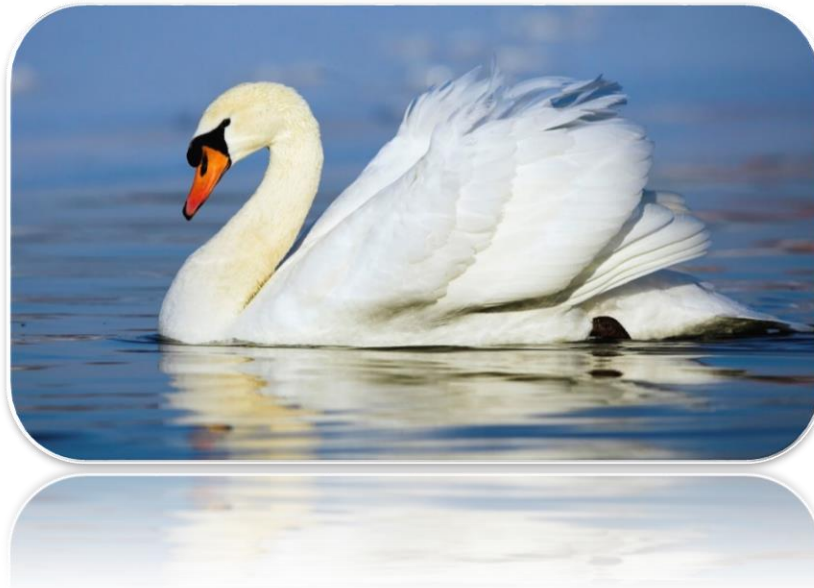


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

JULY 8, 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

July 1, 2021

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

This Public Hearing of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, July 8, 2021**, at **2:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The following WebEx link and telephone number are provided to join/watch the meeting remotely.

<https://districts.webex.com/districts/onstage/g.php?MTID=e30d940dc174ec83a21cdc10825a9b601>

Access Code: **173 133 3780**, Event Password: **jpward**

Phone: **408-418-9388** and enter the access code **173 280 3449** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. June 10, 2021 – Regular Meeting
3. Old Items:
 - I. Agreement with Master HOA to include use of Reserve Funds.
 - II. Discussion of Master Stormwater System Rules of Procedure
4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - a) Operations Report July 1, 2021
 - IV. District Manager
 - a. Financial Statement for period ending June 30, 2021 (unaudited)
5. Supervisor's Requests and Audience Comments

6. Adjournment

The second order of business is the consideration of the June 10, 2021, Regular Meeting minutes.

The third order of business is to continue the discussion related to the use of reserves for the District's landscaping system along with the Rules related to the Master Stormwater System.

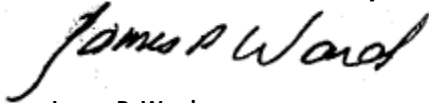
The professional staff is working on an amendment to the agreement with the Master HOA and is expected to be in draft form in time for the July 8, 2021 meeting. We will, however, provide an outline of the proposed changes at the meeting.

Additionally, we are also working on the Master Stormwater System Rules of Procedure and will provide an update at the meeting.

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

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

Meetings for Fiscal Year 2021 are as follows:

June 10, 2021 Public Hearing	July 8, 2021
August 12, 2021	September 9, 2021

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

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The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, June 10, 2021, at 2:00 P.M. at the Library in the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

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Present and constituting a quorum:

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

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Absent:

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Mary LeFevre	Assistant Secretary
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Also present were:

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

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Audience:

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Tim Byal

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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.

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PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

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FIRST ORDER OF BUSINESS

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Call to Order/Roll Call

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

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SECOND ORDER OF BUSINESS

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Consideration of Minutes

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May 13, 2021 – Regular Meeting

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Mr. Ward asked if there were any corrections, additions, or deletions to the Minutes.

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Mr. Reidy: I think I have something, on page 7, line 320, where you start saying Mr. Mike Weber asked about the roll-on, roll-off, I think that was me, and then line 325, and 329.

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Mr. Ward stated the correction would be made.

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II. Board Comment

Mr. Ward explained this was the final budget for Fiscal Year 2022. He noted the landscaping cost was removed and the unit count was changed. He discussed the debt service portion of the budget and the prepayment of debt service for the newly added 29 units. He stated the total assessment would be \$537.17 on roll and \$509.91 off roll.

Discussion ensued regarding the Budget, the reserves, and the difference between on roll and off roll assessments.

Mr. Ballinger asked the rate for legal fees. Mr. Ward responded Mr. Urbancic billed on an hourly basis and in FY 2021 the attorney fees were higher due to expected legal issues which never arose; these fees were lowered for FY 2022.

Mr. Reidy commented on the water control structures and the budget amendment changing the cost from \$26,000 dollars to \$45,500 dollars. He asked if this would change the net from \$83,000 dollars to \$64,000 dollars.

Mr. Ward responded in the affirmative; if the amendment had been done prior to today he would have adjusted the net. He explained the Resolution (amendment) approved today would automatically adjust the respective numbers.

Mr. Reidy asked about the note referencing the details related to the \$108,000 dollar contingency.

Mr. Ward responded the note referencing the details would be removed. He explained the contingency was a general contingency.

Mr. Reidy asked if the Master HOA would follow the original landscaping budget as outlined by the CDD.

Mr. Ward responded in the negative.

Mr. Ballinger asked about the golf course portion of the budget.

Mr. Bruce Bernard responded the banks were eroding around several golf course lakes; the funds would repair this erosion.

Discussion ensued regarding which lakes on the golf course were experiencing erosion.

Mr. Ward asked if there were any additional Board comments or questions; there were none.

III. Consideration of Resolution 2021-5 adopting the annual appropriation and Budget for Fiscal Year 2022

Mr. Ward called for a motion for Resolution 2021-5.

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On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, Resolution 2021-5 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District. He explained this set the levy for assessments for the general fund for the coming year at \$537.17 per unit for the for the year for this District.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any public comments or questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the Public Hearing was closed.

II. Board Comment

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

III. Consideration of Resolution 2021-6 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

On MOTION made by Mr. Mike Weber, seconded by Mr. Doug Ballinger, and with all in favor, Resolution 2021-6 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-7

Consideration of Resolution 2021-7 designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2022

Mr. Ward indicated this resolution set the fiscal year 2022 meetings for the same days, times, and locations as currently scheduled meetings. He noted the only unusual meeting date was November 11, 2021, which was Veteran’s Day.

188 Discussion ensued regarding meeting dates and times, whether the meeting on Veteran's Day should be
189 canceled, and who was available on Veteran's Day. It was decided to leave the schedule as indicated in
190 Resolution 2021-7.

191

192 **On MOTION made by Mr. Patrick Reidy, seconded by Mr. Doug**
193 **Ballinger, and with all in favor, Resolution 2021-7 was adopted as**
194 **amended, and the Chair was authorized to sign.**

195

196 **SIXTH ORDER OF BUSINESS**

196 **Old Business**

197

198 **Old Items:**

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200 **I. Agreement with Master HOA to include use of Reserve Funds**

201 **II. Discussion of Master Stormwater System Rules of Procedure**

202

203 Mr. Ward indicated he and Mr. Urbancic were working on an amendment to the Agreement with
204 the Master HOA regarding the Reserve Funds.

205

206 Mr. Ward stated he met with Ms. LeFevre prior to today's meeting and Ms. LeFevre provided her
207 thoughts regarding the Master Stormwater System Rules of Procedure for the Board to read. The
208 Board read through Ms. LeFevre's thoughts.

209

210 Mr. Ward explained the CDD had a rule in place which indicated the District would maintain the
211 stormwater system to the control line of the lake banks and the responsibility to maintain above the
212 control line was the responsibility of the homeowners. He noted the item which was confusing was
213 the use of the word "control." He stated control elevation was a line on a piece of paper which
214 basically indicated the water elevation. He stated permits required the water management system
215 to have a side slope to it of two to one (2:1). He noted at the top of the bank was generally the top
216 of the easement line the CDD had for maintenance of the water management system and the
217 easement could be utilized for access or to maintain the water management system. He explained
218 over time the District maintained the water management system to control which meant basically
219 the CDD sprayed the lakes, took care of the littoral shelf plantings in the water column itself. He
220 stated anything from the water elevation up was someone else's responsibility. He reported this
221 became an issue when it became understood the lake banks were not properly being maintained;
222 therefore, the District embarked on a program to repair the lake banks at a cost of approximately
223 \$600,000 dollars. He stated the lake banks were repaired by adding sand, installing rip rap, etc. He
224 noted a couple of storm events caused more damage which cost approximately \$400,000 dollars to
225 repair. He indicated the District should continue maintaining the water management system. He
226 explained at this point, the District had a fully repaired, fully functional water management system
227 which had the correct slope and rip rap and was being maintained by the District. He stated, as
228 such, there were no current associated costs with maintaining the water management system. He
229 explained in time, as erosion occurred, the District would be required to repair the erosion. He
230 stated the CDD had a permit obligation to ensure the side slope remained intact along with the rip
231 rap.

232

233 Mr. Ward stated traditionally the CDD allowed homeowners to do as they pleased above the control
234 line, installing drains as deemed appropriate, mowing to the water's edge, repairing a dock, etc.;

235 however, these have caused damaged to the water management system in many instances. He
236 noted the CDD worked to have homeowners repair and correct incorrectly installed drains. He
237 stated on a going forward basis, for these types of things, the CDD should be maintaining its asset
238 (the water management system) and the ancillary problems caused by residents should be the
239 responsibility of the homeowner to correct. He stated the rule (redlined in the Agenda Packet) did
240 this: It laid the responsibility to maintain the water management system on the CDD but put the
241 responsibility on the homeowner of maintaining down to the water's edge.
242

243 Mr. Refkin indicated the Board had discussed clarifying the rules and clearly identifying the control
244 line. He stated a definition clearly identifying where the CDD's responsibility ended and where the
245 responsibility of the homeowner began was needed.
246

247 Mr. Urbancic indicated the new rule attempted to simplify the definition of responsibilities. He
248 stated this document also contemplated examples and provided illustrations of several garden
249 variety cases.
250

251 Mr. Refkin noted illustrations were an excellent idea. He indicated when these rules were relayed to
252 the residents of Miromar, the rules needed to be in a language easily understood, simple, and not in
253 legal terms.
254

255 Mr. Reidy stated when he read the document, he understood the CDD would accept responsibility
256 for maintaining the rip rap as long as the rip rap was installed according to permit regulations. He
257 stated as a homeowner he understood this to mean the CDD was responsible for maintaining the rip
258 rap, including above the high-water mark, in any lake which the CDD had accepted. He stated he
259 understood the CDD had not yet accepted Ravenna's lake and he believed Ravenna should be
260 responsible for fixing the rip rap to permit regulations before the CDD accepted the lake for
261 maintenance. He noted someone needed to be responsible for informing developers and
262 homeowners of proper gutter and drain installation and someone needed to inspect properties to
263 ensure correct installation was being done.
264

265 Mr. ____32:43 indicated Miromar did double check construction. He discussed Portofino and
266 Moreno where the developer failed to install rip rap, and the homeowners installed rip rap without
267 the correct permits.
268

269 Discussion ensued regarding the homeowners which installed rip rap without the proper permits;
270 how to handle these types of situations; the CDD requiring these homeowner to obtain the correct
271 permits; pool drain lines and gutters running into the lakes; homeowners being unaware of the
272 CDD's shoreline maintenance responsibility; the CDD having a lake maintenance easement (LME) for
273 repair purposes; homeowners owning the land within the easements; the difficulty maintaining the
274 beach areas; and the beaches being dedicated to the HOA for maintenance and the easement being
275 transferred to the CDD for access and lake/water management system maintenance, not beach
276 maintenance.
277

278 Mr. Refkin noted construction was about to begin near the pickleball courts. He asked what studies
279 Miromar had completed to determine construction impact on the beach.
280

281 Mr. ____39:33 stated there was a 50-foot beach easement and the CDD's easement was at the
282 bottom edge of the beach.

283

284 Mr. Refikin stated it did not really matter if the beach was 50 feet; if drainage was being run in the
285 direction of the lake the CDD needed to be sure the water management system and lake banks were
286 not negatively impacted.

287

288 Mr. _____ 40:16 explained everything was required to drain away from recreational lakes, unlike
289 internal and golf course lakes.

290

291 Discussion ensued regarding neighborhoods in which the drainage led to the lakes; beach difficulties
292 caused by rain events; and the CDD not being responsible for shorelines with beaches, only typical
293 sod shorelines.

294

295 Mr. Bruce Bernard asked how the CDD and homeowners would determine what had been accepted
296 by the CDD and what had not been accepted by the CDD.

297

298 Mr. Ward indicated the Board was drifting off course. He stated the District was responsible for
299 maintaining, and had been responsible for maintaining, the water management system up to the
300 control line. He stated if any homeowner violated the sanctity of the water management system the
301 homeowner would be held responsible. He stated if storm came through and damaged the water
302 management system, the CDD was responsible to repair said water management system regardless
303 of the control line. He explained the rule stated the CDD would maintain the water management
304 system owned by the CDD as required pursuant to the permit; anything else that any homeowner
305 did outside of the context of the CDD's maintenance program (rip rap install, dock install, beach
306 install, etc.) which adversely impacted the CDD's water management system causing the CDD to
307 repair the water management system, the homeowner would be required to pay for said repair.

308

309 Mr. Urbancic suggested including a clarification indicating the CDD would not be responsible for any
310 beach area. He stated inclusion of a sentence indicating any acceptance of property for
311 maintenance had to be by formal approval of the CDD Board. He suggested conducting a survey to
312 determine exactly what was owned by the CDD and tracking these assets on a periodic basis.

313

314 Mr. Bernard asked what would be grandfathered in as belonging to the CDD for maintenance
315 purposes. He noted much of the existing rip rap installed by homeowners had been in place for
316 years and might need to be grandfathered in. He indicated he has been getting requests from the
317 HOA regarding homeowners wishing to install rip rap for years. He stated he would go out and
318 check where the easement was, tell homeowners how much rip rap could be installed, and the
319 homeowners would hire a contractor to install the rip rap. He noted 65% of the lakes in Portofino
320 and Murano had resident installed rip rap.

321

322 Discussion ensued regarding how badly the lake banks would erode without rip rap installation;
323 installation of the rip rap by residents not being "wrong" but actually helpful; and how the CDD
324 should be annually maintaining the lake banks.

325

326 Mr. Ward indicated the District should be maintaining shoreline erosion, for whatever reason, if at
327 no fault of the homeowner, regardless of whether it was in an easement or above the control line.

328

329 Mr. Mike Weber asked how a homeowner could determine where the easement line was on their
330 property.

331
332 Mr. Ward responded the homeowner's survey would determine the easement line. He stated
333 homeowners would never get a permit from the County to build within the easement without
334 permission from the District.

335
336 Discussion ensued regarding homeowners with construction plans which infringed upon the
337 easement; residents coming to the CDD for permission to infringe upon the easement in the past;
338 the County flagging such residents.

339
340 Mr. Refkin stated if a resident caused damage to the shoreline within the easement, the resident
341 should be financially responsible for repairing said damage.

342
343 Mr. Ward noted this was exactly what the policy indicated.

344
345 Discussion ensued regarding CDD policy not including rip rap size and installation specifics.

346
347 Mr. Urbancic stated the CDD was trying to "thread a needle" with this rule; the CDD had to avoid
348 being a permitting jurisdiction but at the same time the CDD was working to get residents to comply
349 with CDD property rights and South Florida Water Management District and Lee County rules.

350
351 Mr. Refkin stated the CDD needed to set up a set of rules which was more comprehensive than in
352 the past.

353
354 Mr. Weber if the CDD would be grandfathering in residents who had violated the rules in the past or
355 would the CDD somehow confront those who had unknowingly violated the rules.

356
357 Mr. Refkin noted the CDD had grandfathered everyone in, in the past, and brought the lake banks up
358 to standards. He asked at which point did the CDD stop grandfathering residents in. He noted rules
359 may not have been extremely clear in the past, but the rules were not nonexistent.

360
361 Mr. Reidy stated he did not understand why anyone should be grandfathered in. He stated if a
362 resident violated, the resident should be responsible to pay. He noted the CDD may not find out
363 about a violation until a year after it was made, but the resident should still be held responsible. He
364 asked if the CDD had any idea which residents were currently in violation of CDD regulations.

365
366 Mr. Bernard stated it was not just violations with rip rap; residents were in violation with docks,
367 fences, rip rap, etc.; anything unlawfully within an easement was a violation.

368
369 Mr. Ward stated the conversation was getting off track; this rule said if a resident violated the rules,
370 the resident would be responsible financially. He noted the CDD would have to make considerations
371 on a case-by-case basis. He stated this document put into place a minimum standard for the District
372 to maintain its water management system and a way to at least start to "put our hands around the
373 problem" of what happens when something adversely impacted the water management system.

374
375 Mr. Refkin stated approving this Resolution did not take away the existence of problems. He stated
376 the CDD had to set up a set of rules regarding what would be grandfathered in and what would not
377 be grandfathered in. He noted the CDD "bit the bullet" before and spent a lot of money fixing the

378 lake banks. He suggested any violations which occurred after the CDD decided to fix the lake banks
379 should be the responsibility of the homeowners.

380

381 Mr. _____59:21 asked a question about the recreational lake and the CDD's responsibility regarding
382 the recreational lake. He stated it was impossible to continually maintain the lake slope on the
383 recreational lake due to the boat traffic.

384

385 Mr. Reidy agreed it was a daunting task; however, it was still the CDD's responsibility. He agreed the
386 boats and surfing would destroy the lake bank, but the CDD was still required to maintain the lake
387 bank.

388

389 Mr. Bernard stated the elevated cost of repairing the lake banks throughout Miromar Lakes was due
390 to 13 years of neglect and multiple high intensity storms, but now 95% of the lake banks were good.
391 He explained the only thing the CDD had to do from this point forward was maintain the lake banks
392 as issues arose. He noted this would be easily manageable financially. He stated the big issues
393 would only arise during major storm events, but even this should be okay as the lake banks were
394 now reinforced and would be better able to withstand storm damage.

395

396 Mr. Refkin asked how often Mr. Bernard inspected the lake banks and how Mr. Bernard handled the
397 situation when it was discovered there was lake bank damage caused by a resident.

398

399 Mr. Bernard responded he inspected the lake banks several times a year and would report any
400 damage to the property manager in the respective development. He noted he would report the
401 problem to the CDD if it were not addressed by the property manager.

402

403 Discussion continued regarding this process and who to grandfather in and who not to grandfather
404 in.

405

406 Mr. Reidy indicated he did not feel anyone should be grandfathered in as homeowners should be
407 responsible for understanding rules and regulations prior to any construction.

408

409 Discussion continued regarding holding homeowners responsible for incorrectly installed rip rap,
410 fencing, etc., which were installed years ago; the lake bank sod and rip rap being recently repaired
411 brought up to code; fencing, docks, etc., not being inspected when the lake banks were repaired.

412

413 Mr. Ward stated the CDD had 95% of the lake banks up to permit maintenance standards. He stated
414 that left approximately 5% which needed erosion repair. He stated if the lake banks were inspected
415 two to three times a year, as Mr. Bernard indicated, any washout or severe erosion would be
416 identified and the cause of said washout would be identified. He stated he did not feel the
417 grandfathering issue would not be a problem going forward.

418

419 Mr. Refkin asked what Mr. Bernard would do if he saw a fence which had been run to the water's
420 edge.

421

422 Mr. Bernard stated he had no authority over such a situation; especially if the resident acquired
423 approval through permitting.

424

425 Mr. Ward stated if the fencing was constructed properly and there was no resultant erosion of the
426 lake bank, then there was no reason to remove the fence or penalize a homeowner. He stated if a
427 fence adversely impacted the water management system, then steps would need to be taken. He
428 stated the residents could do what they wished with their property as long as it did not adversely
429 affect the lake bank.

430
431 Mr. Urbancic stated if a resident installed a fence across the easement or on CDD property, that was
432 a problem; in such a case the resident needed to obtain approval from the CDD.

433
434 Discussion ensued regarding fences running into the water impeding the maintenance of the lake
435 shores; trees damaging rip rap; the trees ruining Ravenna's rip rap not being a problem for the CDD
436 as Ravenna had not turned its lakes over to the CDD; no one policing the lakes for code violations;
437 the difficulty policing residents; South Florida Water Management District holding the CDD
438 responsible for the lake banks; there only being about 5% of lake bank area still in need of
439 restoration; homeowners not causing lake bank erosion often.

440
441 Mr. Urbancic stated the rule being discussed stood on its own. He noted situations would arise in
442 the future which would require further address. He stated there were situations in which residents
443 wished to construct a fence or something along a shoreline; these situations should come before the
444 CDD Board for consideration. He indicated it was important to work closely with the Master
445 Association, Design Review Committee, or any neighborhood review committee in this regard. He
446 stated the Master Association or Design Review Committee could alert the CDD if any resident
447 wished to construct within a drainage easement. He stated the Master Association could create a
448 rule indicating residents were required to contact the CDD regarding any construction or staging
449 within a drainage easement, lake easement, or within the lake itself. He reported he had seen this
450 in other communities. He noted the CDD would have difficulty forcing residents to make changes to
451 any construction performed 10 years ago; however, for any newer changes to property, changes
452 made since the lake bank restoration project, or any future construction, the CDD should "put its
453 foot down" and require residents to seek CDD approval for easement encroachment. He noted the
454 rule being consider was only one important piece of the puzzle.

455
456 Mr. Bernard noted for the past year and a half, Tim's office had been forwarding approval requests
457 to himself (Mr. Bernard) for any intended construction in Miromar Lakes; for example, landscaping,
458 an encroaching lanai, fencing across the easement, etc. He noted he was reviewing these and
459 approving them as appropriate. He noted one resident installed a gate across the easement to
460 ensure the CDD had access. He explained for the last year and a half the Master Association was
461 forwarding things to the CDD for approval; it was encroachments which occurred previously which
462 were a concern.

463
464 Mr. Urbancic recommended requiring an agreement with residents who encroached upon CDD
465 easements clarifying CDD rights.

466
467 Mr. Ward agreed with Mr. Urbancic.

468
469 Mr. Bernard explained his approval process noting most residents would redesign construction plans
470 to ensure there was no easement encroachment rather than come before the Board for approval.

471
472 Discussion ensued regarding Miromar and the CDD working together.

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Mr. Urbancic suggested allowing Staff to make some changes to the Resolution and incorporate the illustrations.

Mr. Ward agreed. He stated he would put this back on the July Agenda for review.

Mr. Reidy recommended discussing Ms. LeFevre's comments at the next meeting when Ms. LeFevre might be in attendance. He also suggested the grandfathering issue be considered and possibly discussed further at the next meeting.

Discussion continued regarding existing easement encroachments; landscaping encroachments; trees growing within easements; whether trees were good or bad for the shoreline; the average resident not being aware of CDD rules and regulations; and educating the residents regarding CDD rules and regulations.

Mr. _____1:28:48 stated if a resident installed rip rap it would only benefit the CDD and the community.

Mr. Bernard stated only 65% of the lake banks were permitted to have rip rap and resident installed rip rap could quickly impede upon the 65%.

Mr. _____1:29:10 stated if a resident did not install rip rap the CDD would then be required to repair the shoreline which otherwise might not need to be repaired.

Discussion ensued regarding Miromar Lakes only being permitted 65% rip rap coverage; and if residents installed more than 65% rip rap the CDD would be held responsible for being in violation of the SFWMD permit.

Mr. Ballinger asked if Miromar Lakes had reached 65% rip rap.

Mr. Krebs responded in the negative; Miromar was around 62% to 63% rip rap. He explained only the shoreline within the boundaries of Miromar Lakes was calculated; lake shore which was outside of the boundaries was not included. He explained this increased the percentage of rip rap in Miromar Lakes. He explained the percentage of the rip rap was a zoning requirement.

Discussion ensued regarding the percentages of permitted rip rap over the years; permitted rip rap percentages being around 20% many years ago; and certain areas within the community not intended to have rip rap which would require annual maintenance.

Mr. Weber discussed the importance of communicating rules and regulations to the residents. He noted there would always be violations. He stated it was important to be consistent and if one resident was required to correct a violation, all residents should be required to correct a violation, otherwise a lawsuit might arise.

Mr. Refkin agreed and stated it was important to establish clear rules and regulations which were simple to understand.

520 Mr. Ward indicated he and Mr. Urbancic would make some changes to the Resolution and bring this
521 back to the Board at the next meeting.

522

523 **SEVENTH ORDER OF BUSINESS**

Staff Reports

524

525 **I. District Attorney**

526 No report.

527

528 **II. District Engineer**

529 No report.

530

531 **III. Asset Manager**

532 **a) Operations Report June 1, 2021**

533 Mr. Bernard reported the midge fly treatments were completed and he had not heard any
534 complaints lately. He stated the NPDES paperwork was complete. He indicated he received
535 clearance on the NPDES Report, on the audits. He reported MRI finished the underground piping
536 in the parking lot and repaired the asphalt.

537

538 **IV. District Manager**

539 **a) Financial Statement for period ending May 31, 2021 (unaudited)**

540 No report.

541

542 **EIGHTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

543

544 Mr. Ward asked if there were any Supervisor’s requests; there were none. Mr. Ward asked if there were
545 any audience members present on audio or video with any questions or comments.

546

547 Mr. ____1:38:02 asked about fish stocking of the lakes.

548

549 Mr. Bernard stated he understood the fish had been stocked, but he had not heard anything else about
550 the fish.

551

552 Mr. ____1:39:06 stated the stocking of the lake should help eliminate the unwanted invasive fish
553 species.

554

555 **NINTH ORDER OF BUSINESS**

Adjournment

556

557 Mr. Ward adjourned the meeting at 3:40 p.m.

558

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

561

Miromar Lakes Community Development District

562

563

564

565

566 _____
James P. Ward, Secretary

566 _____
Alan Refkin, Chairman

**STORMWATER MANAGEMENT
RULES AND POLICIES
FOR
MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**

Section 1. Short Title, Authority and Applicability

a. This document shall be known and may be cited as the “Stormwater Management Rules and Policies for Miromar Lakes Community Development District”.

b. The Board of Supervisors (the “**Board**”) of Miromar Lakes Community Development District (the “**District**”) has the authority to adopt rules and policies pursuant to Chapter 190 of the Florida Statutes, as amended.

c. These rules and policies shall be applicable to all those property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the master stormwater management system operated by the District.

Section 2. Background, Intent, Findings and Purpose

a. The District was created pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”) and was established to provide for ownership, operation, maintenance, and provision of various public improvements, facilities and services within its jurisdiction. The purpose of these rules and policies (individually, each a “**Rule**” and collectively, the “**Rules**”) is to describe the various policies of the District relating to stormwater management.

b. Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

c. A Rule of the District shall be effective upon adoption by affirmative vote of the Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

d. The District is the operating entity responsible for the long-term operation and maintenance of the master stormwater management system servicing the property located within the boundaries of the District (the “**Master Stormwater System**”). The District owns certain real property and other improvements which comprise the Master Stormwater System. The District also has various easement rights throughout Miromar Lakes enabling the District to operate and maintain the Master Stormwater System. Such easement rights including, without limitation, those arising by way of plat (i.e. platted drainage easements (DEs) and lake maintenance easements

(LMEs)), separately granted and recorded easements, and Section 22.4 of the Declaration of Covenants, Conditions, Restrictions and Easements for Miromar Lakes Beach and Golf Club recorded in Official Records Book 3343, Page 294 of the Public Records of Lee County, Florida, as has been amended. The stormwater lakes, ponds, control structures, lake interconnect piping, littoral plantings and natural wetlands are all integral parts of the Master Stormwater System. The owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly. The failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes with the District.

e. The overall stormwater management system within the District is permitted through South Florida Water Management District (“**SFWMD**”), U.S. Army Corps of Engineers (“**ACOE**”) and Lee County, and the regulations of such governmental bodies control the design, operation and use of the Master Stormwater System. Notwithstanding such permitting, consistent with the regulations of such entities, there are certain practices and actions that can be controlled to enhance the effectiveness of the Master Stormwater System and improve the overall function and aesthetic value of the Master Stormwater System. As further background, the District has recently undertaken and completed substantial restoration of the lake shorelines throughout the District in response to both long-term, uncorrected erosion and also significant damage caused by Hurricane Irma. Such restoration work was undertaken by the District in accordance with applicable SFWMD and Lee County permits. These Rules are intended to allow for property owners to understand their responsibilities, ensure proper maintenance of the Master Stormwater System, and to avoid such significant and costly widespread restoration in the future.

f. In terms of SFWMD, the overall stormwater management system was originally permitted in 1999 under SFWMD Environmental Resource Permit #36-03568-P (“**Original Permit**”). Since the issuance of the Original Permit and as development within the District has progressed, there have been various modifications to the Original Permit that have been approved and issued by SFWMD. The Original Permit, as modified, is collectively referred to herein as the “**SFWMD Permit**”. The stormwater management system under the SFWMD Permit is broken up into five (5) drainage basins. Generally speaking, drainage basins 1, 2, 3 and 4 are located on the west side of Ben Hill Griffin Parkway and drainage basins 5 and 6 are located on the east side of Ben Hill Griffin Parkway. Drainage basins 5 and 6 were combined into one drainage basin when the old Rinker mine lake (commonly referred to as the North Lake) and the south recreational lake for Miromar Lakes (commonly referred to as the South Lake) were connected under SFWMD Permit 36-03568-P-04, Application 031211-5.

g. The District has an ownership interest in various designated lake tracts throughout Miromar Lakes (each individually, a “**Lake Tract**” or collectively, the “**Lake Tracts**”), which ownership interests are either fee simple or an easement interest. Attached hereto and made a part hereof as **Exhibit “A”** is a map of the District reflecting the various drainage basins and also the Lake Tracts operated by the District. The delineation of Lake Tracts is, however, only one part of the composition of the Master Stormwater System. In addition, it is customary throughout Miromar Lakes that immediately landward of each Lake Tract, there is a 20’ lake maintenance easement (“**LME**”) dedicated to the District that allows the District to access the lakes for purposes that include: (i) maintenance of the lake and related stormwater improvements; (ii) installation and

maintenance of various lake bank improvements such as installation of rip rap or other lake bank stabilizing materials; and (iii) installation of littoral plants.

Section 3. Lake Area Maintenance Responsibilities

a. With respect to those lake areas owned or operated by the District that are part of the Master Stormwater System, the following shall apply:

i. Except as otherwise provided herein, the District will be responsible for maintenance of the following: (1) each Lake Tract (which, generally speaking, is from the mean high-water line down) and (2) any improvements owned and operated by the District within an LME associated with a Lake Tract. The maintenance of the District will include maintenance of the lake bank against normal erosion and deterioration. For purposes of these Rules “normal erosion and deterioration” means erosion or deterioration caused by (A) seasonal ground water fluctuations; (B) wave action along the shoreline from the wind or boating; (C) drainage from rain events (but excluding improperly controlled runoff from upland property); (D) tropical storm or hurricane events causing abnormal wave action.

ii. The District is responsible for the maintenance of littoral plants within littoral zones designated pursuant to applicable permits. Adjacent Owners shall not alter, modify, or remove littoral plants within applicable littoral zones without the prior, written approval of the District, which approval may be withheld in the District’s discretion. Further, Adjacent Owners shall not place any landscaping other than grass (together with any accompanying irrigation) in an LME.

iii. The District shall not be responsible for beach areas or beach maintenance. Beach areas and beach maintenance shall be the responsibility of Miromar Lakes Master Association, Inc. or other neighborhood association designated such responsibility.

iv. The District shall not be responsible for any docks that are installed into an LME or Lake Tract or any damage to an LME or Lake Tract caused by any such dock. The Owner of the dock shall be responsible for operation and maintenance of the dock and responsible for any damage to an LME or Lake Tract caused by the dock.

v. Each property owner adjacent to a Lake Tract (whether it be a private property owner and/or a community association) (an “**Adjacent Owner**”) shall be responsible for the maintenance of its property adjacent to the Lake Tract (excluding any improvements owned and operated by the District in the LME on the Adjacent Owner’s property, which are the maintenance responsibility of the District). The Adjacent Owner will be responsible for preventing against erosion and damage to the lake bank located in the Lake Tract and/or the LME caused by uncontrolled runoff or discharge, construction activities or other upland activities on the Adjacent Owner’s property that may accelerate erosion. An Adjacent Owner is not permitted to install any improvements within an LME or Lake Tract without the prior approval of the District, which the District may withhold in its discretion. Any improvements so installed without the approval of the District will be deemed by the District a non-approved encroachment and the District may require removal. The maintenance activities of the Adjacent Owner will include, without limitation,

maintenance of the following: (i) grass located within the LME together with any accompanying irrigation; (ii) hardscaping or walkways (note: installation is subject to approval by the District); (iii) boat docks; and/or (iv) rip rap placed by the Adjacent Owner that has not been accepted by the District for maintenance. All maintenance by an Adjacent Owner must be in accordance with the SFWMD permit and other applicable federal, state, and local laws, codes, ordinances, regulations and permits. Attached hereto and made a part hereof as **Exhibit “B”** are various example sketches showing various common scenarios showing the allocation of maintenance responsibilities between the District and an Adjacent Owner.

b. In the event an Adjacent Owner fails to undertake and complete the maintenance required under this Section, the District shall have the right to complete such maintenance and either charge or assess the Adjacent Owner for the cost of such work. Further, if such Adjacent Owner’s failure to complete the maintenance required hereunder results in damage to property of the District, the District reserves the right to charge or assess the Owner for the cost of any such damage.

Section 4. Drainage Directly into Lakes

a. Runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters and downspouts, may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System. Based upon prior experiences of the District, undertaking corrective action for such events may result in the District expending significant sums of money to restore the Master Stormwater System (including lake banks) to maintain compliance with applicable permits and ensure public safety. This Section is intended to establish a rule and policy relating to the installation and use of gutters and downspouts which are designed to discharge via overland flow or otherwise directly into the District’s lakes in order to ensure the preservation of property and the proper functioning of the Master Stormwater System. The purpose of this Section is so that the District and all property owners remain in compliance with the SFWMD Permit and Lee County permits and regulations.

b. Pursuant to the SFWMD Permit, stormwater may not be discharged directly into the recreational lakes. The recreational lakes are reflected on Exhibit “A”. Any property owner whose property is located adjacent to a lake that is the responsibility of the District to maintain (either recreational lake or otherwise) and who is seeking or attempting to discharge stormwater by gutters/downspouts and/or other improvements directly into such lake must follow the procedures set forth herein. The requesting owner (“**Requesting Owner**”) shall submit a request to the District for the applicable installation, including the Requesting Owner’s proposed plans. The District will review whether any additional permitting through SFWMD and/or Lee County is required for the installation of such improvements. If additional permitting is required, then the Requesting Owner shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation of such improvements. Further, the District will review the request and advise the Requesting Owner on the manner in which the installation shall be made so as to minimize potential negative impacts to the Master Stormwater System or the District’s maintenance thereof. The Requesting Owner shall be solely responsible for all costs and expenses relating to the installation of the improvements. All work shall be

performed and completed consistent with applicable permits and approvals. Once the installation is made, the Requesting Owner (or the Requesting Owner's successor in title) will be responsible for the maintenance of the improvements, even any improvements that might be located within a Lake Tract.

Section 5. Rip Rap Installation and Maintenance

a. Rip rap is installed in various areas within the District. The installation of rip rap is strictly controlled by applicable federal, state, and local laws, codes, ordinances, regulations and permits. For example, on all internal water management lakes within the District, Lee County regulations currently permit no more than twenty percent (20%) of shoreline to be encumbered by rip rap. The District applied for, and received, an administrative amendment to the applicable zoning ordinance (referred to as ADD201500070) that allows maximum of sixty-five percent (65%) of the shorelines of those portions of the recreational lakes located within the boundaries of the District to be encumbered by rip rap or other hardened shore treatment. The installation of new rip rap in an LME and/or Lake Tract will be controlled by the District is subject to the written approval of the District, which approval may be withheld in the District's discretion.

b. Any property owner whose property is located adjacent to a Lake Tract maintained by the District and who desires to install rip rap in either the Lake Tract and/or LME adjacent to the Lake Tract must follow the procedures set forth herein. The requesting owner ("**Requesting Owner**") shall submit a request to the District for approval of the installation of rip rap, including the Requesting Owner's proposed plans. The District will review (i) whether the installation of rip rap as proposed is acceptable to the District in its discretion and (ii) whether any additional permitting through SFWMD, Lee County or ACOE is required for such installation of such rip rap. If additional permitting is required, then the Requesting Owner will be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation of such improvements. If the installation is approved by the District, the approval will be subject to such condition imposed by the District and the District will advise the Requesting Owner on the manner in which the installation of the rip rap shall be made so as to minimize potential negative impacts to the Master Stormwater System or the District's maintenance thereof. The Requesting Owner shall be solely responsible for all costs and expenses relating to the installation of the improvements. All work shall be performed and completed consistent with applicable permits and approvals. Following installation, the Requesting Owner (or the Requesting Owner's successor in title) will be responsible for the maintenance of the all rip rap installed unless and until the rip rap accepted by the District for maintenance. The Requesting Owner shall notify the District when the installation of the rip rap is complete and the District will inspect the installation to make certain the work is completed consistent with the applicable permits and approvals, including the District's approval. Once the installation is deemed complete to the satisfaction of the District, the District will formally accept responsibility for maintenance of the rip rap installed in the Lake Tract and/or LME. Notwithstanding any acceptance by the District, the Requesting Owner will remain be responsible for all rip rap installed outside the Lake Tract and/or LME.

Section 6. Maintenance of Inlets and Storm Drains

a. The District will maintain those storm drains and inlets that are a part of the overall stormwater management system that (i) are located within property owned by the District, platted drainage easements (DEs) in favor of the District and/or other separately recorded drainage easements in favor of the District and (ii) have been conveyed to the District for operation and maintenance. As of the date of these Rules, not all storm drains and inlets in every neighborhood or condominium within the District have been turned over to the District. If storm drains and inlets have not been turned over to the District, the applicable owner of such storm drains and inlets (whether it be Miromar Lakes Master Association, Inc., a neighborhood association, or condominium association) shall be responsible for their operation and maintenance.

b. For any neighborhood or condominium that desires to turn over its storm drains and inlets to the District, the District will accept the storm drains and inlets for operation and maintenance upon completion of the following: (i) the storm drains and inlets must be tested and inspected by the District Engineer and determined to be in good and proper working order; (ii) any deficiencies identified in the District Engineer’s inspection in subsection (i) must be fully corrected by the applicable neighborhood or association; (iii) the storm drains and inlets must be transferred by bill of sale acceptable to the District; (iv) the District must be provided easement or other ownership rights necessary for operation and maintenance of the storm drains and inlets; and (v) the applicable neighborhood or condominium must bear all costs of the transfer including the costs of the inspection, any corrective work and any costs of the District including legal and other engineering costs associated with the transfer.

Section 7. Compliance with Laws

All property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the Master Stormwater System shall, in addition to these Rules, be obligated to comply with all applicable federal, state, and local laws, codes, ordinances, regulations and permits including, without limitation, all permits issued by SFWMD for the operation and use of the Master Stormwater System.

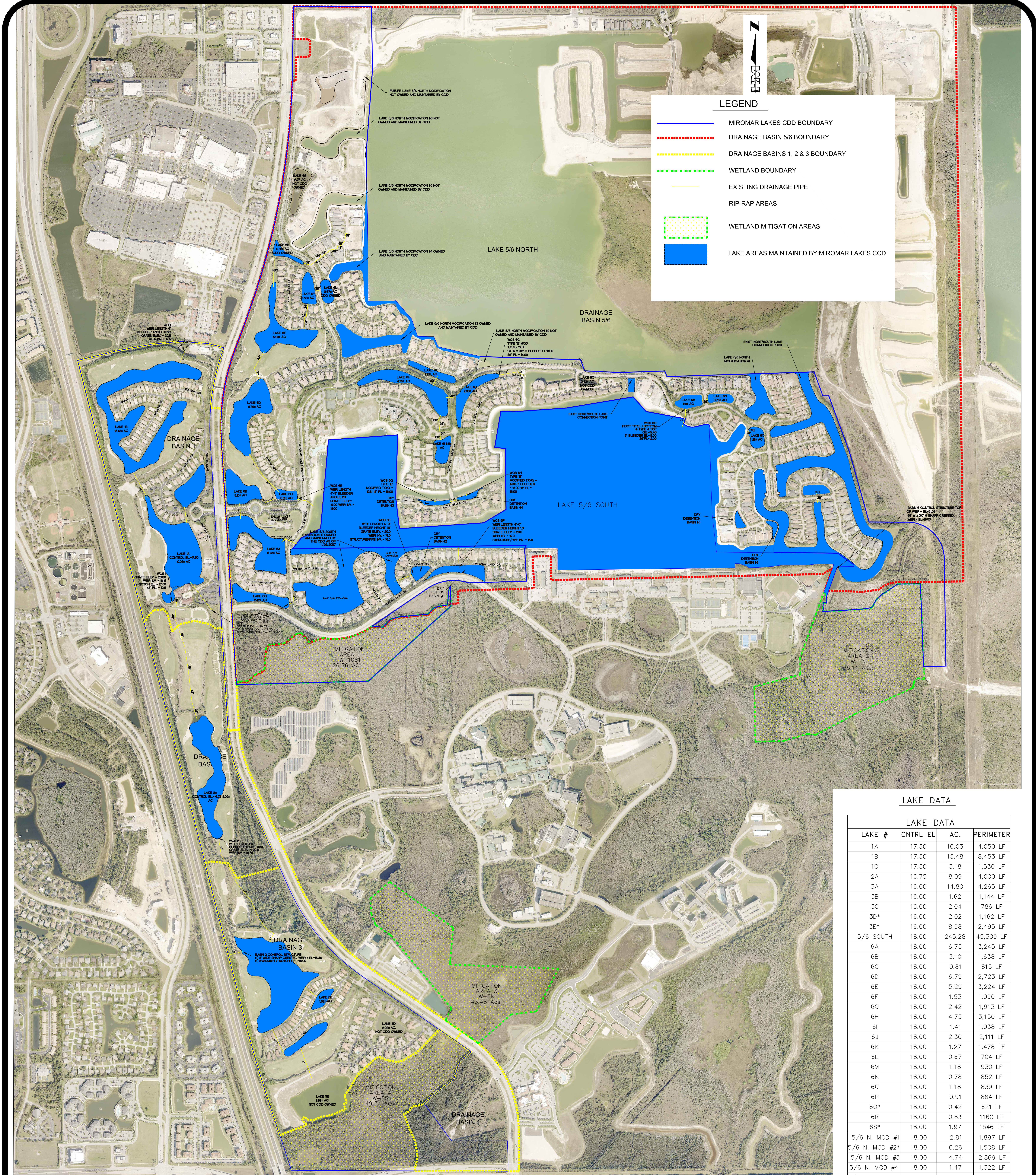
Section 8. Enforcement

The District shall have any and all rights available under the Act and Florida law to enforce the provisions of these Rules. The District’s staff including, without limitation, the District Manager shall have the authority to act on behalf of the District with respect to the enforcement of these Rules including, without limitation, taking any actions necessary to the enforcement and/or prosecution of violations of these Rules consistent with Florida law. In addition to, and not as a limitation on the District, the District shall have the right to notify SFWMD, Lee County or any other appropriate regulatory body of a violation of these Rules or any existing permits issued by any such regulatory body.

Section 9. Effective Date

These Rules shall be effective upon their adoption.

Exhibit "A"
Drainage Basin Map



LEGEND

- MIROMAR LAKES CDD BOUNDARY
- - - DRAINAGE BASIN 5/6 BOUNDARY
- - - DRAINAGE BASINS 1, 2 & 3 BOUNDARY
- - - WETLAND BOUNDARY
- EXISTING DRAINAGE PIPE
- RIP-RAP AREAS
- WETLAND MITIGATION AREAS
- LAKE AREAS MAINTAINED BY MIROMAR LAKES CDD

LAKE DATA

LAKE #	CNTRL EL.	AC.	PERIMETER
1A	17.50	10.03	4,050 LF
1B	17.50	15.48	8,453 LF
1C	17.50	3.18	1,530 LF
2A	16.75	8.09	4,000 LF
3A	16.00	14.80	4,265 LF
3B	16.00	1.62	1,144 LF
3C	16.00	2.04	786 LF
3D*	16.00	2.02	1,162 LF
3E*	16.00	8.98	2,495 LF
5/6 SOUTH	18.00	245.28	45,309 LF
6A	18.00	6.75	3,245 LF
6B	18.00	3.10	1,638 LF
6C	18.00	0.81	815 LF
6D	18.00	6.79	2,723 LF
6E	18.00	5.29	3,224 LF
6F	18.00	1.53	1,090 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	2,111 LF
6K	18.00	1.27	1,478 LF
6L	18.00	0.67	704 LF
6M	18.00	1.18	930 LF
6N	18.00	0.78	852 LF
6O	18.00	1.18	839 LF
6P	18.00	0.91	864 LF
6Q*	18.00	0.42	621 LF
6R	18.00	0.83	1,160 LF
6S*	18.00	1.97	1,546 LF
5/6 N. MOD #1	18.00	2.81	1,897 LF
5/6 N. MOD #2*	18.00	0.26	1,508 LF
5/6 N. MOD #3	18.00	4.74	2,869 LF
5/6 N. MOD #4	18.00	1.47	1,322 LF
5/6 N. MOD #5*	18.00	4.72	2,877 LF
5/6 N. MOD #6*	18.00	3.42	2,278 LF
5/6 N. FUTURE MOD.*	18.00	2.77	1,947 LF
D.D.A. #1	18.00	0.61	
D.D.A. #2	18.00	1.54	
D.D.A. #3	18.00	0.50	
D.D.A. #4	18.00	0.41	

BASIN #	CONTROL	MIN. ROAD	MIN. FFE	CONTROL STRUCTURE	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	4	16.00	19.20	22.00	0.32" DIA. ORIFICE @ EL=16.00 ADJACENT SLOUGH
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	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
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	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

* REPRESENTS LAKES NOT OWNED BY MIROMAR LAKES CDD



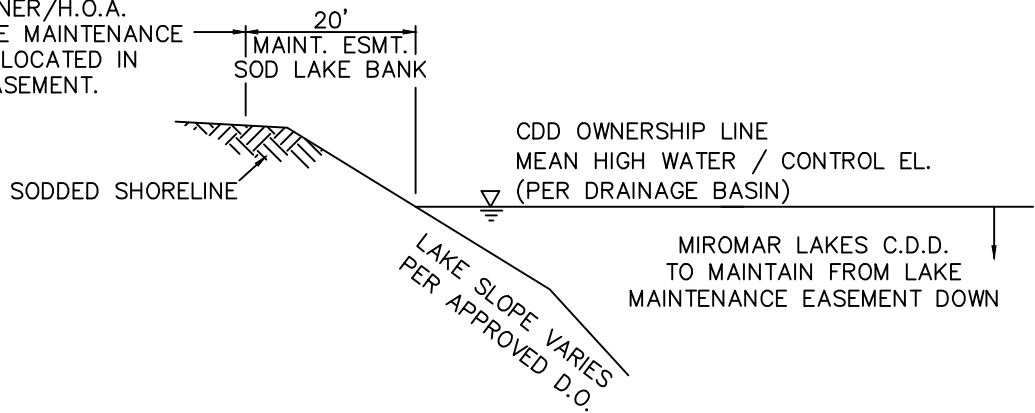
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

**MIROMAR LAKES - CDD
DRAINAGE EXHIBIT**

11/20/2023 10:00 AM - 11/20/2023 10:00 AM

Exhibit "B"
Examples of the Division of Maintenance Responsibility

ADJACENT LAND OWNER/H.O.A.
TO MAINTAIN UP TO LAKE MAINTENANCE
EASEMENT AND SOD LOCATED IN
MAINTENANCE EASEMENT.



TYPICAL STORMWATER LAKE SECTION

N.T.S.

NOTE 1: NO OWNER SHALL PLACE ANY IMPROVEMENTS ON OR
WITHIN A LAKE MAINTENANCE EASEMENT WITHOUT PRIOR APPROVAL
OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT. APPROVAL
OF SUCH IMPROVEMENTS DOES NOT MEAN MLCDD SHALL MAINTAIN
SUCH IMPROVEMENTS



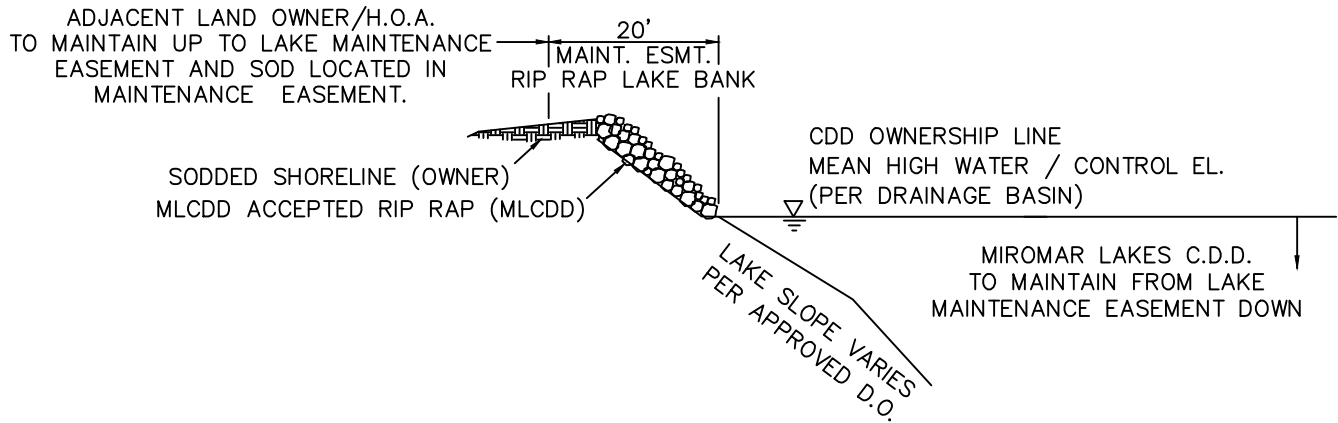
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

Miromar Lakes CDD Typical Stormwater Lake Section Exhibit B.1

DATE: June 2021 (REV)

JOB No. 2003.022

SHEET No. 1 OF 3



STORMWATER LAKE SECTION WITH RIP RAP

N.T.S.

NOTE 1: NO OWNER SHALL PLACE ANY IMPROVEMENTS ON OR WITHIN A LAKE MAINTENANCE EASEMENT WITHOUT PRIOR APPROVAL OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT. APPROVAL OF SUCH IMPROVEMENTS DOES NOT MEAN MLCDD SHALL MAINTAIN SUCH IMPROVEMENTS



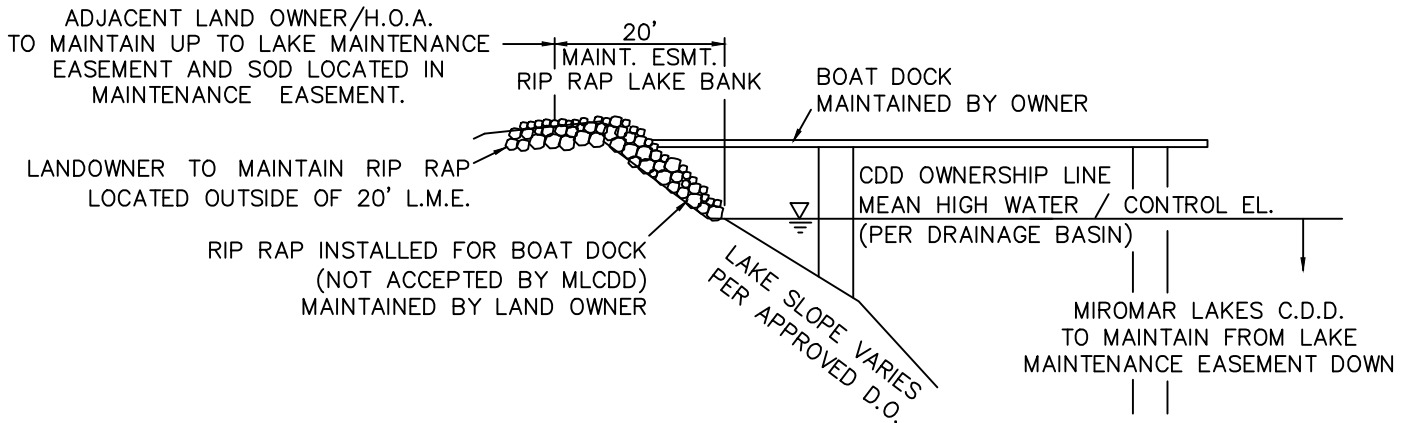
6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

Miromar Lakes CDD Typical Stormwater Lake Section Exhibit B.2

DATE: June 2021 (REV)

JOB No. 2003.022

SHEET No. 2 OF 3



STORMWATER LAKE SECTION WITH LAND OWNER RESPONSIBILITY

N.T.S.

NOTE 1: NO OWNER SHALL PLACE ANY IMPROVEMENTS ON OR WITHIN A LAKE MAINTENANCE EASEMENT WITHOUT PRIOR APPROVAL OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT. APPROVAL OF SUCH IMPROVEMENTS DOES NOT MEAN MLCDD SHALL MAINTAIN SUCH IMPROVEMENTS

ANY DAMAGE TO LAKE BANK OR LAKE CAUSED BY THE INSTALLATION OR MAINTENANCE OF A BOAT DOCK OR RIP RAP PLACED BY OWNER, SHALL BE THE RESPONSIBILITY OF THE OWNER TO REPAIR



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

Miromar Lakes CDD Typical Stormwater Lake Section Exhibit B.3

DATE: June 2021 (REV)

JOB No. 2003.022

SHEET No. 3 OF 3

**STORMWATER MANAGEMENT
RULES AND POLICIES
FOR
MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**

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(LMEs)), separately granted and recorded easements, and Section 22.4 of the Declaration of Covenants, Conditions, Restrictions and Easements for Miromar Lakes Beach and Golf Club recorded in Official Records Book 3343, Page 294 of the Public Records of Lee County, Florida, as has been amended. The stormwater lakes, ponds, control structures, lake interconnect piping, littoral plantings and natural wetlands are all integral parts of the Master Stormwater System. The owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly. The failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes with the District.

e. The overall stormwater management system ~~with~~within the District is permitted through South Florida Water Management District (“**SFWMD**”), U.S. Army Corps of Engineers (“**ACOE**”) and Lee County, and the regulations of such governmental bodies control the design, operation and use of the Master Stormwater System. Notwithstanding such permitting, consistent with the regulations of such entities, there are certain practices and actions that can be controlled to enhance the effectiveness of the Master Stormwater System and improve the overall function and aesthetic value of the Master Stormwater System. As further background, ~~at the time of preparation and adoption of these Rules,~~ the District has ~~been undertaking~~recently undertaken and ~~completing~~completed substantial restoration of the lake shorelines throughout the District in response to both long-term, uncorrected erosion and also significant damage caused by Hurricane Irma. Such restoration work ~~is being~~was undertaken by the District in accordance with applicable SFWMD and Lee County permits. These Rules are intended to allow for property owners to understand their responsibilities, ensure proper maintenance of the Master Stormwater System, and to avoid such significant and costly widespread restoration in the future.

f. In terms of SFWMD, the overall stormwater management system was originally permitted in 1999 under SFWMD Environmental Resource Permit #36-03568-P (“**Original Permit**”). Since the issuance of the Original Permit and as development within the District has progressed, there have been various modifications to the Original Permit that have been approved and issued by SFWMD. The Original Permit, as modified, is collectively referred to herein as the “**SFWMD Permit**”. The stormwater management system under the SFWMD Permit is broken up into five (5) drainage basins. Generally speaking, drainage basins 1, 2, 3 and 4 are located on the west side of Ben Hill Griffin Parkway and drainage basins 5 and 6 are located on the east side of Ben Hill Griffin Parkway. Drainage basins 5 and 6 were combined into one drainage basin when the old Rinker mine lake (commonly referred to as the North Lake) and the south recreational lake for Miromar Lakes (commonly referred to as the South Lake) were connected under SFMWD Permit 36-03568-P-04, Application 031211-5. ~~Each drainage basin has its own control elevation (i.e. mean high water elevation). Attached hereto and made a part hereof as Exhibit “A” is a copy of a map of the District reflecting the various drainage basins and also indicating the applicable control elevation for each drainage basin.~~

~~g. The District has an ownership interest in various designated lake tracts throughout Miromar Lakes (each individually, a “**Lake Tract**” or collectively, the “**Lake Tracts**”), which ownership interests are either fee simple or an easement interest. Attached hereto and made a part hereof as Exhibit “A” is a map of the District reflecting the various drainage basins and also the Lake Tracts operated by the District. The delineation of Lake Tracts is, however, only one part of~~

the composition of the Master Stormwater System. In addition, it is customary throughout Miromar Lakes that immediately landward of each Lake Tract, there is a 20' lake maintenance easement ("LME") dedicated to the District that allows the District to access the lakes for purposes that include: (i) maintenance of the lake and related stormwater improvements; (ii) installation and maintenance of various lake bank improvements such as installation of rip rap or other lake bank stabilizing materials; and (iii) installation of littoral plants.

Section 3. Lake Area Maintenance Responsibilities

a. With respect to those ~~lakes~~lake areas owned or operated by the District that are part of the Master Stormwater System, the following shall apply:

i. ~~The District will be responsible for the maintenance of the property from the applicable control elevation down. The adjacent property owner(s) (whether it be private property owner(s) and/or a community association) (sometimes referred to herein individually as an "Adjacent Owner" and collectively as the "Adjacent Owners") shall be responsible for maintenance of its property from the applicable control elevation up. Such maintenance of the Adjacent Owner shall include the maintenance of any rip rap that is now, or hereinafter, located above the control elevation. Except as otherwise provided herein, the District will be responsible for maintenance of the following: (1) each Lake Tract (which, generally speaking, is from the mean high-water line down) and (2) any improvements owned and operated by the District within an LME associated with a Lake Tract. The maintenance of the District will include maintenance of the lake bank against normal erosion and deterioration. For purposes of these Rules "normal erosion and deterioration" means erosion or deterioration caused by (A) seasonal ground water fluctuations; (B) wave action along the shoreline from the wind or boating; (C) drainage from rain events (but excluding improperly controlled runoff from upland property); (D) tropical storm or hurricane events causing abnormal wave action.~~

~~ii. The District is: All maintenance by an Adjacent Owner must be in accordance with the SFWMD permit and other applicable federal, state, and local laws, codes, ordinances, regulations and permits. Attached hereto and made a part hereof as **Exhibit "B"** is a sketch showing the location of the typical division of maintenance responsibilities between the District and an Adjacent Owner.~~

~~ii. The District will be responsible for the maintenance of littoral plants within littoral zones designated pursuant to applicable permits. Adjacent Owners shall not alter, modify, or remove littoral plants within applicable littoral zones without the prior, written approval of the District, which approval may be withheld in the District's discretion. Further, Adjacent Owners shall not place any landscaping other than grass (together with any accompanying irrigation) in an LME.~~

~~iii. The District shall not be responsible for beach areas or beach maintenance. Beach areas and beach maintenance shall be the responsibility of Miromar Lakes Master Association, Inc. or other neighborhood association designated such responsibility.~~

iv. The District shall not be responsible for any docks that are installed into an LME or Lake Tract or any damage to an LME or Lake Tract caused by any such dock. The Owner of the dock shall be responsible for operation and maintenance of the dock and responsible for any damage to an LME or Lake Tract caused by the dock.

v. Each property owner adjacent to a Lake Tract (whether it be a private property owner and/or a community association) (an “Adjacent Owner”) shall be responsible for the maintenance of its property adjacent to the Lake Tract (excluding any improvements owned and operated by the District in the LME on the Adjacent Owner’s property, which are the maintenance responsibility of the District). The Adjacent Owner will be responsible for preventing against erosion and damage to the lake bank located in the Lake Tract and/or the LME caused by uncontrolled runoff or discharge, construction activities or other upland activities on the Adjacent Owner’s property that may accelerate erosion. An Adjacent Owner is not permitted to install any improvements within an LME or Lake Tract without the prior approval of the District, which the District may withhold in its discretion. Any improvements so installed without the approval of the District will be deemed by the District a non-approved encroachment and the District may require removal. The maintenance activities of the Adjacent Owner will include, without limitation, maintenance of the following: (i) grass located within the LME together with any accompanying irrigation; (ii) hardscaping or walkways (note: installation is subject to approval by the District); (iii) boat docks; and/or (iv) rip rap placed by the Adjacent Owner that has not been accepted by the District for maintenance. All maintenance by an Adjacent Owner must be in accordance with the SFWMD permit and other applicable federal, state, and local laws, codes, ordinances, regulations and permits. ~~sole discretion.~~ Attached hereto and made a part hereof as **Exhibit “B”** are various example sketches showing various common scenarios showing the allocation of maintenance responsibilities between the District and an Adjacent Owner.

b. In the event an Adjacent Owner fails to undertake and complete the maintenance required under this Section, the District shall have the right to complete such maintenance and either charge or assess the Adjacent Owner for the cost of such work. Further, if such Adjacent Owner’s failure to complete the maintenance required hereunder results in damage to property of the District, the District reserves the right to charge or assess the Owner for the cost of any such damage.

Section 4. Drainage Directly into Lakes

a. Runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters and downspouts, may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System. Based upon prior experiences of the District, undertaking corrective action for such events may result in the District expending significant sums of money to restore the Master Stormwater System (including lake banks) to maintain compliance with applicable permits and ensure public safety. This Section is intended to establish a rule and policy relating to the installation and use of gutters and downspouts which are designed to discharge via overland flow or otherwise directly into the District’s lakes in order to ensure the preservation of property and the proper functioning of the Master Stormwater System. The purpose of this Section is so

that the District and all property owners remain in compliance with the SFWMD Permit and Lee County permits and regulations.

b. Pursuant to the SFWMD Permit, stormwater may not be discharged directly into the recreational lakes. The recreational lakes are reflected on Exhibit "A". Any property owner whose property is located adjacent to a lake that is the responsibility of the District to maintain (either recreational lake or otherwise) and who is seeking or attempting to discharge stormwater by gutters/downspouts and/or other improvements directly into such lake must follow the procedures set forth herein. The requesting owner ("**Requesting Owner**") shall submit a request to the District for the applicable installation, including the Requesting Owner's proposed plans. The District will review whether any additional permitting through SFWMD and/or Lee County is required for the installation of such improvements. If additional permitting is required, then the Requesting Owner shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation of such improvements. Further, the District will review the request and advise the Requesting Owner on the manner in which the installation shall be made so as to minimize potential negative impacts to the Master Stormwater System or the District's maintenance thereof. The Requesting Owner shall be solely responsible for all costs and expenses relating to the installation of the improvements. All work shall be performed and completed consistent with applicable permits and approvals. Once the installation is made, the Requesting Owner (or the Requesting Owner's successor in title) will be responsible for the maintenance of the improvements, even any improvements that might be located ~~below the applicable control elevation within a Lake Tract.~~

Section 5. Rip Rap Installation and Maintenance

a. Rip rap is installed in various areas within the District. ~~The installation of rip rap is strictly controlled by applicable federal, state, and local laws, codes, ordinances, regulations and permits. For example, on all internal water management lakes within the District, Lee County regulations currently permit no more than twenty percent (20%) of shoreline to be encumbered by rip rap. The District applied for, and received, an administrative amendment to the applicable zoning ordinance (referred to as ADD201500070) that allows maximum of sixty-five percent (65%) of the shorelines of those portions of the recreational lakes located within the boundaries of the District to be encumbered by rip rap or other hardened shore treatment.~~ The installation of new rip rap in an LME and/or Lake Tract will be controlled by the District is subject to the written approval of the District, which approval may be withheld in the District's discretion.

b. Any property owner whose property is located adjacent to a ~~lake that is the responsibility of Lake Tract maintained by the District to maintain~~ and who ~~is seeking or attempting desires~~ to install rip rap ~~in either the Lake Tract and/or LME adjacent to the Lake Tract~~ must follow the procedures set forth herein. The requesting owner ("**Requesting Owner**") shall submit a request to the District for approval of the applicable installation of rip rap, including the Requesting Owner's proposed plans. The District will review (i) whether the installation of rip rap as proposed is acceptable to the District in its discretion and (ii) whether any additional permitting through SFWMD, Lee County or ACOE is required for such installation of such improvements rip rap. If additional permitting is required, then the Requesting Owner ~~shall~~will be solely responsible for the cost and expense of any additional planning, design, engineering and

permitting required for the installation of such improvements. ~~Further, If the installation is approved by the District, the approval will review the request~~ be subject to such condition imposed by the District and the District will advise the Requesting Owner on the manner in which the installation of the rip rap shall be made so as to minimize potential negative impacts to the Master Stormwater System or the District's maintenance thereof. The Requesting Owner shall be solely responsible for all costs and expenses relating to the installation of the improvements. All work shall be performed and completed consistent with applicable permits and approvals. ~~Once the following installation is made,~~ the Requesting Owner (or the Requesting Owner's successor in title) will be responsible for the maintenance of the all rip rap ~~above the applicable control elevation. To the extent installed unless and until the rip rap accepted by the District for maintenance. The Requesting Owner shall notify the District when the installation of the rip rap is complete and the District will inspect the installation to make certain~~ the work is completed consistent with the applicable permits and approvals, ~~the District will including the District's approval. Once the installation is deemed complete to the satisfaction of the District, the District will formally~~ accept responsibility for maintenance of the rip rap ~~below control elevation installed in the Lake Tract and/or LME. Notwithstanding any acceptance by the District, the Requesting Owner will remain be responsible for all rip rap installed outside the Lake Tract and/or LME.~~

Section 6. Maintenance of Inlets and Storm Drains

a. The District will maintain those storm drains and inlets that are a part of the overall stormwater management system that (i) are located within property owned by the District, platted drainage easements (DEs) in favor of the District and/or other separately recorded drainage easements in favor of the District and (ii) have been conveyed to the District for operation and maintenance. As of the date of these Rules, not all storm drains and inlets in every neighborhood or condominium within the District have been turned over to the District. If storm drains and inlets have not been turned over to the District, the applicable owner of such storm drains and inlets (whether it be Miromar Lakes Master Association, Inc., a neighborhood association, or condominium association) shall be responsible for their operation and maintenance.

b. For any neighborhood or condominium that desires to turn over its storm drains and inlets to the District, the District will accept the storm drains and inlets for operation and maintenance upon completion of the following: (i) the storm drains and inlets must be tested and inspected by the District Engineer and determined to be in good and proper working order; (ii) any deficiencies identified in the District Engineer's inspection in subsection (i) must be fully corrected by the applicable neighborhood or association; (iii) the storm drains and inlets must be transferred by bill of sale acceptable to the District; (iv) the District must be provided easement or other ownership rights necessary for operation and maintenance of the storm drains and inlets; and (v) the applicable neighborhood or condominium must bear all costs of the transfer including the costs of the inspection, any corrective work and any costs of the District including legal and other engineering costs associated with the transfer.

Section 7. Compliance with Laws

All property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the Master Stormwater System shall, in addition to these Rules, be

obligated to comply with all applicable federal, state, and local laws, codes, ordinances, regulations and permits including, without limitation, all permits issued by SFWMD for the operation and use of the Master Stormwater System.

Section 8. **Enforcement**

The District shall have any and all rights available under the Act and Florida law to enforce the provisions of these Rules. The District's staff including, without limitation, the District Manager shall have the authority to act on behalf of the District with respect to the enforcement of these Rules including, without limitation, taking any actions necessary to the enforcement and/or prosecution of violations of these Rules consistent with Florida law. In addition to, and not as a limitation on the District, the District shall have the right to notify SFWMD, Lee County or any other appropriate regulatory body of a violation of these Rules or any existing permits issued by any such regulatory body.

Section 9. **Effective Date**

These Rules shall be effective upon their adoption.

Exhibit "A"
Drainage Basin Map

Exhibit "B"

**~~Example~~ Examples of the Division of Maintenance Responsibility
Based Upon Control Elevation**



Memorandum

Date: July 1, 2021
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: Miromar Lakes CDD – June 2021 Report
CGA Project #: 13-5692

Lake Maintenance

GDH Services (vendor) has supplied CDD staff with the results from the latest lake water testing from the Miromar Lakes surface water system. The results indicate that testing parameters are within accepted standards for lake(s) water quality. Miromar Lakes CDD is currently having testing of the lakes on a tri-annual basis.

CDD staff has the aquatic vendor (Solitude) reducing torpedo grass growth on selected lakes around the golf course. Staff noted in last month's inspection that a few areas had some giant bulrush beginning to reappear, and that these areas will be sprayed for removal / eradication.

Stormwater

MRI Underground Services (vendor) completed the Beach Club parking lot drainage line repair by installing a new slip line pipe inside the existing 24 " diameter concrete pipe / culvert. Once the new pipe liner had cured, MRI sealed the pipeline at each end within the interior of the existing catch basins. An asphalt patch was also completed in this parking lot.

Scott's Animal Control and Wild Thing Wildlife Services (vendors) have continued their assault on the cane toad issue in the community. Scott's Animal Control is finding less female cane toads than in previous visits to the property.

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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JPWard & Associates, LLC
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
(954) 658-4900

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2021

	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	\$ 417,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,208
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	366,651	404,783	-	-	-	771,434
Revenue	-	211,855	516,353	-	-	-	728,208
Prepayment Account	-	3,619	1,683	-	-	-	5,302
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)				-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,504,944	-	-	1,504,944
Amount to be Provided by Debt Service Funds	-	-	-	15,500,056	-	-	15,500,056
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 417,208	\$ 582,126	\$ 922,818	\$ 17,005,000	\$ 36,514,917	\$ -	\$ 55,442,069

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending June 30, 2021

	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						
General Fund		-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Other Governments		-				-
Bonds Payable	-					-
Current Portion	-	-	-	0	-	-
Long Term	-	-	-	17,005,000	-	17,005,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,005,000</u>	<u>\$ -</u>	<u>\$ 17,005,000</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Audited)	-	621,703	1,019,703	-	-	1,641,406
Results from Current Operations	-	(39,577)	(96,885)	-	-	(136,462)
Unassigned						
Beginning: October 1, 2020 (Audited)	265,802			-	-	265,802
Reserve for Water Management System	50,000					50,000
Reserve for Disaster Relief Reserve	45,000					45,000
Results from Current Operations	56,406			-	-	56,406
Total Fund Equity and Other Credits	<u>\$ 417,208</u>	<u>\$ 582,126</u>	<u>\$ 922,818</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 38,437,069</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 417,208</u>	<u>\$ 582,126</u>	<u>\$ 922,818</u>	<u>\$ 17,005,000</u>	<u>\$ 36,514,917</u>	<u>\$ 55,442,069</u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Revised - Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest												
Interest - General Checking	-	5	7	6	6	6	5	5	4	44	250	18%
Special Assessment Revenue												
Special Assessments - On-Roll	561	130,551	332,076	17,246	16,438	7,305	14,193	60,405	1,429	580,205	580,182	100%
Special Assessments - Off-Roll	-	29,747	-	29,747	-	-	29,747	-	-	89,241	118,991	75%
Miscellaneous Revenue												
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	-	-	-	-	-	-	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 561	\$ 160,303	\$ 332,084	\$ 46,999	\$ 16,444	\$ 7,311	\$ 43,945	\$ 60,410	\$ 1,434	669,490	\$ 699,423	96%
Expenditures and Other Uses												
Legislative												
Board of Supervisor's - Fees	1,000	1,000	1,000	800	1,000	1,000	1,000	1,000	1,000	8,800	12,000	73%
Board of Supervisor's - Taxes	77	77	77	61	77	77	77	77	77	673	918	73%
Executive												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
Financial and Administrative												
Audit Services	-	-	3,000	-	-	-	-	1,000	-	4,000	4,000	100%
Accounting Services	-	-	-	-	290	(290)	-	160	(160)	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	350	1,000	-	-	-	-	100	750	-	2,200	2,000	110%
Bond Re-Amortizations	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services												
Legal Advertising	194	-	-	-	246	-	-	-	-	439	1,200	37%
Trustee Services	-	3,400	-	-	-	-	-	-	5,859	9,258	9,500	97%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	1,194	-	-	-	1,194	2,000	60%
Bank Services	34	34	49	35	49	33	38	48	34	353	500	71%
Travel and Per Diem												
Communications & Freight Services												
Postage, Freight & Messenger	67	51	58	58	50	125	-	194	-	602	800	75%
Insurance												
Insurance	6,928	-	-	-	-	-	-	-	-	6,928	7,000	99%
Printing & Binding												
Printing & Binding	-	95	-	111	-	277	178	200	139	1,000	2,200	45%
Website Maintenance												
Website Maintenance	50	50	50	50	50	50	50	50	50	450	1,200	38%
Office Supplies												
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships												
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	-	215	731	-	1,390	569	1,127	1,723	5,755	30,000	19%

Prepared by:
JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Revised - Total	
											Annual Budget	% of Budget
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Engineering Services - General Fund	-	58	-	615	1,193	-	228	-	-	2,093	7,000	30%
Reserve Analysis	-	-	-	-	-	-	-	12,265	-	12,265	-	N/A
Asset Administration Services	-	-	-	833	-	833	-	1,667	833	4,167	10,000	42%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	12,207	9,097	25,782	6,627	6,288	8,022	5,572	21,870	12,888	108,352	148,493	73%
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	-	3,817	3,817	3,046	3,817	2,983	-	5,967	2,983	26,429	35,800	74%
NPDES	-	-	-	-	-	188	-	-	-	188	2,000	9%
Mitigation Monitoring	-	-	-	-	-	-	-	500	-	500	-	N/A
Utility Services												
Electric - Aeration Systems	-	90	944	511	527	508	497	276	206	3,559	4,800	74%
Lake System												
Aquatic Weed Control	-	4,772	-	9,544	4,772	-	9,544	-	4,772	33,404	71,000	47%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	4,310	-	-	-	-	-	4,660	8,970	13,840	65%
Water Control Structures	-	-	-	-	22,650	560	-	-	19,500	42,710	26,000	164%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	4,210	5,455	2,645	840	840	-	-	5,350	3,300	22,640	11,000	206%
Midge Fly Control	810	-	3,050	3,050	3,050	-	-	-	-	9,960	9,600	104%
Aeration System	-	-	-	-	-	299	-	-	4,454	4,753	2,000	238%
Fish Re-Stocking	-	-	-	3,888	10,086	-	-	-	-	13,974	-	N/A
Wetland System												
Routine Maintenance	-	3,364	-	6,728	3,364	-	8,228	-	3,364	25,048	49,100	51%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Revised - Total Annual Budget	% of Budget
Capital Outlay												
Aeration Systems	-	-	-	-	-	-	-	-	-	-	13,260	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	900	1,350	1,500	10,082	28,918	63,593	20,130	88,280	214,753	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	204,930	0%
Contingencies	-	-	-	-	-	-	-	-	2,425	2,425	3,000	81%
Sub-Total:	5,020	18,398	16,115	29,107	59,188	33,456	81,862	32,222	133,945	409,313	455,330	90%
Landscaping Services												
Professional Management												
Asset Management	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services												
Electric	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance												
Public Area Landscaping	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	-	-	-	-	-	N/A
Well System	-	-	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges												
Lee County Assessments	-	-	-	-	-	-	-	-	-	-	-	N/A
Charlotte County Assessments	-	419	-	-	-	-	-	-	-	419	-	N/A
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	600	0%
Operating Supplies												
Mulch	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserves for General Fund												
Water Management System	-	-	-	-	-	-	-	-	-	-	50,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	45,000	0%
Sub-Total:	-	419	-	-	-	-	-	-	-	419	95,600	0%
Total Expenditures and Other Uses:	\$ 17,227	\$ 27,914	\$ 41,897	\$ 35,734	\$ 65,475	\$ 41,477	\$ 87,434	\$ 54,093	\$ 146,832	\$ 518,084	\$ 699,423	74%
Net Increase/ (Decrease) in Fund Balance	(16,666)	132,389	290,187	11,265	(49,032)	(34,166)	(43,489)	6,317	(145,399)	151,406	-	
Fund Balance - Beginning	265,802	249,136	381,524	671,711	682,976	633,944	599,778	556,289	562,606	265,802	265,802	
Fund Balance - Ending	\$ 249,136	\$ 381,524	\$ 671,711	\$ 682,976	\$ 633,944	\$ 599,778	\$ 556,289	\$ 562,606	\$ 417,208	417,208	\$ 265,802	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income												
Reserve Account	(16,652)	-	-	-	-	-	3,525	-	-	(13,127)	7,200	-182%
Prepayment Account	0	-	0	0	0	0	0	0	0	0	-	N/A
Revenue Account	1	1	0	1	4	3	4	4	1	20	4,500	0%
Interest Account	-	0	-	-	-	-	-	-	-	0	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	907	211,047	536,830	27,880	26,573	11,810	22,944	97,649	2,311	937,951	937,856	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ (15,745)	\$ 211,048	\$ 536,830	\$ 27,881	\$ 26,577	\$ 11,813	\$ 26,473	\$ 97,653	\$ 2,312	924,844	\$ 949,556	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2012 Bonds	-	-	-	-	-	-	-	510,000	-	510,000	\$ 510,000	100%
Principal Debt Service - Early Redemptions												
Series 2012 Bonds	-	5,000	-	-	-	-	-	10,000	-	15,000	-	N/A
Interest Expense												
Series 2012 Bonds	-	219,778	-	-	-	-	-	219,644	-	439,422	439,556	100%
Operating Transfers Out (To Other Funds)												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 224,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739,644	\$ -	964,422	\$ 949,556	N/A
Net Increase/ (Decrease) in Fund Balance	(15,745)	(13,730)	536,830	27,881	26,577	11,813	26,473	(641,990)	2,312	(39,577)	-	
Fund Balance - Beginning	621,703	605,959	592,229	1,129,059	1,156,941	1,183,518	1,195,331	1,221,805	579,814	621,703	870,552	
Fund Balance - Ending	\$ 605,959	\$ 592,229	\$ 1,129,059	\$ 1,156,941	\$ 1,183,518	\$ 1,195,331	\$ 1,221,805	\$ 579,814	\$ 582,126	582,126	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2021

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income												
Reserve Account	(19,015)	-	0	0	0	0	3,881	0	0	(15,134)	12,000	-126%
Interest Account	-	0	0	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Prepayment Account	-	0	0	0	0	0	0	0	0	0	5,600	N/A
Revenue Account	3	3	2	2	3	3	4	4	2	26	7,000	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	478	111,390	283,337	14,715	14,025	6,233	12,110	51,539	1,220	495,047	495,019	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	418,881	-	-	418,881	418,881	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ (18,534)	\$ 111,393	\$ 283,338	\$ 14,717	\$ 14,029	\$ 6,236	\$ 434,876	\$ 51,543	\$ 1,222	\$ 898,820	\$ 938,500	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2015 Bonds	-	-	-	-	-	-	-	445,000	-	445,000	\$ 450,000	99%
Principal Debt Service - Early Redemptions												
Series 2015 Bonds	-	65,000	-	-	-	-	-	-	-	65,000	-	N/A
Interest Expense												
Series 2015 Bonds	-	244,250	-	-	-	-	-	242,625	-	486,875	488,500	100%
Original Issue Discount	(1,170)	-	-	-	-	-	-	-	-	(1,170)	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ (1,170)	\$ 309,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687,625	\$ -	\$ 995,705	\$ 938,500	N/A
Net Increase/ (Decrease) in Fund Balance	(17,364)	(197,857)	283,338	14,717	14,029	6,236	434,876	(636,082)	1,222	(96,885)	-	
Fund Balance - Beginning	1,019,703	1,002,339	804,481	1,087,820	1,102,537	1,116,566	1,122,802	1,557,677	921,596	1,019,703	-	
Fund Balance - Ending	\$ 1,002,339	\$ 804,481	\$ 1,087,820	\$ 1,102,537	\$ 1,116,566	\$ 1,122,802	\$ 1,557,677	\$ 921,596	\$ 922,818	\$ 922,818	\$ -	

Prepared by:
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