
Miromar Lakes Community Development District

Regular Meeting Agenda

July 11, 2019



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Prepared by:

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

July 3, 2019

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, July 11, 2019, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - I. April 11, 2019 – Regular Meeting
 - II. May 9, 2019 – Regular Meeting
 - III. June 13, 2019 – Regular Meeting
3. **PUBLIC HEARINGS RELATED TO THE ADOPTION OF THE FISCAL YEAR 2020 BUDGET**
 - I. **FISCAL YEAR 2020 BUDGET**
 - I. Public Comment and Testimony
 - II. Board Comment and Consideration
 - III. Consideration of Resolution 2019-5 adopting the annual appropriation and Budget for Fiscal Year 2020.
 - II. **FISCAL YEAR 2020 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
 - I. Public Comment and Testimony
 - II. Board Comment and Consideration
 - III. Consideration of Resolution 2019-6 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology.

4. Consideration of Resolution 2019-7 authorizing the reconveyance of a portion of Tract B-16, Miromar Lakes unit XIV – Peninsula Phase Four to Peninsula IV Homeowners' Association, Inc.; authorizing the chairman or the vice chairman (in the chairman's absence) to execute such reconveyance document necessary to reconvey a portion of such property; providing for severability; providing for conflicts; and providing for an effective date.
5. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Asset manager
 - I. May 2019 Report
 - d) Manager
 - I. Financial Statements for the period ending May 31, 2019 (Unaudited)
6. Supervisor's Requests and Audience Comments
Mrs. Halely Encroachment Plans
7. Adjournment

The second order of business is the consideration of the minutes of the April 11, 2019 and May 9, 2019 regular meetings.

The third order of business is two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2020 Budget, Assessments, General Fund Special Assessment Methodology.

The first Public Hearing deals with the adoption of the Fiscal Year 2020 Budget which includes both the General Fund operations and the Debt Service Funds for both Series 2012 and 2015 Bonds. In the way of background, the Board approved the proposed Fiscal Year 2020 Budget, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year.

As a suggested form for the Public Hearing – it would be appropriate to formally open the Public Hearing for consideration of the Budget, take a few moments to have the District Manager review the salient points of the Budget for the Public, then seek Public Comment or testimony, and at the conclusion of the Public Comment and testimony to close the Public Hearing by motion of the Board, then to move into the Board's consideration of the Budget and once that is concluded, to consider the resolution to adopt the annual appropriation and budget for the District. Once this item is concluded, then it would be recommended for the Board to move to the second Public Hearing utilizing the same process as just completed for the Budget Hearing.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2020 Budget. The resolution does essentially three (3) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Lee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of the Resolution and finally it approves the General Fund Special Assessment Methodology.

The fourth order of business is the consideration of Resolution 2019-7 which authorizing the reconveyance of a portion of Tract B-16, Miromar Lakes unit XIV – Peninsula Phase Four to Peninsula IV Homeowners' Association, Inc.

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

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures

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

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, April 11, 2019 at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Dr. David Herring	Chairman
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Michael Weber	Assistant Secretary
Ms. Mary LeFevre	Assistant Secretary

Also present were:

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

Audience:

Mr. Tim Byal
Mr. Jack Hewes
Mr. Mike Fabian
Ms. Darlene Hardey-Muncy

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 2:08 p.m. and all members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

Consideration of the Regular Meeting Minutes from March 14, 2019.

Mr. Ward called for any additions, corrections or deletions to the March 14, 2019 minutes. Mr. Doug Ballinger indicated a word change from “completely” to “completed” on page 3. Mr. David Herring noted the word “wound” on page 2 should have been “would”. In the same paragraph on page 2, Ms. Mary LeFevre stated the word “and” should have come after “paperwork”. Mr. Ballinger noted Board member 2032 was Mr. Refkin and he identified himself as Board member 5725, on page 5. Ms. LeFevre identified herself as Board member 4940, also on page 5. Mr. Ward called for a motion to accept as amended.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. David Herring and with all in favor, the Minutes of the March 14, 2019 as amended were approved.

THIRD ORDER OF BUSINESS**Staff Reports****a) Attorney**

No Report

b) Engineer

No report.

c) Asset Manager**I. March 2019 Report**

Mr. Bruce Bernard stated residential restorations were in process and were about 60 to 70 percent complete as of April 18. He stated five homes were under construction at Bella Mara and were scheduled for completion April 30 before starting on the Sienna project.

Dr. David Herring asked Mr. Bernard if he observed any repair work on the projects since there were alligators in the water where the homes were located.

Mr. Bernard replied the workers knew there were alligators in the lakes. He noted the alligators were as afraid of the workers as the workers were of the alligators. He added the cleaning contractor's report would be available next month, which would start the drainage cleaning project.

II. Discussion of Lake Banks that were repaired by private owners after Hurricane Irma.

Mr. Ward summarized a report the Board asked the staff to review regarding improvements made by private parties, not the District, after Hurricane Irma. He stated the review was based on a request by a resident and Mr. Bernard had completed the list private vendor improvements. He stated one key element in the report was the pricing, which was an estimate of costs had the District made the repairs. He stated all lake-bank properties were reviewed and the analysis was based on known repairs by the District. He noted there were repairs made by the homeowner and there was no way to determine what the homeowner paid or which repairs were hurricane-related.

Mr. Bernard stated there was a total of \$207,000 dollars' worth of hurricane improvements the District could account for. He noted \$146,000 dollars of the \$207,000 dollars was identified by the District for additional work which needed to be done.

Mr. Ward told the Board the report verified the District was not a part of the lake bank restoration process. He stated the continuation of the discussion was whether the District should continue its policy of not reimbursing for disaster-related improvements or adopt a procedure for reimbursement of those types of improvements. He advised, from a staff perspective, the Board should continue with its current policy. He stated a procedure of reimbursement would establish a bad public policy precedent and open the District to litigation beyond what was expected. He stated it would be akin to using public funds to reimburse private owners for work the District knows nothing about.

Mr. Ward asked the Board for comments and opinions about the District policy.

Mr. Alan Refkin asked if the \$207,000 dollars was for expenditures. Mr. Bernard explained it was the total amount of repairs for Hurricane Irma damages, had the District paid for it. He stated \$146,000 dollars was identified as the FEMA funds for repairs. Mr. Refkin noted there was \$60,000 dollars worth of repairs still needed to be done which had not been identified.

Mr. Michael Weber asked if the work completed was done on the homeowner's own accord. Mr. Ward replied affirmatively. He stated he did not recall a request for reimbursement in the past meetings or any requests coming before the Board since Hurricane Irma.

Dr. Herring asked if anyone made any claims on their homeowners' insurance. Mr. Ward replied he would not have such information. He stated it would not be something the District would be privy too. Dr. Herring asked if such an event was claimable. Mr. Urbancic replied acts of God were not a part of a claim unless the homeowner had a type of insurance policy which specifically applied to such an event.

Ms. LeFevre replied a reimbursement policy was not feasible. She stated it would create inconsistency in how resident's claims were handled, and such a policy would be ill-conceived. She stated the policy should remain as is.

Dr. Herring stated there was an emotional and legal perspective. He stated emotionally, the Board would like to take care of all repairs, but legally, the District was a government organization and there were rules to abide by.

Mr. Ballinger asked Mr. Bernard if the District had been paid \$9,000 dollars by FEMA for irrigation repairs. Mr. Bernard stated staff was awaiting notice of the reimbursement, and the total amount, from the State of Florida. He asked Mr. Bernard what the other category classification was for which the District might receive payment from FEMA. Mr. Bernard responded the other classification was debris removal and recovery claim for the cleanup and tree removal on the outside of the property. He explained the work done inside the property was specifically the responsibility of the CDD (Community Development District) because the District did not own the property. He stated the District initially asked for a total of \$340,000 dollars from FEMA for the projects.

Mr. Refkin asked where the \$340,000 dollars from FEMA went it's when received. Mr. Bernard replied those funds will go to the CDD.

Ms. LeFevre indicated the Board had decided to restore the hurricane damage using its reserves when it was under no obligation to do so, which she felt was the right thing to do and the funds from FEMA would replenish the reserves.

Mr. Ward stated there was no action to take by the Board with respect to keeping the current policy. He asked if there were any questions from the public regarding the policy.

Mr. Jack Hewes stated he had hurricane damage to his property. He stated he spoke with the Chairman of the Board who told him "he would take care of it." He stated, until recently, there was no reference to the CDD policy of non-reimbursement for repairs. He asked why he was not told the Board had a policy which did not reimburse residents.

Mr. Refkin stated the Board was not here to answer those questions since Mr. Hewes was represented by counsel.

Mr. Ward asked if there were any other questions from the audience. There were none.

Mr. Weber commented he did not recall any instance where the Board reimbursed a property owner, nor did he recall the issue coming before the Board. Mr. Ward agreed with Mr. Weber's statement and noted he believed Dr. Herring's comment to "take care of it" meant to get the information to the CDD staff to deal with the issue.

Mr. Refkin stated he did not comment on the Mr. Hewes's question because the response could have been misconstrued. He stated it was obvious Dr. Herring meant one thing, and the response was misunderstood. He noted to address the issue with someone without counsel was not a prudent action by the Board.

Dr. Herring affirmed he told the resident he would take care of it, which meant he would get the information to the appropriate people. He noted there was still a fundamental question of who stated what to whom. He stated he knew Mr. Bernard's conversation was with Mr. Ray Bartlett. Mr. Bernard confirmed he spoke only to Mr. Bartlett and he never had contact with Mr. Hewes until today. Mr. Bernard stated whatever work was not already completed, would be on a list to request funding for next year. Dr. Herring surmised the conversation between Mr. Bernard and Mr. Bartlett was different from the conversation which Mr. Bartlett might have had with Mr. Hewes, and thus, the confusion at hand. Mr. Bernard stated he did not know what the conversations were, but he knew he had no authority to make a reimbursement decision. He stated the District would have had to know the costs upfront and would have inspected the property then, not a year later.

Ms. LeFevre noted Mr. Hewes never contacted the Board with any requests for repair reimbursements, which seemed unusual given the circumstances.

Mr. Ballinger stated it was a very unfortunate situation because Mr. Hewes was a good neighbor and citizen, but the Board had a responsibility to the entire community.

Mr. Refkin asked the Board's counsel what the next steps were. Mr. Greg Urbancic stated the Board might receive another letter or he might receive a call from Mr. Hewes's attorney. He stated the resident may try to sue the Board. He stated those factors were unknown at this time.

Mr. Refkin asked how the Board should respond if the resident contacted the Board Members individually. Mr. Urbancic stated he did not have an issue with having a conversation, but Board policy was to defer any decisions to the CDD manager or to him.

Mr. Ballinger asked Mr. Urbancic the name of Mr. Hewes's counsel. Mr. Urbancic replied Kara Drewsinski Murphy. Mr. Ballinger asked if the Board was engaged in a law suit, would Mr. Urbancic be the Board's counsel. Mr. Urbancic replied affirmatively, stating he or someone in his office would represent the Board.

Mr. Ward asked if there were any other questions regarding the Board's policy. There were none.

d) Manager

I. Financial Statements for the period ending January 31, 2019.

No report.

II. Financial Statements for the period ending February 28, 2019.

No report.

FOURTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Ward asked for Supervisor's requests and Audience Comments.

Ms. Darlene Harvey-Muncy, President of the Ravena Condominium Association, stated the Association experienced turn-over from the developer in October of 2016 and it was discovered later the developer had not completed the transfer to the CDD. She stated work on the development was done after the developer left. She asked the Board what the status of the retention pond at Ravena was and were there next steps for the Association. Dr. Herring responded the retention pond still belonged to Ravena since there had been no transfer of the property, nor a request of the Board to do so. Mr. Ward stated there was a procedure to follow if the Association wished to transfer the pond. He explained if the water management system was permitted by South Florida Water Management District, the Association should provide the Board a copy of the permit, along with a full legal description of the property, and then the Association could deed the property to the CDD and/or give the CDD an easement onto the property if necessary. He stated if there was pipework, for example, the Association would have to create a bill of sale to the CDD for the pipes or easements. He stated it was up to the Association's

engineers or a surveyor to provide those documents. He explained following this the transfer would be added to the Board's Agenda.

Ms. Muncy asked if the transfer procedure was in written form. Mr. Urbancic responded this procedure was listed in the storm water policy; however, it was not as detailed since the condominium was unique. Mr. Ward explained the procedure was not written specifically for the condominiums because each condominium complex was different and had different features. He indicated Ms. Muncy was welcome to contact him, Mr. Bernard or Mr. Urbancic should the Association's attorney need information. He stated all contact information was listed on the CDD website.

Mr. Weber asked Ms. Muncy if the perimeter shoreline was addressed as the external lake was part of the Association property. Ms. Muncy replied she was not sure, but she would ask the Association's attorney to include it in the transfer description.

Mr. Ward asked if there were any other questions or comments. There were none. Mr. Ward called for adjournment.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 2:45 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman

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

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, May 9, 2019, at 2:00 p.m. at the Beach Clubhouse, located at 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Dr. David Herring (via telephone)	Chairman
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Michael Weber	Assistant Secretary
Ms. Mary LeFevre	Assistant Secretary

Absent:

None

Also present were:

James P. Ward	District Manager
Charlie Krebs	District Engineer
John Baker	Hole, Montes

Audience Members:

Approximately 7-10 Audience Member members were in attendance: (All residents names are not included with the minutes; if residents did not identify themselves or the audio file did not pick up the name, the name is not recorded in these minutes)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Consideration of Minutes

Mr. Ward called for any additions, corrections or deletions to the April 11, 2019 Minutes. Changes indicated were:

- a) Mary LeFevre mentioned there were several typos but indicated Darlene Hardie-Muncy is the correct spelling for that name throughout the minutes.
- b) Doug Ballinger remarked the Minutes of 04/11 indicated a March date throughout and was confused. No change or amendment was made.
- c) Mr. Ballinger asked about page 2, which talked of Miromar being under construction at Delmar. He indicated he was not familiar with that. It was explained that it should instead read Bellamare.

- d) Mr. Ballinger asked about page 4, which talked of \$340,000 from FEMA and where it went when received. He asked if that money was ever received, and was told no. He asked for a change to clarify the statement in the minutes. It was decided the statement should read: "...when it's received...." He also asked for a change to "...the funds went..." so that it reads "...the funds would go..." On the last sentence of the page, he asked for clarification on the statement, "...he noted to address that the issue with someone without counsel was not a prudent action by the Board." He was told that in the earlier paragraph, Alan Refkin took the word "not" out so that it makes sense.

As there were no other corrections, Mr. Ward called for a motion to adopt as amended.

On MOTION made by Mr. Refkin, seconded by Mr. Ballinger, and with all in favor, the Minutes of April 11, 2019 as amended were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution

Consideration of Resolution 2019-4 Approving the Proposed Budget for Fiscal Year 2020 and Setting the Public Hearing for Thursday, July 11, 2019 at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Mr. Ward provided background on the resolution. He explained the public hearing was currently scheduled for Thursday, July 11, 2019, at 2:00 at the Beach Clubhouse. Approving the budget does not bind the Board to any programs or costs associated with line items contained therein but allows the process to move forward so that at the time of the public hearing, the budget can be adopted and set a final rate for the General Fund. The budget does set a rate on page 3 which cannot be exceeded once the budget is adopted. That rate is \$346.15 per unit for all property on roll and \$332.83 for all property off roll.

Mr. Ward remarked that the Debt Service Fund Budgets are static in that both the revenue and expenditures and the rates stay relatively constant for the two bond issues. The current budget removes all the landscaping items completely and the assessments for Lee County are gone. Hendrick County used to make an assessment for the panther habitat area which they no longer do. Charlotte County had an assessment that is also gone. The \$346.15 is back to where it was with roughly \$200,000 capital related to the erosion program that continues for 2 more years.

Mr. Ward spoke about the Series 2015 bonds. Miromar Development is buying down 100 units, at slightly under \$1.5 million, and that amount will be paid to the District this year to pay off some of the 2015 debt, which means the number of units in the General Fund has gone down by 100 units in 2020 from what it was in 2019. So there is \$1.5 million that will call in bonds by November 1, but there are 100 fewer units in the General Fund. Mr. Ward then called for questions from the Board.

Mr. Weber asked about the stormwater management services on page 2. The landscaping costs are gone but there are new costs of cleaning and maintaining all the drainage systems throughout

Miromar. But looking at the total for 2020, it is less than what will be spent in 2019, while still picking up this new responsibility. He asked for clarification on how that worked.

Mr. Bernard remarked that in 2019, a total look at all expenses was done for Miromar Lakes CDD and the developpe. It ended up showing approximately \$60,000 worth of cleaning. The CDD paid a portion and Miromar Lakes paid the rest, cleaning what needed to be cleaned. From the current year forward, the basins are being cleaned on a 3-year plan with certain subdivisions each year. They will be checked and if there are problems, they'll be addressed individually. But in the current year, the cleaning costs are indicated in this report, and go from Verona Lago all the way up past the clubhouse to the road that goes to Bella Vista. Next year, Bella Vista will be done and all of Montebello and those sections, and the third year will go to the peninsula. So every year, it's not necessary to check the whole thing; it's been broken into a 3-year program, so a third of the community is done every year.

Mr. Refkin inquired if the new communities coming on were being considered.

Bruce indicated that will be done in future budgets. There was no estimate of when that would be.

Mr. Refkin remarked it would be good to have that information for planning.

Mr. Byal stated the information had not yet been turned over, so there was no obligation at this point.

Mr. Refkin asked if there was an anticipated date for planning purposes. It was not an issue of obligation or taxation, just a coordination between Miromar Lakes and the CDD so that better planning could occur on when they might come online so that budgets are a bit more accurate and reflective of future obligations. He understands it would be an estimate, but it would help for planning purposes.

A board member asked about page 8, under erosion restoration, Hurricane Irma repairs, there is nothing listed for 2020. He asked if that means the repairs have been completed. Mr. Ward explained that it was moved down into Subdivision Shoreline Erosion, and the subdivisions were broken out in detail on what was going to be done in each year, so it was split out.

Alan Refkin asked for confirmation that those were considered Hurricane Irma repairs, which Mr. Ward confirmed.

Mr. Refkin asked if a reserve would be started. Mr. Ward stated he left it out and that his feeling was a reserve should be started because there was the capacity to do that and the assessments have dropped so much from prior, from \$700 a few years ago down to approximately \$340. He felt it would be a good idea to put between \$50,000 and \$100,000 a year away. It would not have a significant impact on the overall assessment, and if the Board likes the idea, he recommends somewhere between \$50,000 and \$100,000.

Mr. Weber felt it was inevitable that the money would be needed in the future and it would be important to start the process and keep doing it on an annual basis so that when the time comes, it won't be necessary to "change our entire plan going forward" because of a financial hit.

Mr. Ward calculated that \$100,000 would result in approximately \$58/unit.

Ms. LeFevre spoke in favor of the idea. All members appeared to agree, and Mr. Ward added a \$100,000 reserve to the reserve line item.

Ms. LeFevre remarked that on page 1 under Other Contractual Services, there was perhaps a typo – ‘trust’ in place of ‘trustt’ on the right-hand side. She was told that was correct – the trustee is the bank that holds the bond funds but that’s the way they spell that word. She also asked about electric service for the fountain, page 2, asking if that referred to the big fountain. She asked what the fountain was for. She was told it was for the Porto Romano fountain in the lake.

Mr. Ballinger had a question about page 8, stating the \$132,000 figure there seemed large compared to other figures for Tivoli, which he thought was misspelled. He was told it was the correct number, due to the number of lake banks there. Bruce explained it winds back up, down and around and that almost every house has got a lake bank.

Ms. LeFevre asked about erosion restoration, whether it was part of the capital plan, and was told it was. Mr. Ward explained what she was looking at was the detail of the capital program and if she referred to page 2, there was a line item called erosion restoration, which equals \$200,466, which is the same number in the detail. The detail shows where the \$200,000 is being spent.

Ms. LeFevre asked for clarification on page 8 regarding the capital plan, and Mr. Ward confirmed it was part of the water management system for erosion restoration, and that it was the detail of that. She asked if it included both the capital plan that has been in place, available online, but in addition the hurricane damage, which was above and beyond, and were there two different things included. She was told there was.

Mr. Bernard explained that most of the hurricane damage was estimated at approximately \$200,000, but of that, on last month’s report showing the repairs that were done, \$146,000 to \$148,000 was already done by the residents. With the addition of a few more repairs this year of \$30,000, up to almost \$180,000 to \$210,000 (indiscernible 20:16). Ms. LeFevre said she understands but just wondered where in the budget that information is contained. There was a budget plan that predated the hurricane, and that plan is online, and it shows a 2-year period. She cannot remember the total of that and stated now there’s another piece that’s post this hurricane.

Mr. Bernard clarified that for the hurricane, over 80% of that has already been done. Ms. LeFevre asked where in the budget the 20% was. Bruce showed her where the 20% is contained, stating that because the number in the capital included that amount, as they were doing it now with Geotubes, it will give them enough to (indiscernible 21:19). Rather than break it down, it’s combined within that money. Mr. Ward explained that figure was on page 6.

Mr. Refkin asked about lake maintenance for “spraying” for about \$60,000. He asked about the plan for when the last carp was gone. Options were more carp, better calculated, or spraying as was done many years ago, which was expensive, but wondered if there was a plan going forward. The budget is a year out but asked what kind of spraying is indicated in the budget and if that is related to the carp.

Mr. Ward explained it was a different spraying program. It is the normal maintenance program. There is no carp replacement program in place yet.

Mr. Refkin asked what the plan was for when the carp becomes less plentiful. The weed problem would have to be addressed.

Mr. Ward remarked that once the carp were gone, there would be a year before one would see a Hydrilla problem again. If that becomes a problem next year, there will be a carp program again. Mr. Refkin asked for confirmation if it would be in the next budget, not the current budget. Mr. Ward remarked there would not be as many carp as the first time around, which is the only effective weed control, unless it's a mechanical solution.

Mr. Herring believed there would be better control of the Hydrilla coming back this time, as last time it seemed like the chemicals were feeding the Hydrilla rather than eliminating it. He believes "we will be able to be a little bit more preemptive" and agrees the number of carp will be less than what was seen last time.

Mr. Ward confirmed those costs were not in the current budget. There were no further questions from the Board. He asked if there were any questions from the Audience Members.

An Audience Member, who lives in Montebello, asked about Geotubes behind Montebello. He directed his question to Bruce and asked if that project was completed now. Bruce replied it was. The Audience Member remarked that half of building 8 was done but not the other half.

Mr. Bernard stated he met with some of the board members there. The project was to bring into compliance the lake slopes. The lake slopes in that area were not out of compliance. The Board there will take it on themselves to fill in that area. That area slopes down into the water without a drop-off, whereas the other areas had the drop-off. The Audience Member's Board will work with the contractor to get fill put back in and then re-sod the area.

The Audience Member had another question about the fact that CDD is paying for a fountain in Porto Romano. Mr. Ward clarified that the CDD was not paying for a fountain. The developer of Porto Romano or NDC put a fountain in and Miromar Lakes is picking up the electric charge for that fountain permanently.

The Audience Member remarked that there were at least seven fountains in Miromar Lakes.

Mr. Bernard stated that was the only one we had.

Mr. Ward stated that those were put in by the communities without CDD's knowledge. The Audience Member stated that there were three fountains in Tivoli that fell into disrepair and were just refurbished and put back into operation. (Indiscernible 27:12) put in by the developer also.

Mr. Refkin remarked it was a good point. He asked if it was a Board vote that led to Miromar Lakes picking up the electricity of that fountain and was told it was. He inquired why it was picked up and not the other fountains.

Mr. Ward stated he believes Miromar Development asked to put that fountain in and provided plans, which was the right thing to do.

Mr. Refkin asked what would happen if that Audience Member came and said, he wanted equal treatment under the law.

Mr. Bernard indicated there were already barriers in that lake that are part of the water management system, and that fountain was built in conjunction with the aerator so that it had a water quality component to it; it wasn't just for visual effect. Mr. Refkin stated he was told the aerators were more decorative than functional. Mr. Ward stated it is the fountains that are more decorative than functional.

Mr. Bernard clarified that since there were already aerators that were required by permit in that lake, due to its size, that fountain was connected through that aerator system.

Mr. Refkin stated he was trying to educate himself, trying to figure out the decision-making process, which, he averred, was totally nondiscriminatory, since they represented all the residents of Miromar, but why they would choose to do one and not the others. He understands the difference in the fountain at issue, but he wonders if those differentiators don't also exist in some of the other fountains.

Mr. Ward stated that since he had been here, nobody has asked to put a fountain in besides the one.

Mr. Refkin stated he understood there was a connection because it was tied to the water management system. He asked if any of the other fountains are tied to the water management system. Bruce stated he didn't think any of the other lakes are large enough to require that level of aeration. Mr. Refkin asked if it was the only one that is tied to an aeration system.

The Audience Member stated there was a large aerator in the Tivoli one right next to the fountain.

Mr. Ballinger opined that some of the properties that are located closer to the noise of Interstate 75 had them for the purpose of noise abatement. Others stated they remembered that conversation and confirmed.

Mr. Herring confirmed that noise abatement was part of the reason the fountains were there but he doesn't think that it works. MALE agreed that it adds another noise. Others agreed it was a different noise.

Another Audience Member asked a question about "re-carping." He has been monitoring the clarity of the water, and a year ago he could see 2 feet out, now it was 5 to 7 feet. So he can see the water getting clearer. So, once the carp that had been put in are done, there will be year's period but he doesn't know what that end point is and wondered if it was for clear water.

Mr. Ward explained the carp is used to treat a specific plant, the Hydrilla. So, there will be a year before more Hydrilla are starting to be seen in that lake. He reiterated Mr. Herring's statement that it will be seen earlier now. He explained they learned from experience from when the original carp were put in a year or two before that the lake is so deep that the chemical treatments were

not effective and did not work. So with Hydrilla in the lake, there's only three effective treatments. One is chemicals, which doesn't work because the lake is too deep. The carp is another. The third one is the mechanical method of taking the plants out. Carp was chosen but, unfortunately, too many were put in.

Mr. Ballinger explained that 7,000 was too many.

The Audience Member asked what the natural process was to clarify the water, what type of foliage or plants? (Indiscernible 33:02) 6 or 7 years ago it was very clear.

Bruce explained that once the grasses start growing back in the lake, they work as filters in the lake. The reason the color changed so quickly is all were taken out at once with all the carp and they just got a dull color. From one year to the next you can see it getting better. Once the carp are gone and more Hydrilla comes back and some grasses along the edges work as filters, the lake is going to clear up more, and then a restocking of the carp will need to be done on a reasonable amount basis. He opined he would put a couple hundred in at a time and see how it goes. More can always be added the following year, but too many should be avoided. The carp only have a 5- to 7-year life cycle, so enough will be put in every year to keep the right amount in there.

Mr. Ward inquired if there were more questions from the Public or the Board. Being none, a motion to adopt Resolution 2019-4 approving the proposed budget with one modification, to add \$100,000 into the line item for a reserve, would be in order.

On MOTION made by Ms. LeFevre, seconded by Mr. Refkinand with all in favor, Resolution 2019-4 was adopted.

FOURTH ORDER OF BUSINESS

Staff Reports

- a) District Attorney Report – Mr. Ward stated that Greg was out for the day.
- b) District Engineer Report – Mr. Krebs reported that he wanted to introduce the Board to John Baker, a young engineer with Hole Montes. He recently took the PE exam and has hopefully passed it. He is at the point in his career where he is starting to show up at CDD meetings, and John may be attending meetings that Mr. Krebs cannot attend. If the Board cannot get a hold of Mr. Krebs, Jim will have John's information and they should feel free to contact him and get any information needed.

The Board welcomed John Baker.

- c) Asset Manager Report – Bruce talked about lake bank erosion, that Montebello is complete, Bellamare would be finished the following week, and then work will start on Sienna. He offered photos of Montebello showing added ground with grass areas. There are places where 4-1/2 to 5 feet of property was added back that had been lost. He remarked that the gator went to Bellamare and then back to Montebello.

Bruce remarked they had already talked about the plans for the cleaning of the catch basins. He sent MRI the proposal to begin and was told it would commence the 2nd week of June, with 47 basins to clean in Phase I.

Bruce also brought up that the FEMA reimbursement was nonexistent. CDD was told Miromar was eligible, they met multiple times with FEMA, had conference calls with them, they sent a letter saying they were eligible, and after all that work FEMA came back saying Miromar was not in the right-of way, there was no severe threat, and they were not eligible.

Mr. Ward stated that Miromar was not singled out, that other attorneys around the state who deal with Community Development Districts with Hurricane Irma damage, all gated communities, have reported that all have been denied by FEMA for the same reason as Miromar.

Bruce said that \$16,000 was spent for administrative services for paperwork, and \$9,000 was paid back for irrigation on the berms, which was not ineligible. So it basically cost \$7,000.

Mr. Herring inquired if there was an appeals process. Bruce stated that there is an appeals process, but FEMA will only pay for something within the right-of-way. Most Miromar berms are not in the right-of-way. The only thing in the right-of-way is Ben Hill Griffin and only \$18,000 to \$20,000 was spent there. If that was ever reimbursed it would be \$15,000 – only 75% if they do it, and Bruce doesn't know if it is worth the trouble to try to go through it all if they deny the claim again.

An Audience Member wondered what the retention system was that was installed in the area around Portofino's circle. He stated he wanted to compare it to riprap. Bruce explained that was the Geotubes, which can be seen on the pictures, and that they help get the slope back. With riprap, it is 2 to 1 or 3 to 1 at the best with riprap. The conditions at Portofino were such that the backside went almost straight down to the top of the trees. So 2 tubes were laid in. The fabric of the tube allows water through but not material, and the first sets up hard. The second tube goes on top and when it is broken open, the fill is used to get the slope. On top of that goes a coconut mat that sod adheres to and holds it in place. That gives a slope down to the water rather than with the riprap.

The Audience Member asked if that was an alternative to riprap, and Bruce confirmed it was, although sometimes there was no alternative because everybody cannot have riprap, as only about 65% of the whole community is allowed riprap.

Mr. Bernard explained it is an engineered solution, so as opposed to letting nature take its course, using that creates a more stable slope; it will deteriorate over time, but at a slower pace.

The Audience Member asked if it was as effective as riprap. MALE agreed it was.

Bruce reminded him about the things the engineers were looking to meet. They were also looking to meet the Southwater Water Management Permit, which dictates the slopes must be 4 to 1. Riprap does not necessarily meet those qualifications. (Indiscernible 42:13)

Mr. Ward reminded the Audience that questions unrelated to the Manager's report would be addressed at the Audience Member Comments.

Ms. LeFevre asked if all legal documents were now in order regarding the pipes Miromar is trying to get legal access to.

Mr. Ward responded no; they are not all in order as of this time. That issue was still being worked on. He advised it was a long, laborious process.

Mr. Ballinger asked if work would soon begin on Sienna. The answer was yes, right after leaving Bellemare. Mr. Ballinger said a lot of people would be happy to hear that.

- d) Manager Report – Mr. Ward reported that even though Miromar Lakes had met the qualified elector election statute requirement of 6 years from the date of establishment 250 qualified electors, the Supervisor of Elections still is required to provide the number of registered voters within the District. As of April 15, there were 1,052. No action is required of the Board, it is just provided as a matter of information.

FIFTH ORDER OF BUSINESS

Audience Member Comments

An Audience Member asked if anything could be done about old riprap, stating it was ugly. Mr. Ward stated he didn't know how to clean it. The Audience Member was concerned it would get into the lake. Bruce mentioned it might be possible to pressure wash it and stated any chemical would go into the lake, so pressure washing was recommended from the lakeside. It was generally agreed it would be a monumental job.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Ward called for a motion to adjourn the meeting at 2:45 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman

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

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, June 13, 2019, at 2:00 p.m. at the Beach Clubhouse, located at 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Dr. David Herring (phone)	Chairman
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Michael Weber	Assistant Secretary
Ms. Mary LeFevre	Assistant Secretary

Also present were:

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

Audience:

Mr. Tim Byal	Miromar Development Corporation
Mr. Mike Risso	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. and all Members of the Board were present at roll call with Dr. Herring present by phone.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 19, 2019 – Regular Meeting

Mr. Ward stated the second order of business was consideration of the May 19, 2019 Regular Meeting Minutes. He noted each member of the Board was issued a copy of the Minutes. He indicated there were many places where names could be inserted into the Minutes and there was a correction on the top of page 4 which should read "\$58 dollars per unit." Ms. Mary LeFevre noted her name was spelled incorrectly throughout the document. She stated on page 2, third order of business, second paragraph, it read "the \$346.15 is where it was with roughly \$200,000.00 capital related to the erosion program that continues for 2 more years." She noted she did not understand what this sentence referenced. Mr.

Ward explained the sentence. Ms. LeFevre stated the first sentence of the second paragraph on page 3 made no sense. Mr. Bruce Bernard stated it should read "...a total look at all expenses for Miromar Lakes cleaning, not only the CDD's, but Miromar Lakes also was done." Mr. Mike Weber stated on page 4, third paragraph, the last sentence read "what the fountain it was for," but should read "what the fountain was for." Mr. Ward asked there were any additional corrections or additions; hearing none, he called for a motion.

On MOTION made by Mr. Mike Weber, seconded by Mr. Doug Ballinger, and with all in favor, the May 19, 2019 Meeting Minutes were approved as corrected.

THIRD ORDER OF BUSINESS

Staff Reports

a) Attorney

Mr. Greg Urbancic stated he had distributed handouts regarding Bellini and included an aerial map of Bellini which illustrated the interior stormwater lines. He reviewed the map and the color coding. He stated he wished to be consistent with what was done in other neighborhoods by issuing a Bill of Sale for the lines located within the colored areas on the map as a drainage easement to the District. He asked for approval of the Bill of Sale of the drainage easement, and authorization for the Chairman or Vice Chairman to sign.

Mr. Mike Weber asked if Bellini approved of the Bill of Sale. Mr. Mike Risso responded in the affirmative. He noted Bellini only needed a copy of the final executed agreements. Mr. Urbancic noted the CDD would record the easement.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the Bill of sale was approved and the Vice Chairman was authorized to sign.

b) Engineer

Mr. Charlie Krebs stated he had no Report.

c) Asset Manager

I. June 2019 Report

Mr. Bruce Bernard reported on Friday the lake bank erosion work on each lake in Sienna would be complete, the West Lake was scheduled to be completed by June 28, 2019, followed by hurricane related repair in Anacapri and Isola Bella, finishing with Porto Romano. He displayed pictures of the completed restoration work. Discussion ensued regarding sod installation and residents paying for the sod. Mr. Bernard reported work continued to reduce the width of the spike rush to a maximum of 8 feet wide and to eradicate the bull rush. Discussion ensued regarding eradication of the bull rush and methods of eradication. Mr. Bernard reported stormwater cleaning, phase one, began in

two weeks, and would take approximately three weeks to complete. He reported GHD was preparing a lake management plan which included what the CDD tested for in the lakes, etc., to be displayed on the CDD website. He noted he would bring this plan before the Board upon completion prior to publishing on the website.

d) Manager

Mr. Ward stated he had no Report. Mr. Weber asked who was responsible for spraying the weeds which grew up out of the rip-rap. Mr. Bernard responded the CDD sprayed the shoreline, but only up to 1 foot past the water's edge. He explained anything past the 1 foot mark was the responsibility of the homeowner.

FOURTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Dr. Doug Herring reported under no circumstances would the CDD be responsible for repairing or replacing the monument which was knocked down by a drunk driver.

Mr. Mike Risso asked what would be expected of the communities which employed the "bubble-up systems" (yard drains) relative to redirecting the flow. Mr. Bernard responded yard drain repair was the responsibility of the HOA or homeowner. He noted he hoped these would be redirected prior to the CDD coming in to repair the shoreline. He indicated the CDD agreed to repair the shoreline, but only once; therefore, if the drains were not repaired and as a result the shoreline washed out again, it would be the responsibility of the HOA to repair the shoreline. Discussion ensued regarding repair of the yard drains, what would happen if the drains were not fixed, homeowners not being required to make the fix, and policy indicating if the yard drains (or roof drains) caused a washout the District would fix the washout and charge the resident for the repairs.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 2:19 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman

RESOLUTION 2019-5

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Miromar Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 13, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget

RESOLUTION 2019-5

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2020.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Miromar Lakes Community Development District for the Fiscal Year Ending September 30, 2020," as adopted by the Board of Supervisors on July 11, 2019

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Miromar Lakes Community Development District, for \$4,363,320.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 688,760.00
DEBT SERVICE FUND(S)	\$ 3,674,560.00
CAPITAL PROJECTS FUND(S)	<u>\$ 0.00</u>
TOTAL ALL FUNDS	\$ 4,363,320.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such

RESOLUTION 2019-5

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

transfers do not exceed Ten Thousand (\$10,000) Dollars previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED this 11th day of July, 2019.

ATTEST:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

David Herring, Chairman

Miromar Lakes Community Development District

Proposed Budget—Fiscal Year 2020

REVISED for Public Hearing at May 9, 2019 Board Meeting



Prepared by:

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Miromar Lakes Community Development District

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Please visit our web site: www.miromarlakescdd.org

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash from prior year to fund FY 20 Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ 300	\$ 115	\$ 230	\$ 250	Interest on General Bank Account
Special Assessment Revenue	\$ -				
Special Assessment - On-Roll	\$ 686,802	\$ 638,861	\$ 686,802	\$ 531,902	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 253,216	\$ 63,304	\$ 253,216	\$ 156,608	Assessment from Developer
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 940,318	\$ 702,280	\$ 940,248	\$ 688,760	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 5,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 383	\$ 918	\$ 918	FICA Required for Board Fees
Executive					
Professional Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	District Manager Contract
Financial and Administrative					
Audit Services	\$ 5,200	\$ 3,800	\$ 3,800	\$ 3,900	Statutory required audit yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Arbitrage Rebate Fees	\$ 1,000	\$ 2,000	\$ 2,000	\$ 2,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Required Legal Advertising
Trustee Services	\$ 7,900	\$ 9,258	\$ 9,258	\$ 9,500	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 2,400	\$ 1,804	\$ 1,804	\$ 2,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 550	\$ 222	\$ 500	\$ 550	Fees required to maintain bank account
Travel and Per Diem					
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 400	\$ 417	\$ 800	\$ 800	Mailing and postage
Insurance					
Insurance	\$ 5,800	\$ 5,778	\$ 5,778	\$ 5,900	General Liability and D&O Liability Insurance
Printing and Binding					
Printing and Binding	\$ 1,200	\$ 1,066	\$ 2,200	\$ 2,200	Agenda books and copies
Other Current Charges					
Website Maintenance	\$ 1,000	\$ 300	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Office Supplies					
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships					
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					
General Counsel	\$ 30,000	\$ 13,406	\$ 26,000	\$ 30,000	District Attorney
Litigation Counsel	\$ -	\$ -	\$ -	\$ -	Not required for FY 2019
Center Place	\$ -	\$ -	\$ -	\$ -	
General Counsel - Center Place	\$ -	\$ -	\$ -	\$ -	
Special Counsel - Center Place	\$ 30,000	\$ -	\$ -	\$ -	To complete agreement pursuant to settlement agreement with Alico West
Land Exchange - Salerno	\$ -	\$ -	\$ -	\$ -	
Debt Service - Miromar Lakes LLC Note					
Debt Service - Miromar Lakes LLC Note	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services					
General Fund	\$ 15,000	\$ 3,257	\$ 7,000	\$ 7,000	District Engineer
NPDES	\$ 250	\$ -	\$ -	\$ 2,000	Statutory Requirement for Federal Reporting
Asset Administrative Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	District Asset Manager
Center Place Experts	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 182,993	\$ 84,866	\$ 143,433	\$ 150,143	

Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget	Notes
Stormwater Management Services					
Professional Services					
Asset Management	\$ 34,800	\$ 13,475	\$ 34,800	\$ 35,800	District Asset Manager
Mitigation Monitoring	\$ 500	\$ -	\$ 500	\$ 500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 4,400	\$ 2,403	\$ 4,800	\$ 4,800	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 56,500	\$ 21,174	\$ 56,500	\$ 61,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 3,000	\$ -	\$ -	\$ 3,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 13,840	\$ 8,620	\$ 13,840	\$ 13,840	Regulatory Reporting of water quality in Water Management System
Water Control Structures	\$24,000	\$ 560	\$24,000	\$24,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	
Aeration System	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Periodic Maintenance of Aeration systems
Wetland System					
Routine Maintenance	\$ 42,100	\$ 16,556	\$ 42,100	\$ 42,100	Periodic Maintenance to remove exotic materials from wetland system
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Capital Outlay					
Aeration Systems	\$ 10,800	\$ -	\$ 10,800	\$ 11,750	See Capital Improvements for Detail
Littoral Shelf Replanting/Barrier	\$ 6,000	\$ -	\$ 6,000	\$ 15,000	See Capital Improvements for Detail
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Turbidity Screens	\$ 13,800	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ 223,894	\$ 15,252	\$ 273,894	\$ 200,466	See Capital Improvements for Detail (\$51,000.00 for additional Erosion to 09/30)
Contingencies	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	See Capital Improvements for Detail
Sub-Total:	\$ 438,634	\$ 78,040	\$ 472,234	\$ 417,256	

Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget	Notes
Landscaping Services					
Beginning January 1, 2019 the District transferred to the Master HOA the Maintenance responsibilities for the landscaping program including the Ben Hill Griffin Parkway, and the County has agreed to not assess for FY 20 the MSBU. The County intends to dissolve the MSBU but as of the approval date of the Proposed Budget the County has not done so)					
Professional Management					
Asset Management	\$ 9,300	\$ -	\$ -	\$ -	
Utility Services	\$ -				
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ -	
Irrigation Water	\$ 1,250	\$ 5,405	\$ 7,000	\$ -	
Repairs & Maintenance	\$ -				
Public Area Landscaping	\$ 191,350	\$ 90,880	\$ 90,880	\$ -	
Irrigation System	\$ 4,000	\$ 2,855	\$ 2,855	\$ -	
Well System	\$ 1,000	\$ -	\$ -	\$ -	
Plant Replacement	\$ 10,000	\$ 8,321	\$ 8,321	\$ -	
Other Current Charges	\$ -				
Lee Cty Assessments	\$ 51,000	\$ -	\$ -	\$ -	
Charlotte County Assessments	\$ 375	\$ -	\$ -	\$ -	
Hendry County - Panther Habitat Taxes	\$ -	\$ -	\$ -	\$ -	
Operating Supplies	\$ -				
Mulch	\$ 24,000	\$ 23,338	\$ 23,338	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 292,275	\$ 130,800	\$ 132,394	\$ -	
Reserves for General Fund					
Water Management System	\$ -	\$ -	\$ -	\$ 50,000	For Water Management System
Disaster Relief Reserve	\$ -	\$ -	\$ -	\$ 50,000	No Reserves Required
Sub-Total:	\$ -	\$ -	\$ -	\$ 100,000	
Other Fees and Charges					
Discount for Early Payment	\$ 26,415	\$ -	\$ 26,415	\$ 21,361	4% Discounts property owner's may take if paying taxes in November.
Sub-Total:	\$ 26,415	\$ -	\$ 26,415	\$ 21,361	
Total Expenditures and Other Uses	\$ 940,317	\$ 293,705	\$ 774,476	\$ 688,760	
Net Increase/(Decrease) in Fund Balance	\$ 1	\$ 408,575	\$ 165,772	\$ 100,000	
Fund Balance - Beginning	\$ 423,111	\$ 423,111	\$ 423,111	\$ 588,883	
Fund Balance - Ending	\$ 423,112	\$ 831,686	\$ 588,883	\$ 688,883	

Assessment Comparison			
Description	Number of Units	FY 2019 Rate/Unit	FY 2020 Rate/Unit
General Fund - Operations			
Sold property on roll	1304	\$ 526.69	\$ 346.15
Developer units off roll	400	\$ 506.43	\$ 332.83
Total:	1704		
Reserves Assessment			
Sold property on roll	1304	\$ -	\$ 61.75
Developer units off roll	400	\$ -	\$ 58.69
Total:	1704		
Total Assessment			
Sold property on roll	1304	\$ 526.69	\$ 407.90
Developer units off roll	400	\$ 506.43	\$ 391.52
Total:	1704		

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Revenues and Other Sources

Cash Carryforward	\$	-
The amount of anticipated Fund Balance is recommended to be utilized to fund the operating expenses of the District for the first three (3) months of the Fiscal Year, pending the receipt of assessment collections, which generally begin in late December or early January, 2010.		
Interest Income - General Account	\$	250
With the levy of Special Assessments - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.		

Appropriations

Legislative		
Board of Supervisor's Fees	\$	12,918
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year.		
Executive		
Professional Management	\$	40,000
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Miromar Lakes.		
Financial and Administrative		
Audit Services	\$	3,900
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		
Accounting Services	\$	-
This line item is now included in the Professional Management Fees.		
Assessment Roll Preparation	\$	18,000
For the preparation by the Financial Advisor of the Assessment Rolls including transmittal to the Lee County Property Appraiser.		
Arbitrage Rebate Fees	\$	2,000
For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
Other Contractual Services		
Recording and Transcription	\$	-
Legal Advertising	\$	1,200
Trustee Services	\$	9,500
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirments of the trust.		
Dissemination Agent Services	\$	-
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories. This fee is included in Professional Management Services.		
Property Appraiser & Tax Collector Fees	\$	2,000
The Tax Collector charges \$1.42 per parcel and the Property Appraiser charges \$1.00 per parcel.		
Bank Service Fees	\$	550

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	800
Insurance	\$	5,900
Printing and Binding	\$	2,200
Other Current Charges		
Website Maintenance	\$	2,000
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	30,000
The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Center Place		
General Counsel - Center Place	\$	-
Special Counsel - Center Place	\$	-
The District has a settlement agreement with the developer's of Center Place, and, as such, this item is for the continuing discussions regarding the operations of the water management systems that will directly affect the operations of the District's system, along with any discussions with regulatory agencies.		
Other General Government Services		
Engineering Services		
General Fund	\$	7,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
NPDES	\$	2,000
The District's has retained a qualified engineering company to provide on-going requirements of both the Federal Government and Lee County relative to the National Pollution Discharge Elimination System (NPDES).		
Center Place Experts	\$	-
This line item is not required for FY 2017.		
Asset Administrative Services	\$	10,000
The District has retained a qualified asset management firm to manage the District's assets.		
Contingencies	\$	-
Stormwater Management Services		
Professional Services		
Asset Management	\$	35,800
Coordination of all necessary programs and services for the Stormwater Management System during the year, as well as contract administration of vendor contracts, assistance in compliance with operating permits.		
Mitigation Monitoring	\$	500
Utility Services		
Electric - Aeration System	\$	4,800
Repairs & Maintenance		

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Lake System
 Aquatic Weed Control \$61,000
 The District retains the services of a qualified contractor to maintain the District's lake system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.

Description	Amount
Current Contract	\$61,000
Contingency	\$0
Total:	\$61,000

Lake Bank Maintenance \$3,000
 For the yearly removal of dead vegation around the perimeter of the District's water management system.

Description	Amount
Maintenance - Lake Banks	\$3,000
Contingency	\$0
Total:	\$3,000

Water Quality Testing \$ 13,840
 Quarterly testing and analyses of the water management system

Water Control Structures \$24,000

Description	Amount
Inspection	\$2,000
Yearly Cleaning	\$22,000
Total:	\$24,000

Grass Carp Installation \$ -

Litoral Shelf Planting \$ -

Aeration System \$ 2,000

Wetland System
 Routine Maintenance \$42,100
 The District retains the services of a qualified contractor to maintain the District's wetland system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.

Description	Amount
Current Contract	\$37,600
Contract - Reporting	\$2,000
Retention Area 2	\$2,500
Contingency	\$0
Total:	\$42,100

Water Quality Testing \$ -

Capital Outlay
 In Fiscal Year 2016 the District prepared an overall capital improvement plan for the restoration of portions of the District's water management system throughout the community.

Aeration Systems	\$ 11,750
Littoral Shelf Replanting/Barrier	\$ 15,000
Lake Bank Restorations	\$ -
Turbidity Screens	\$ -
Erosion Restoration	\$ 200,466

Contingencies \$ 3,000

Landscaping Services

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Beginning January 1, 2019 the District transferred to the Master HOA the Maintenance responsibilities for the landscaping program including the Ben Hill Griffin Parkway, and the County has agreed to not assess for FY 20 the MSBU. The County intends to dissolve the MSBU but as of the approval date of the Proposed Budget the County has not done so)

Professional Management			
Asset Management		\$	-
Coordination of all necessary programs and services for the Landscape System during the year, as well as contract administration of vendor contracts.			
Utility Services			
Electric - Landscape Lighting		\$	-
Irrigation Water		\$	-
Repairs & Maintenance			
Public Area Landscaping		\$	-
The District maintains the landscaped buffer berm along I-75, the Ben Hill Griffin Parkway berm and median at the main entrance, along with other outer community perimeter berms.			
Description	Amount		
Current Contract	\$0		
Contingency	\$0		
Total:	\$0		
Irrigation System		\$	-
Description	Amount		
Irrigation pumps schedule maint.	\$ -		
Total:	\$ -		
Well System		\$	-
Plant Replacement		\$	-
For the miscellaneous replacement throughout the year of plant material			
Other Current Charges			
Lee Cty Assessments		\$	-
The District is responsible for it's proportionate share of the landscaping operation and maintenance costs along the Ben Hill Griffin Roadway corridor's, which is levied as a special assessment by Lee County through the University Overlay MSTBU.			
Hendry County - Panther Habitat Taxes		\$	-
Operating Supplies			
Mulch		\$	-
The District will periodically add to the existing mulch that is in the landscaping contract during the year.			
Capital Outlay		\$	-
<hr/>			
Reserves for General Fund			
Water Management System		\$	50,000
Disaster Relief Reserve		\$	50,000
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Other Fees and Charges			
Discount for Early Payment		\$	21,361
4% Discount permitted by Law for early payment			
		Total Appropriations:	\$ 688,760

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Capital Improvement Plan - Fiscal Year 2019 through FY 2024

Description of Capital Items	2020	2021	2022	2023	2024	2025 (and beyond)
Irrigation System						
Irrigation Pump Replacement	\$ -	\$ 13,500	\$ -	\$ 15,000	\$ -	\$ -
Total Irrigation System:	\$ -	\$ 13,500	\$ -	\$ 15,000	\$ -	\$ -
Lake System						
Improvements for Water Quality						
Turbidity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 9,000	\$ 6,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
Littoral Shelf - Barrier Installation	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 15,000	\$ 6,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
Aeration System						
Lake 6E and 6G - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake 2A - Compressor and diffusers	\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ -
Lake 1A, 6B, and 6D - Tubing replacements/weights	\$ 11,750	\$ -	\$ -	\$ -	\$ -	\$ -
Lake 1C, 6E - Tubing replacements/weights	\$ -	\$ 13,260	\$ -	\$ -	\$ -	\$ -
Lake Aerator Replacements	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 14,000	\$ -
Sub-Total:	\$ 11,750	\$ 13,260	\$ 16,000	\$ 30,000	\$ 14,000	\$ -
Erosion Restoration						
Hurricane Irma Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subdivision Shoreline Erosion	\$ -	\$ -	\$ 46,600	\$ 120,000	\$ 120,000	\$ -
Montelago	\$ -	\$ 16,500	\$ -	\$ -	\$ -	\$ -
Tivolo	\$ 132,000	\$ -	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ -	\$ 76,000	\$ -	\$ -	\$ -
Castelli	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ -
Sorrento	\$ -	\$ 21,600	\$ -	\$ -	\$ -	\$ -
San Marino	\$ -	\$ 44,000	\$ -	\$ -	\$ -	\$ -
Porta Romano	\$ -	\$ -	\$ 38,500	\$ -	\$ -	\$ -
St. Moritz	\$ 48,600	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ 42,700	\$ -	\$ -	\$ 36,360	\$ -
Contingencies/CEI Services	\$ 19,866	\$ 17,248	\$ 17,721	\$ 13,200	\$ 17,200	\$ -
Sub-Total:	\$ 200,466	\$ 174,048	\$ 178,821	\$ 133,200	\$ 173,560	\$ -
Total: Stormwater Management System	\$ 227,216	\$ 193,308	\$ 196,821	\$ 165,200	\$ 189,560	\$ -
Total Capital Improvements:	\$ 227,216	\$ 206,808	\$ 196,821	\$ 180,200	\$ 189,560	\$ -
Estimated Cost Per Residential Unit:	\$ 138.68	\$ 126.22	\$ 120.13	\$ 109.98	\$ 115.69	\$ -

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ 21,385	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ 388,615	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 4,500	\$ 3,761	\$ 4,500	\$ 4,500
Reserve Account	\$ 7,200	\$ 3,683	\$ 4,500	\$ 7,200
Interest Account		\$ 1	\$ -	
Prepayment Account		\$ 865	\$ 865	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 955,579	\$ 878,321	\$ 955,579	\$ 976,081
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ 384,613	\$ -
Operating Transfers In.	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,377,279	\$ 886,631	\$ 1,350,057	\$ 987,781
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 460,000	\$ -	\$ 460,000	\$ 485,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ 410,000	\$ 410,000	\$ 410,000	\$ -
Interest Expense				
Series A Bonds	\$ 469,056	\$ 253,888	\$ 469,056	\$ 463,738
Other Fees and Charges				
Discounts for Early Payment	\$ 38,223	\$ -	\$ 38,223	\$ 39,043
Total Expenditures and Other Uses	\$ 1,377,279	\$ 663,888	\$ 1,377,279	\$ 987,781
Net Increase/(Decrease) in Fund Balance	\$ (0)	\$ 222,743	\$ (27,223)	\$ -
Fund Balance - Beginning	\$ 1,034,253	\$ 1,034,253	\$ 1,034,253	\$ 1,034,253
Fund Balance - Ending	\$ 866,068	\$ 1,256,996	\$ 1,007,030	\$ 1,034,253
Restricted Fund Balance:				
Reserve Account Requirement			\$ 375,224	
Restricted for November 1, 2020 Interest Payment			\$ 220,047	
Total - Restricted Fund Balance:			\$ 595,271	

**Miromar Lakes
Community Development District
Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget
Fiscal Year 2020**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service
Principal Balance - October 1, 2019	\$	8,770,000	4.875%		
11/1/2019				\$ 231,868.75	
5/1/2020	\$	485,000	4.875%	\$ 231,868.75	\$ 948,737.50
11/1/2020				\$ 220,046.88	
5/1/2021	\$	510,000	4.875%	\$ 220,046.88	\$ 950,093.76
11/1/2021				\$ 207,615.63	
5/1/2022	\$	535,000	4.875%	\$ 207,615.63	\$ 950,231.26
11/1/2022				\$ 194,575.00	
5/1/2023	\$	560,000	5.375%	\$ 194,575.00	\$ 949,150.00
11/1/2023				\$ 179,525.00	
5/1/2024	\$	595,000	5.375%	\$ 179,525.00	\$ 954,050.00
11/1/2024				\$ 163,534.38	
5/1/2025	\$	625,000	5.375%	\$ 163,534.38	\$ 952,068.76
11/1/2025				\$ 146,737.50	
5/1/2026	\$	660,000	5.375%	\$ 146,737.50	\$ 953,475.00
11/1/2026				\$ 129,000.00	
5/1/2027	\$	695,000	5.375%	\$ 129,000.00	\$ 953,000.00
11/1/2027				\$ 110,321.88	
5/1/2028	\$	735,000	5.375%	\$ 110,321.88	\$ 955,643.76
11/1/2028				\$ 90,568.75	
5/1/2029	\$	775,000	5.375%	\$ 90,568.75	\$ 956,137.50
11/1/2029				\$ 69,740.63	
5/1/2030	\$	820,000	5.375%	\$ 69,740.63	\$ 959,481.26
11/1/2030				\$ 47,703.13	
5/1/2031	\$	865,000	5.375%	\$ 47,703.13	\$ 960,406.26
11/1/2031				\$ 24,456.25	
5/1/2032	\$	910,000	5.375%	\$ 24,456.25	\$ 958,912.50

Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ 62,905	\$ -	\$ -	\$ 61,000
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ 1,247,095	\$ -	\$ -	\$ 1,437,639
Interest Income				
Reserve Account	\$ 12,000	\$ 6,290	\$ 12,000	\$ 12,000
Prepayment Account	\$ 2,400	\$ 2,808	\$ 5,600	\$ 5,600
Revenue Account	\$ 4,000	\$ 4,721	\$ 9,400	\$ 9,400
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 554,791	\$ 516,847	\$ 554,791	\$ 578,507
Special Assessment - Off-Roll	\$ 742,351	\$ -	\$ 742,351	\$ 582,633
Special Assessment - Prepayment		\$ -	\$ 1,437,639	\$ -
Operating Transfers				
	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 2,625,542	\$ 530,667	\$ 2,761,781	\$ 2,686,779
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 560,000	\$ -	\$ 560,000	\$ 520,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ 1,310,000	\$ 1,310,000	\$ 1,310,000	\$ 1,500,000
Interest Expense				
Series 2015 Bonds	\$ 733,350	\$ 382,563	\$ 733,350	\$ 645,000
Other Fees and Charges				
Discounts for Early Payment	\$ 22,192	\$ -	\$ 22,192	\$ 23,140
Total Expenditures and Other Uses	\$ 2,625,542	\$ 1,692,563	\$ 2,625,542	\$ 2,688,140
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (1,161,896)	\$ 136,239	\$ (1,361)
Fund Balance - Beginning	\$ 1,361,656	\$ 1,361,656	\$ 1,361,656	\$ 1,497,895
Fund Balance - Ending	\$ 1,361,656	\$ 199,760	\$ 1,497,895	\$ 1,496,534
Restricted Fund Balance:				
Reserve Account Requirement			\$ 572,250	
Restricted for November 1, 2020 Interest Payment			\$ 294,875	
Total - Restricted Fund Balance:			\$ 867,125	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2015 - Amortization Schedule
Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Outstanding at 10/01/2019		\$ 13,815,000.00			
11/1/2019	\$ 1,500,000.00			\$ 341,025.00	
5/1/2020		\$ 520,000	3.500%	\$ 303,975.00	\$ 1,165,000.00
11/1/2020				\$ 294,875.00	
5/1/2021		\$ 540,000	5.000%	\$ 294,875.00	\$ 1,129,750.00
11/1/2021				\$ 281,375.00	
5/1/2022		\$ 570,000	5.000%	\$ 281,375.00	\$ 1,132,750.00
11/1/2022				\$ 267,125.00	
5/1/2023		\$ 600,000	5.000%	\$ 267,125.00	\$ 1,134,250.00
11/1/2023				\$ 252,125.00	
5/1/2024		\$ 630,000	5.000%	\$ 252,125.00	\$ 1,134,250.00
11/1/2024				\$ 236,375.00	
5/1/2025		\$ 660,000	5.000%	\$ 236,375.00	\$ 1,132,750.00
11/1/2025				\$ 219,875.00	
5/1/2026		\$ 695,000	5.000%	\$ 219,875.00	\$ 1,134,750.00
11/1/2026				\$ 202,500.00	
5/1/2027		\$ 730,000	5.000%	\$ 202,500.00	\$ 1,135,000.00
11/1/2027				\$ 184,250.00	
5/1/2028		\$ 770,000	5.000%	\$ 184,250.00	\$ 1,138,500.00
11/1/2028				\$ 165,000.00	
5/1/2029		\$ 810,000	5.000%	\$ 165,000.00	\$ 1,140,000.00
11/1/2029				\$ 144,750.00	
5/1/2030		\$ 850,000	5.000%	\$ 144,750.00	\$ 1,139,500.00
11/1/2030				\$ 123,500.00	
5/1/2031		\$ 890,000	5.000%	\$ 123,500.00	\$ 1,137,000.00
11/1/2031				\$ 101,250.00	
5/1/2032		\$ 940,000	5.000%	\$ 101,250.00	\$ 1,142,500.00
11/1/2032				\$ 77,750.00	
5/1/2033		\$ 985,000	5.000%	\$ 77,750.00	\$ 1,140,500.00
11/1/2033				\$ 53,125.00	
5/1/2034		\$ 1,035,000	5.000%	\$ 53,125.00	\$ 1,141,250.00
11/1/2034				\$ 27,250.00	
5/1/2035		\$ 1,090,000	5.000%	\$ 27,250.00	\$ 1,144,500.00

**Miromar Lakes
Community Development District**

Assessment Levy - Summary of All Funds

**Series 2012 (Refinanced 2000 A Bonds - Phase I)
Par Amount: \$12,345,000 - 12 Years Remaining**

Phase I Neighborhoods	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Murano	\$ 24,687.00	SF 2	\$ 1,633.65	\$ 407.90	\$ 2,041.55	\$ 15,329.65
Verona Lago	\$ 14,789.00	SF	\$ 980.19	\$ 407.90	\$ 1,388.09	\$ 9,147.00
Isola Bella	\$ 14,789.00	SF	\$ 980.19	\$ 407.90	\$ 1,388.09	\$ 9,147.00
Bellamare	\$ 14,789.00	SF	\$ 980.19	\$ 407.90	\$ 1,388.09	\$ 9,147.00
Ana Capri	\$ 14,789.00	SF	\$ 980.19	\$ 407.90	\$ 1,388.09	\$ 9,147.00
Casteli	\$ 14,789.00	SF	\$ 980.19	\$ 407.90	\$ 1,388.09	\$ 9,147.00
Montelago	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
Tivoli	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
St. Moritz	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
Sienna	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
Caprini	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
Porto Romano	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
Volterra	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
Portofino	\$ 12,324.00	VILLA	\$ 816.83	\$ 407.90	\$ 1,224.73	\$ 7,621.37
Valencia	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
Vivaldi	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
Bella Vista	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
Mirosol	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
San Marino	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
Montebello	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
Ravenna	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
Bellini	\$ 9,859.00	MF	\$ 653.46	\$ 407.90	\$ 1,061.36	\$ 6,097.94
University	\$ -	GOV	\$ -	\$ 2,447.40	\$ 2,447.40	\$ -
Golf Club/Course		GOLF	\$ 153,834.98	\$ 4,079.00	\$ 157,913.98	\$ 684,197.12
Beach Club		BEACH	\$ 15,057.61	\$ -	\$ 15,057.61	\$ 66,992.61

Comparison : Fiscal Year 2019 Assessments						
	SF 2	\$ 1,599.34	\$ 526.69	\$ 2,126.03	\$ 16,141.39	
	SF	\$ 959.60	\$ 526.69	\$ 1,486.29	\$ 9,634.04	
	VILLA	\$ 799.67	\$ 526.69	\$ 1,326.36	\$ 8,027.24	
	MF	\$ 639.73	\$ 526.69	\$ 1,166.42	\$ 6,422.64	
	GOV	\$ -	\$ 3,160.14	\$ 3,160.14	\$ -	
	GOLF	\$ 150,603.95	\$ 5,064.30	\$ 155,668.25	\$ 760,635.41	
	BEACH	\$ 14,741.35	\$ -	\$ 14,741.35	\$ 74,474.51	

Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)
Par Amount - \$19,165,000 - 16 Years Remaining

Phase I Neighborhoods	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Sorrento	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Salerno I	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Lugano	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Salerno II	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Sardinia	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Avelino	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Ancona	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Bergamo	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 407.90	\$ 2,878.97	\$ 24,717.35
Navona	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 407.90	\$ 2,242.30	\$ 18,348.97
Cassina	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 407.90	\$ 2,242.30	\$ 18,348.97
Trevi	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 407.90	\$ 2,242.30	\$ 18,348.97
Cortona	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 407.90	\$ 2,242.30	\$ 18,348.97
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 407.90	\$ 2,242.30	\$ 18,348.97
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,376.05	\$ 407.90	\$ 1,783.95	\$ 13,764.18
Positano	\$ 19,339.79	MF	\$ 1,376.05	\$ 407.90	\$ 1,783.95	\$ 13,764.18
Future Commercial		COMM	\$ 98,441.62	\$ 19,575.97	\$ 118,017.59	\$ 1,025,709.93
Golf Club/Course		GOLF	\$ 191,723.41	\$ -	\$ 191,723.41	\$ 1,917,751.81

Comparison : Fiscal Year 2019 Assessments						
	SF 2	\$ 2,369.77	\$ 526.69	\$ 2,896.46	\$ 25,801.32	
	Villa 2	\$ 1,759.20	\$ 526.69	\$ 2,285.89	\$ 19,153.63	
	Villa 1	\$ 1,319.64	\$ 526.69	\$ 1,846.33	\$ 14,367.81	
	MF	\$ 1,319.64	\$ 526.69	\$ 1,846.33	\$ 14,367.81	
	COMM	\$ 94,405.92	\$ 25,321.50	\$ 119,727.42	\$ 1,070,692.04	
	GOLF	\$ 183,863.78	\$ -	\$ 183,863.78	\$ 2,001,854.07	

**Miromar Lakes Community Development District
O&M ERU's**

Platted/Sold	FY 2019	FY 2020			
		On Roll	Direct Bill	Change	Total Units
Verona Lago	62	62			62
Bellamare	20	20			20
Isola Bella	13	13			13
Anacapri	10	10			10
Castelli	8	8			8
Murano	19	19			19
Costa Amalfi	16	16			16
Sorrento	11	11			11
Monte Lago	30	30			30
Siena	27	27			27
Tivoli	76	76			76
St Moritz	37	37			37
Caprini	27	27			27
Porto Romano	55	55			55
Portofino	20	20			20
Voterra	12	12			12
Valencia	80	80			80
Bella Vista	60	60			60
Vivaldi	60	60			60
Mirasol Phase I	110	110			110
Mirasol Phase II	57	57			57
San Marino	160	160			160
Montebello	40	40			40
Ravenna	60	60			60
Bellini	60	60			60
Navona	18	18			18
Salerno	10	10			10
Sardinia	8	8			8
Cassina	23	23			23
Lugano	11	11			11
Salerno II	22	22			22
Villa D'Este	12	12			12
Avellion	12	12			12
Ancona	6	6			6
Bergamo	6	6			6
Trevi	11	11			11
Cortona	19	19			19
Total Platted/Sold					
Unplatted (direct billed)					
Future residential	450		350	-100	350
Future commercial	50		50		50
Other - On-Roll					
Golf Club	10	10			10
Government Parcel	6	6			6
	1804	1304	400	(100)	1704

RESOLUTION 2019-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Miromar Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2018 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2018; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for certain property pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

WHEREAS, the District desires to levy and directly collect the general fund and debt service funds assessments for unplatted property, the Golf Club and Beach Club; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

RESOLUTION 2019-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on all property in the amount contained in the budget; and

WHEREAS, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Miromar Lakes Community Development District (the "Methodology") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Miromar Lakes Community Development District (the "Assessment Roll") attached to this Resolution as Table 1 contained in Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on all property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" and "B" the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "B".

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B" the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments except for unplatted property, the Golf Club and Beach Club shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "B" the Methodology. The collection of the operation and maintenance special assessments except for unplatted property, the Golf Club and Beach Club shall be at the same

RESOLUTION 2019-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit “B” the Methodology.

Assessment directly billed and collected by the District are due to the District according to the following schedule: The amount to be billed shall be determined by the District Manager at the time of billing, which shall take into consideration changes in the assessment rolls that may occur as a result of property ownership being transferred from the Developer to other owners and provide sufficient funds to insure that the debt service that is due on November 1st and May 1st is sufficient to pay the principal and interest coming due on the bonds.

<i>Description</i>	<i>Billing Date</i>	<i>Due Date</i>	<i>Amount Due</i>
<i>General Fund</i>			
1st Quarter	October 2, 2019	October 15, 2019	¼ of the off-roll amount
2nd Quarter	January 15, 2020	January 30, 2020	¼ of the off-roll amount
3rd Quarter	March 15, 2020	April 16, 2020	¼ of the off-roll amount
4th Quarter	May 15, 2020	June 15, 2020	¼ of the off-roll amount
<i>Debt Service Fund</i>			
Series 2012	April 16, 2020	April 30, 2020	100% of the off-roll amount
Series 2015	April 16, 2020	April 30, 2020	100% of the off-roll amount

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Miromar Lakes Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2019-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Miromar Lakes Community Development District.

PASSED AND ADOPTED the 11th day of July, 2019.

ATTEST:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

David Herring, Chairman

RESOLUTION NO. 2019-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE RECONVEYNANCE OF A PORTION OF TRACT B-16, MIROMAR LAKES UNIT XIV – PENINSULA PHASE FOUR TO PENINSULA IV HOMEOWNERS’ ASSOCIATION, INC.; AUTHORIZING THE CHAIRMAN OR THE VICE CHAIRMAN (IN THE CHAIRMAN’S ABSENCE) TO EXECUTE SUCH RECONVEYNANCE DOCUMENT NECESSARY TO RECONVEY A PORTION OF SUCH PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes Community Development District (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Lee County, Florida through the adoption of Ordinance No. 00-17 on September 12, 2000, as amended by that certain Ordinance No. 10-22 adopted on April 27, 2010 by the Board of County Commissioners of Lee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

WHEREAS, the District owns, operates and maintains the master stormwater management system within the District for the benefit of property owners and residents within the District; and

WHEREAS, the District, pursuant to Resolution 2019-3 adopted March 3, 2019, accepted the conveyance of certain stormwater management improvements and properties. One of the properties conveyed to the District by Peninsula IV Homeowners’ Association, Inc., a Florida not-for-profit corporation (“**Peninsula IV**”) was the following described property (“**Tract B-16**”):

Tract B-16, Miromar Lakes Unit XIV – Peninsula Phase Four, according to the plat thereof, as recorded at instrument number 2015000269567 of the Public Records of Lee County, Florida.

Tract B-16 was conveyed to the District pursuant to that certain Quitclaim Deed recorded March 20, 2019 at instrument number 2019000062809 of the Public Records of Lee County, Florida.

WHEREAS, it has come to the attention of the District and Peninsula IV that a monument sign owned by Peninsula IV slightly encroaches into Tract B-16; and

WHEREAS, at the request of Peninsula IV and in order to eliminate the encroachment, the District desires to reconvey a portion of Tract B-16 back to Peninsula IV (“**Reconveyance**”). Peninsula IV shall have maintenance responsibility of portion of Tract B-16 being reconveyed to Peninsula IV.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. APPROVAL AND AUTHORIZATION OF ACTION. The District hereby approves and authorizes the Reconveyance and authorizes the execution of that certain reconveyance document substantially the form attached hereto and marked as **Exhibit “A”** (the “**Reconveyance Document**”), which Reconveyance Document is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the reconveyance as shall be approved by the Chairman or the Vice Chairman (in the Chairman’s absence) executing the same in

consultation with the District Manager and District Counsel, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of Reconveyance Document attached hereto.

SECTION 3. DELEGATION OF AUTHORITY. The Chairman or the Vice Chairman (in the Chairman's absence) of the District is hereby authorized to execute the Reconveyance Document (as approved pursuant to Section 2) and all other documentation necessary or required in order for the District to effectuate the Reconveyance and carry out the intent of this Resolution, as determined to be necessary or required by the Chairman or the Vice Chairman (in the Chairman's absence). The Vice Chairman, Secretary, and any Assistant Secretary of the District are hereby authorized to countersign the Reconveyance Document (as approved pursuant to Section 2) signed by the Chairman or Vice Chairman (in the Chairman's absence), if necessary or required.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Miromar Lakes Community Development District this 11th day of July, 2019.

Attest:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

David Herring, Chairman

Exhibit "A"
Reconveyance Document

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928
(239) 390-5100

Consideration: \$10.00
Strap No.: 13-46-25-L2-0700B.16CE

(space above this line for recording data)

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this ____ day of July, 2019, by **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, as grantor ("**Grantor**") to **PENINSULA IV HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, as grantee ("**Grantee**").

Grantor quitclaims and assigns unto Grantee, its successors and assigns, forever Grantor's interest in that certain parcel of land situated in the County of Lee, State of Florida, together with the responsibility for maintenance, which is more particularly described on **Exhibit "A"** attached and incorporated into this Quitclaim Deed by reference ("**Property**").

THE PROPERTY IS CONVEYED SUBJECT TO taxes and assessments for the year 2019 and subsequent years and covenants, easements, restrictions and other matters of public record. Grantor covenants and agrees that there will not be any reservation of phosphate, petroleum or other mineral interests by Grantor pursuant to the operation of Section 270.11, Florida Statutes, with respect to the conveyance of the Property as evidenced by this Quitclaim Deed.

TO HAVE AND TO HOLD, the same together with all of the appurtenances and all of the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

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

Grantor has executed this Quitclaim Deed as of the day and year first written above.

GRANTOR:

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT,

a community development district established and existing pursuant to Chapter 190, Florida Statutes

Witnesses:

Signature
Printed Name: _____

By: _____
David Herring, Chairman

Signature
Printed Name: _____

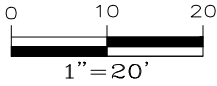
STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me, this ____ of _____, 2019, by David Herring, as Chairman of Miromar Lakes Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the district, who (____) is personally known to me or (____) has produced _____ as identification.

(SEAL)

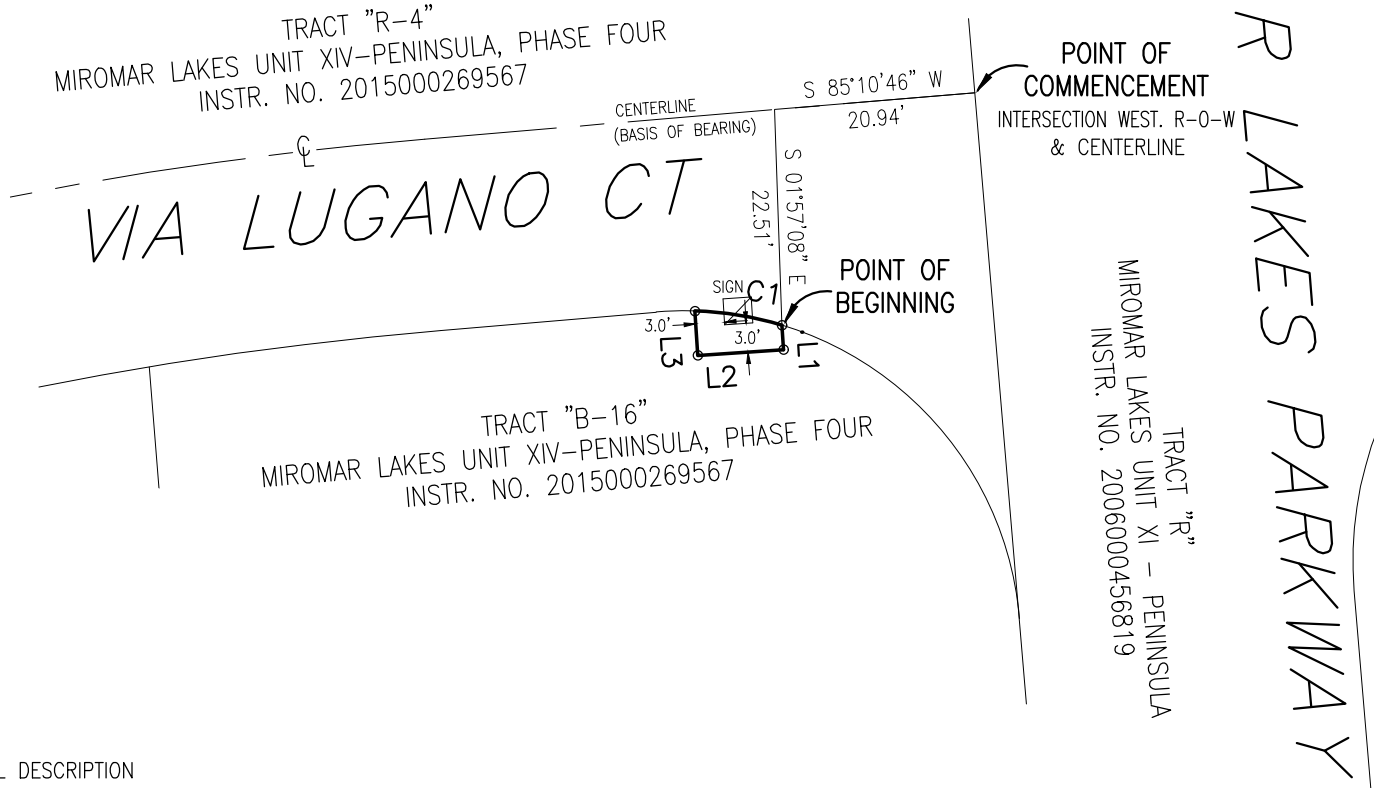
NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires: _____

Exhibit "A"



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	35.00'	15°05'09"	9.19'	S 80°40'29" E	9.22'

LINE	BEARING	DISTANCE
L1	S 03°41'43" E	2.52'
L2	S 86°11'02" W	8.95'
L3	N 03°41'43" W	4.61'




LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT "R-4", MIROMAR LAKES UNIT XIV-PENINSULA, PHASE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTR. NO. 2013000142438 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF TRACT "R-4", MIROMAR LAKES UNIT XIV-PENINSULA, PHASE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTR. NO. 2013000142438 WITH THE WEST RIGHT-OF-WAY LINE OF TRACT "R", MIROMAR LAKES UNIT XI-PENINSULA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTR. NO. 2006000456819; THENCE RUN S85°10'46"W ALONG THE CENTERLINE OF SAID TRACT "R-4" FOR A DISTANCE OF 20.94 FEET; THENCE RUN S01°57'08"E FOR A DISTANCE OF 22.51 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN IN DESCRIBED; THENCE RUN S03°41'43"E FOR A DISTANCE OF 2.52 FEET; THENCE RUN S86°11'02"W FOR A DISTANCE OF 8.95 FEET; THENCE RUN N03°41'43"W FOR A DISTANCE OF 4.61 FEET; , TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AT A BEARING OF S01°46'57"W THEREFROM, THROUGH A CENTRAL ANGLE OF 15°05'09" AND BEING SUBTENDED BY A CHORD OF 9.19 FEET AT A BEARING OF S80°40'29"E, FOR AN ARC LENGTH OF 9.22 FEET. TO THE POINT OF BEGINNING. CONTAINING 33.75 SQUARE FEET, MORE OR LESS.

BEARINGS REFER TO THE CENTERLINE LINE OF TRACT "R-4", MIROMAR LAKES UNIT XIV-PENINSULA, PHASE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTR. NO. 2013000142438 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING S85°10'46"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY  LS6278
JOHN J. HILTON STATE OF FLORIDA

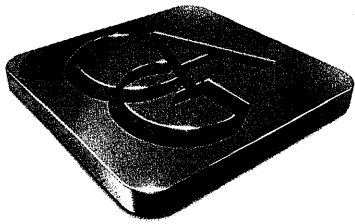
DRAWN BY: BEN	DATE: 5/19
SHEET # 1	OF SHEET 1
SEC-TWN-RGE: 13-46-25	



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

SKETCH AND LEGAL DESCRIPTION
MIROMAR PENINSULA TURNS

DRAWING NO. H-978-2
PROJECT NO. 19.006
FILE NAME Miromar Turnovers rev1.dwg



Memorandum

Date: July 1, 2019

To: James P. Ward- District Manager

From: Bruce Bernard - Field Asset Manager

Subject: Miromar Lakes CDD – June 2019

CGA Project # 13-5692

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

GSA Contract Holder

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

www.cgasolutions.com

Lake Maintenance

The CDD contractor (Dragonfly Pond Services) has completed the erosion restoration within the Siena neighborhood. Additional lake bank related repairs, from Hurricane Irma damage, involving select (8) properties within the Isola Bella, Verona Lago, and Anacapri neighborhoods were also completed this month. Littoral shelf wetland plantings will be forthcoming within Siena now that the erosion improvement project has been completed. The 2018-2019 lake bank erosion improvements under this year's capital improvements program are scheduled to be completed in July 2019 with Porta Romano begin the last neighborhood within this year's program.

GHD has completed the water quality sampling analysis taken every four months on Lake 3 and Lake 6. Water quality test results were determined to be within the water quality parameters for the established lake standards. Attached are trend graphs for the sampling analysis since August of 2016 for each factor tested and analyzed.

Stormwater Maintenance

The contractor (M.R.I.) has begun the cleaning of impacted stormwater structures, structures containing / impacted with over 25% of debris or sediment. The contractor was given the authorization to clean forty-eight (48)



structures that have been identified in this year's drainage maintenance package in the first year of the three-year scheduled plan.

Permit Compliance

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

1. Application – Miromar Lakes Phase 1
 - a. Lake bank erosion - Erosion to the lake shoreline has occurred in some areas of Lakes 6G, 6I, and 6J. Lake 6I has a drop of four (4) feet between lots. Also, erosion has occurred near control structure CS#1. Restore the lake shorelines to substantial compliance with permit.

Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (shoreline erosion mitigation has begun and has been completed in eleven (11) of the fourteen (14) subdivisions to be repaired).

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

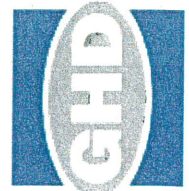
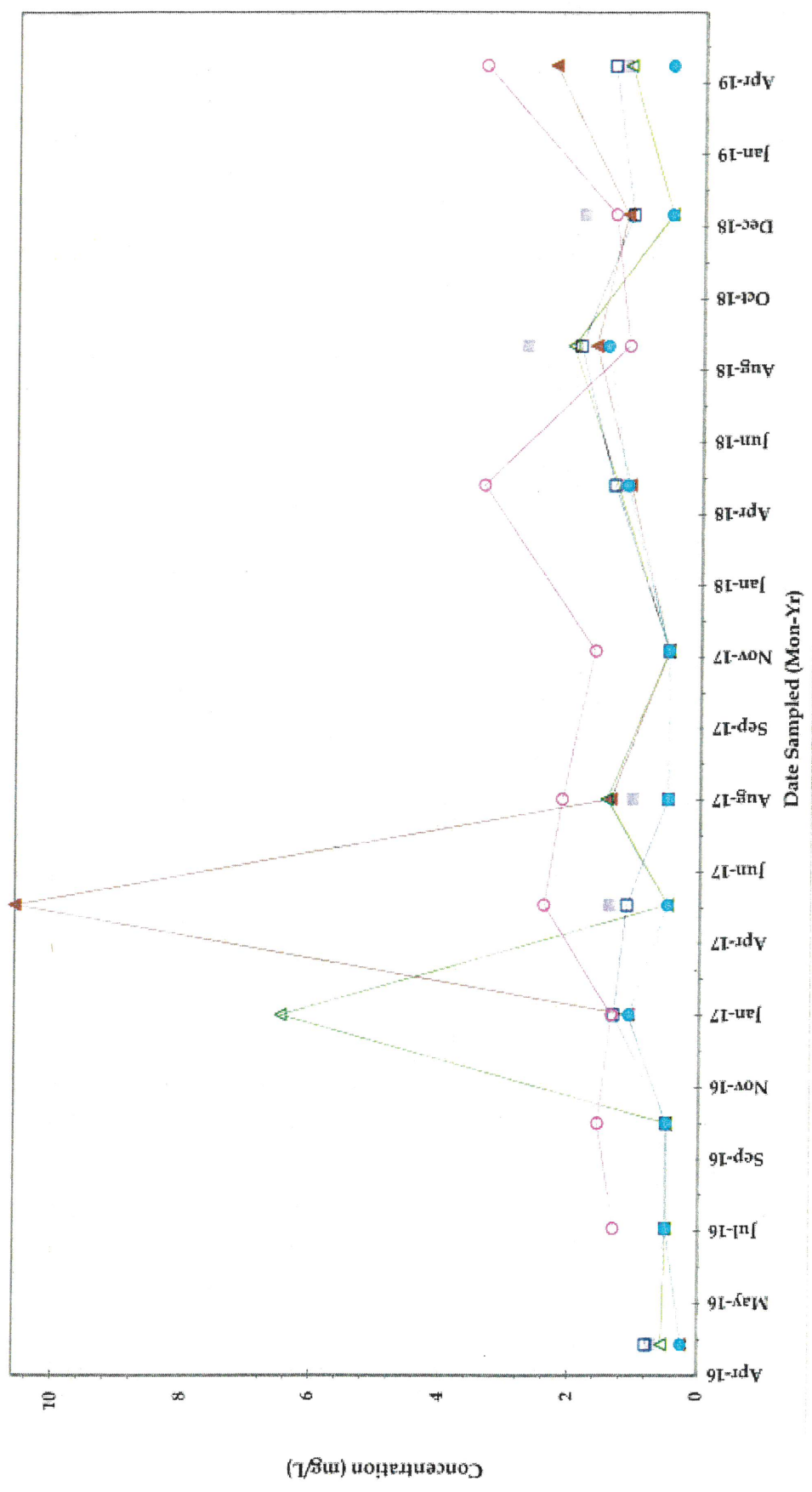
GSA Contract Holder

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

www.cgasolutions.com

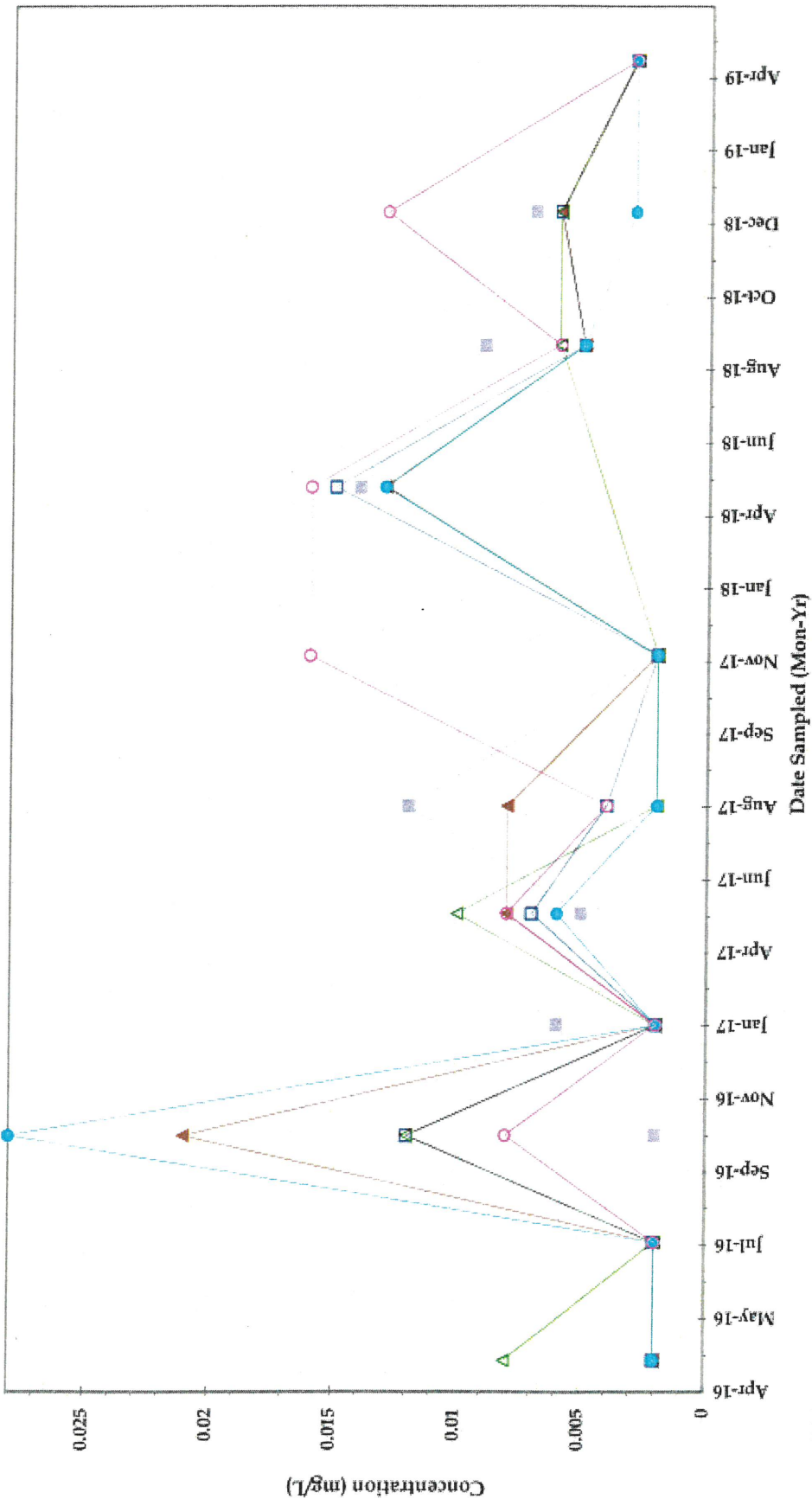
Biochemical Oxygen Demand

Miromar Lakes
 Water Quality Surface Water Sample results
 APRIL 2019



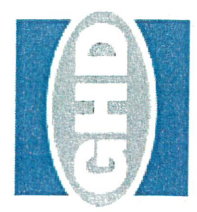
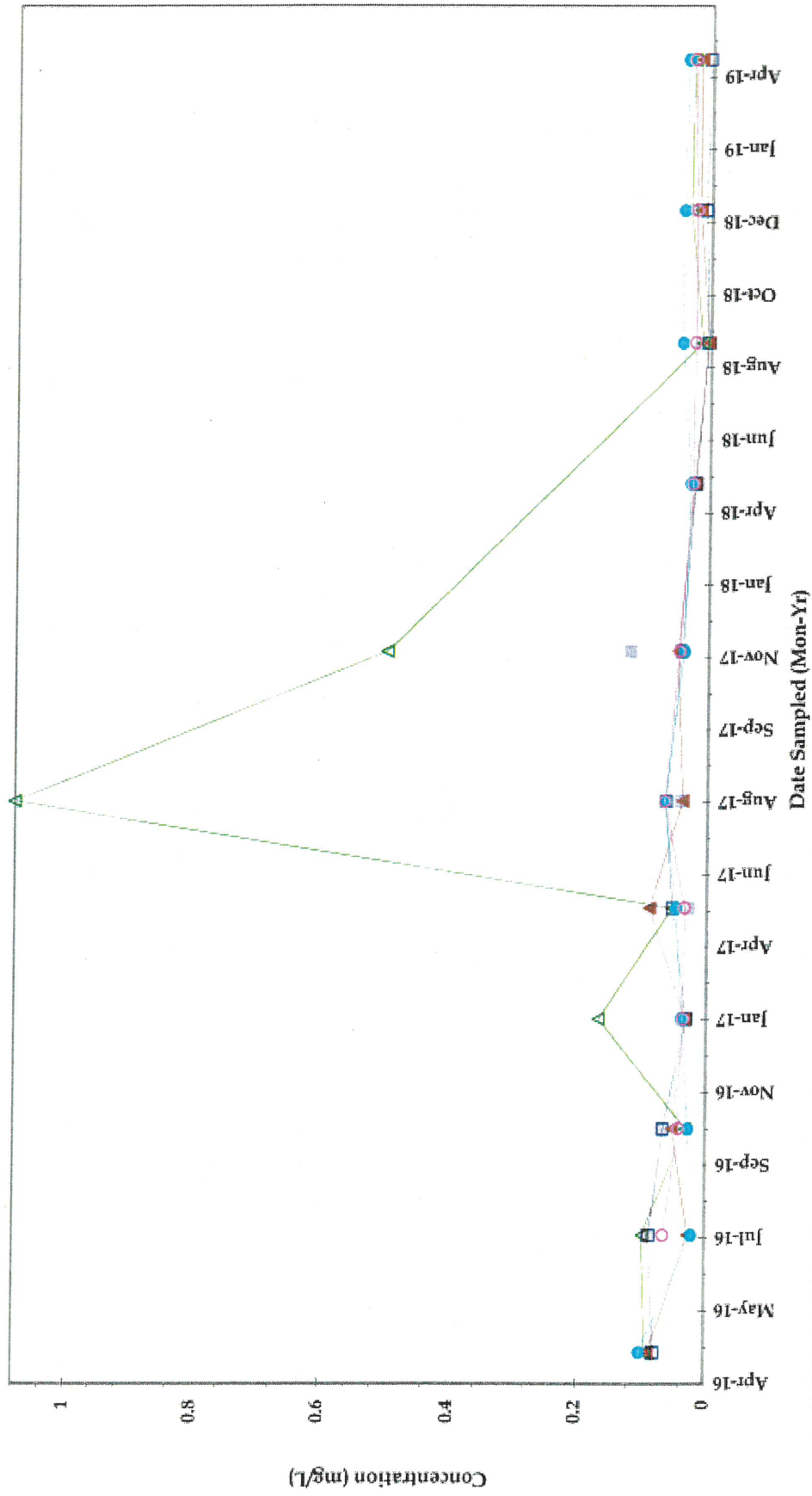
Nitrite + Nitrate

Miromar Lakes
 Water Quality Surface Water Sample results
 APRIL 2019



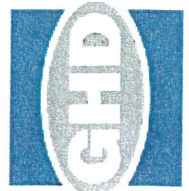
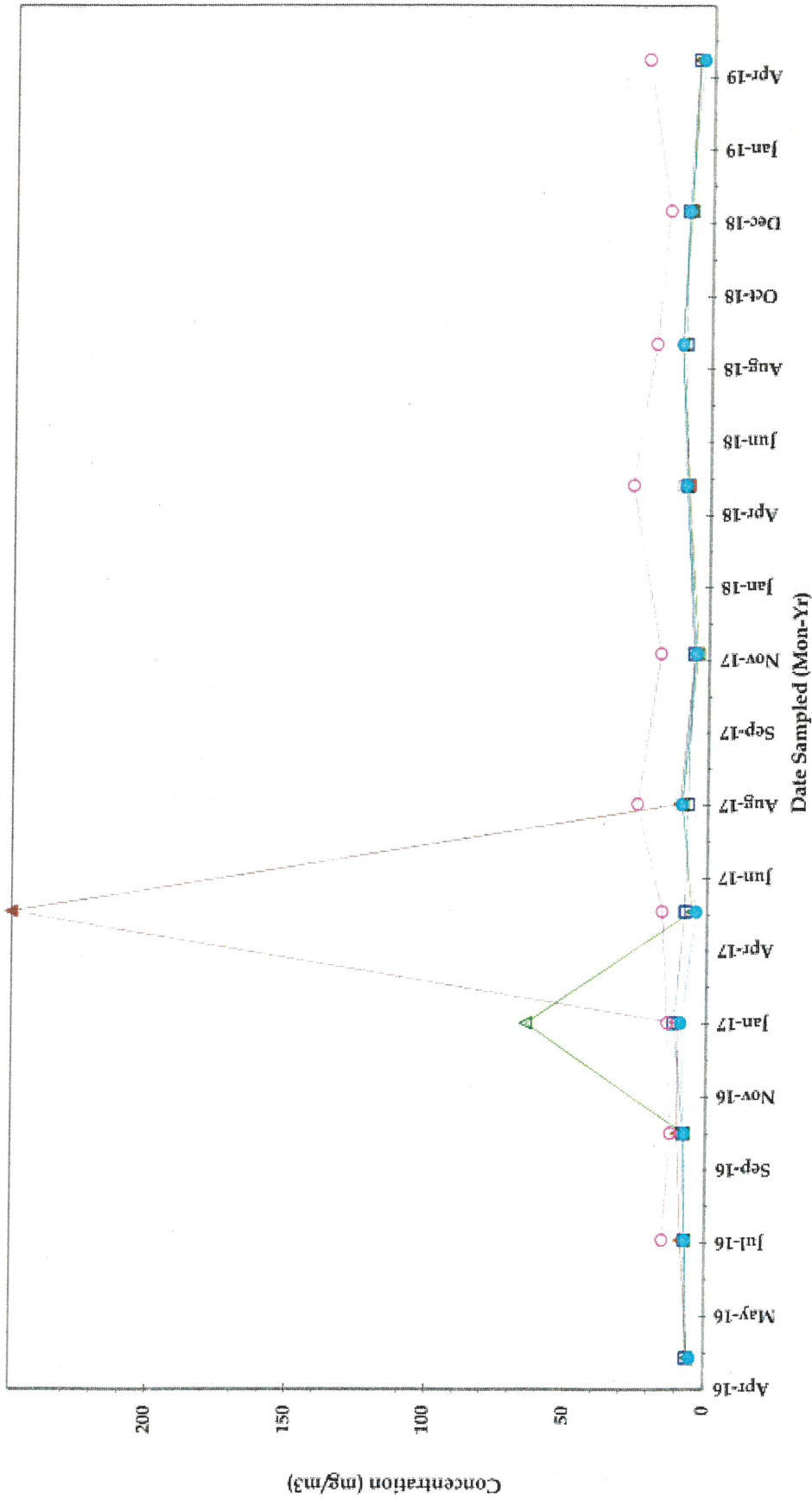
Total Phosphorus

Miromar Lakes
Water Quality Surface Water Sample results
APRIL 2019



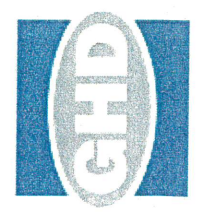
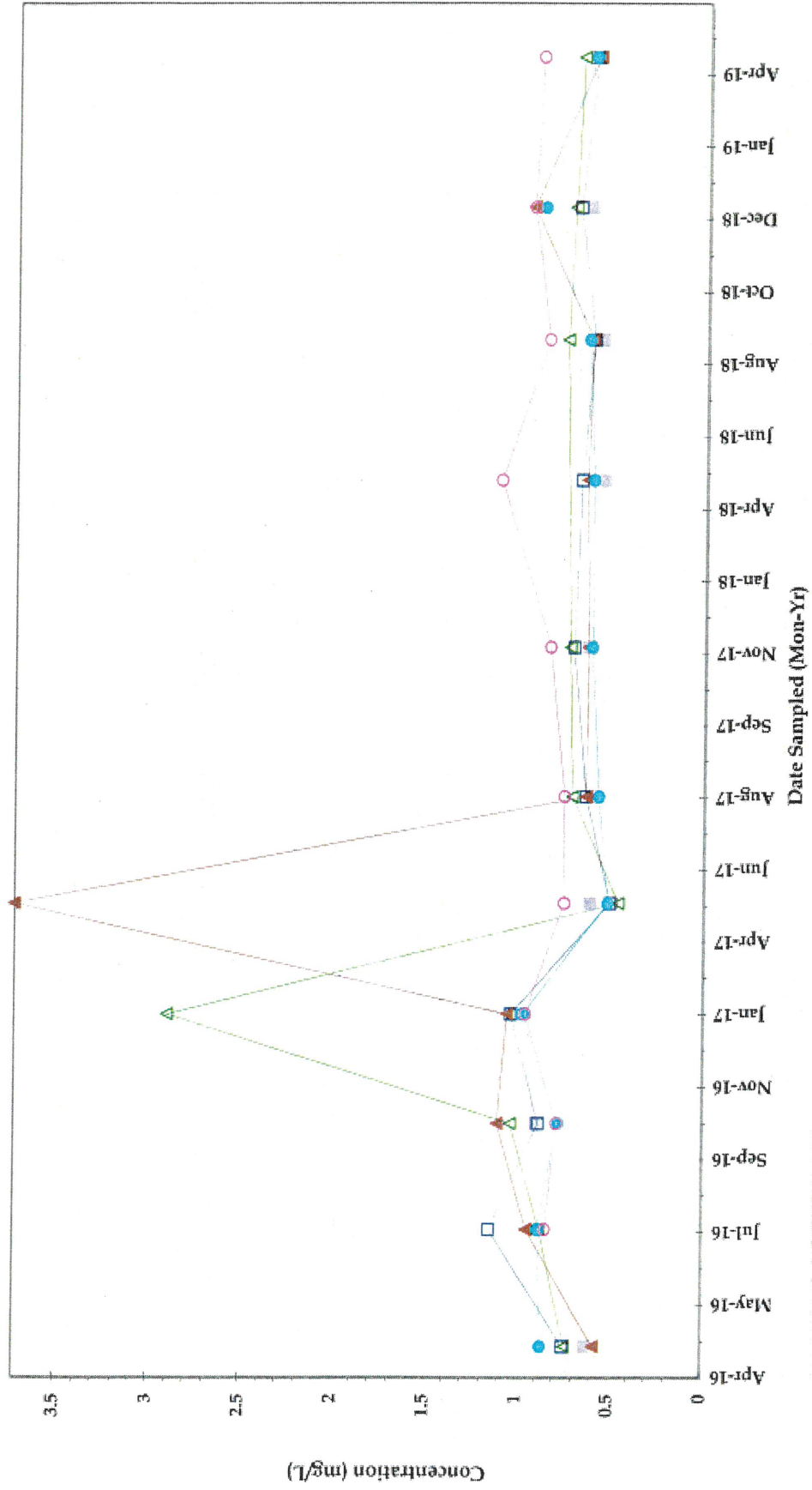
Chlorophyll A

Miromar Lakes
Water Quality Surface Water Sample results
APRIL 2019



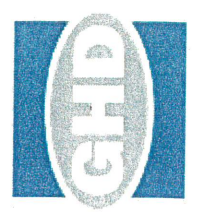
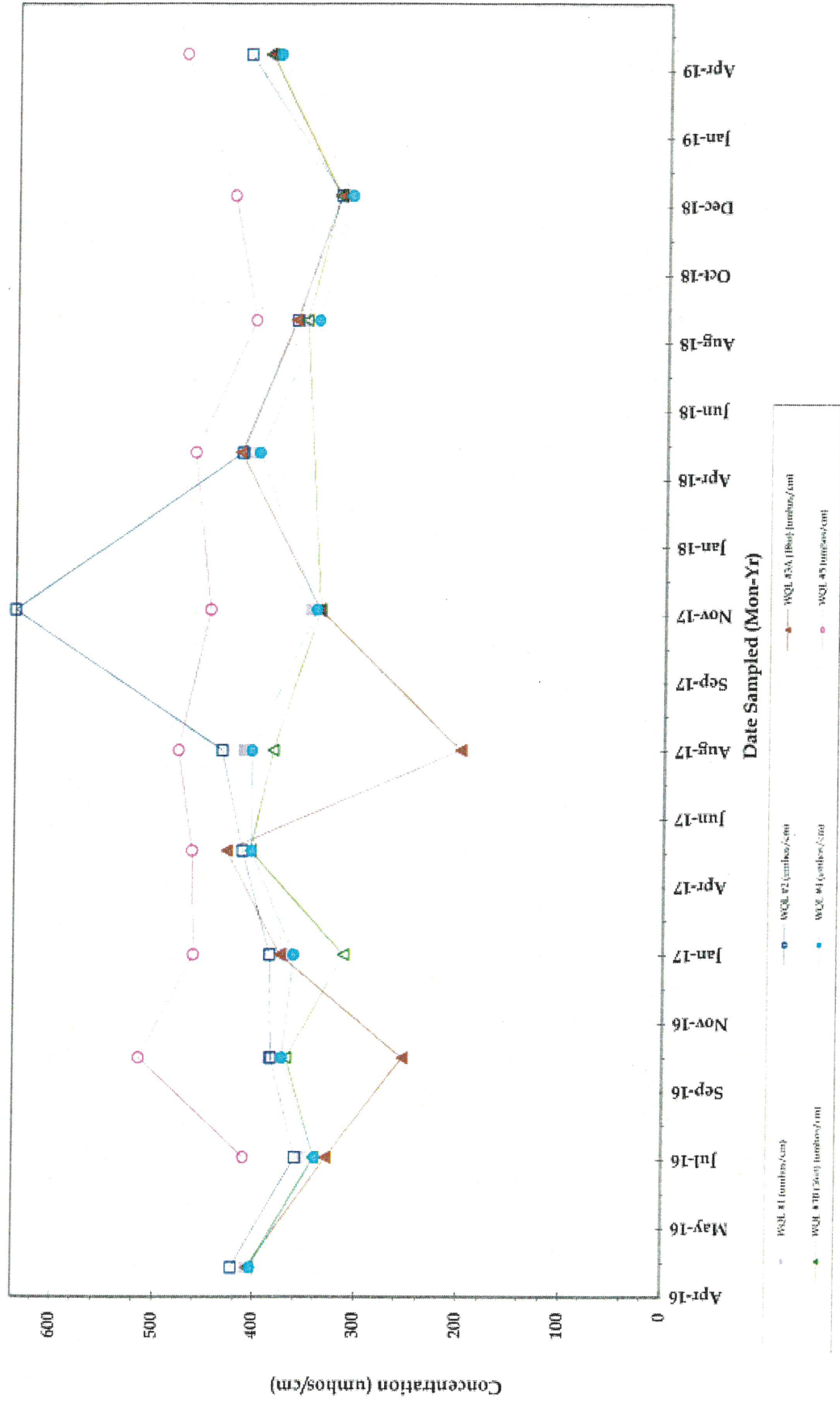
Total kjeldahl nitrogen (TKN)

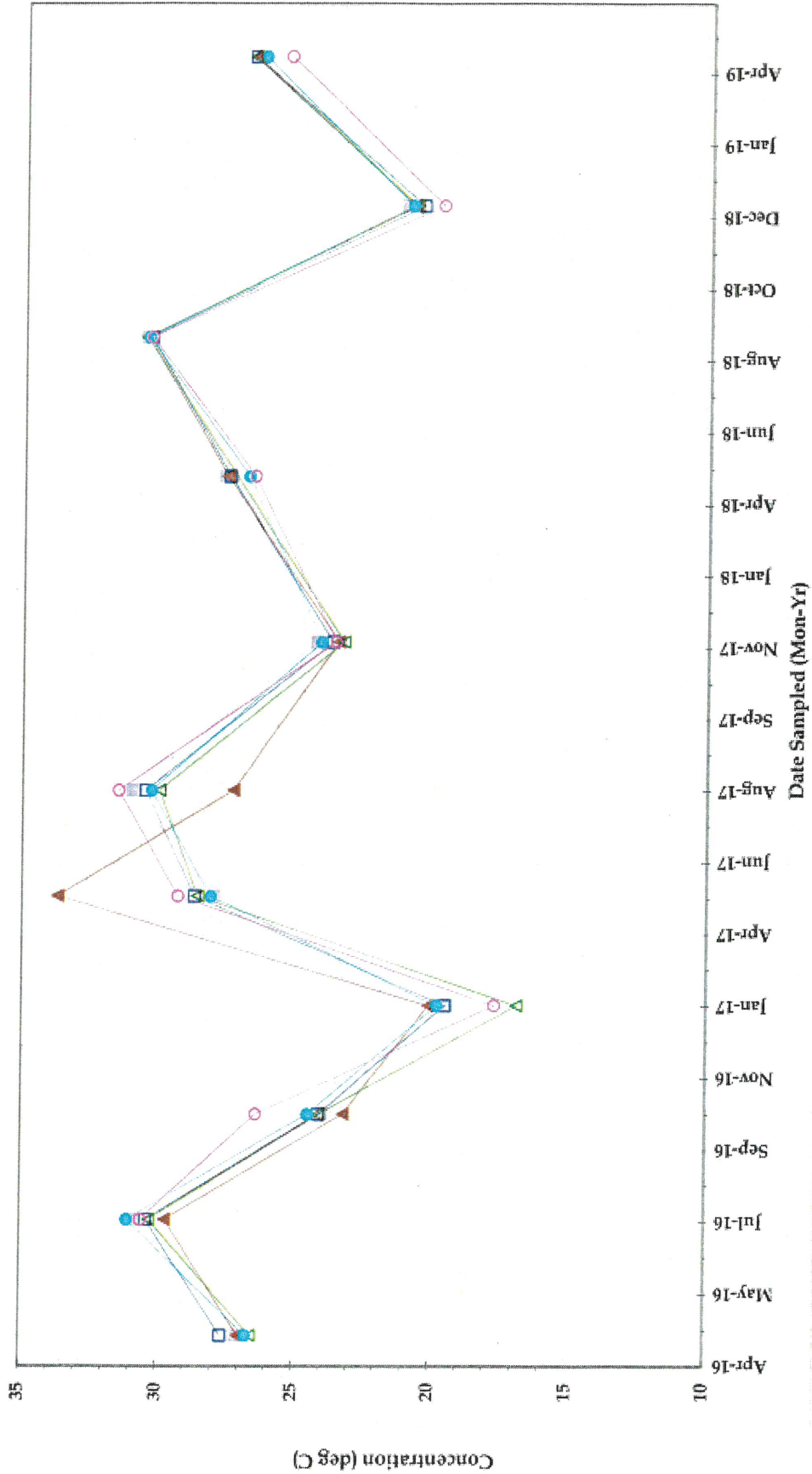
Miromar Lakes
 Water Quality Surface Water Sample results
 APRIL 2019



Conductivity, field

Miromar Lakes
 Water Quality Surface Water Sample results
 APRIL 2019





Temperature, sample

Miromar Lakes Community Development District

Financial Statements

May 31, 2019



Visit our web site: www.miromarlakescdd.org

Prepared by:

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PHONE: (954) 658-4900

Miromar Lakes Community Development District

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**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2019**

	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	\$ 561,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 561,095
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	375,988	635,038	-	-	-	1,011,026
Revenue	-	202,828	577,096	-	-	-	779,924
Prepayment Account	-	681	1,382	-	-	-	2,064
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	-	-	-	1,793,014	-	-	1,793,014
Amount to be Provided by Debt Service Funds	-	-	-	21,861,986	-	-	21,861,986
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 561,095	\$ 579,496	\$ 1,213,517	\$ 23,655,000	\$ 36,514,917	\$ -	\$ 62,524,026

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2019**

	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	-	-	-	\$1,070,000.00	-	1,070,000
Long Term	-	-	-	\$22,585,000.00	-	22,585,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 23,655,000	\$ -	\$ 23,655,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Audited)	-	1,034,253	2,523,552	-	-	3,557,805
Results from Current Operations	-	(454,757)	(1,310,035)	-	-	(1,764,792)
Unassigned						
Beginning: October 1, 2018 (Audited)	191,506	-	-	-	-	191,506
Results from Current Operations	369,589	-	-	-	-	369,589
Total Fund Equity and Other Credits	\$ 561,095	\$ 579,496	\$ 1,213,517	\$ -	\$ 36,514,917	\$ 38,869,026
Total Liabilities, Fund Equity and Other Credits	\$ 561,095	\$ 579,496	\$ 1,213,517	\$ 23,655,000	\$ 36,514,917	\$ 62,524,026

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest											
Interest - General Checking	8	8	34	23	20	22	23	23	161	300	54%
Special Assessment Revenue											
Special Assessments - On-Roll	(2,061)	132,927	463,242	16,850	19,376	8,527	8,011	5,901	652,773	660,386	99%
Special Assessments - Off-Roll	63,304	-	-	-	-	-	126,608	-	189,912	253,216	75%
Miscellaneous Revenue											
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	9,123	-	-	-	9,123	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 61,251	\$ 132,935	\$ 463,275	\$ 16,874	\$ 28,519	\$ 8,549	\$ 134,642	\$ 5,924	851,969	\$ 913,902	93%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	1,000	-	2,000	-	800	1,200	1,000	1,000	7,000	12,000	58%
Board of Supervisor's - Taxes	77	-	153	-	61	92	77	77	536	918	58%
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,588	26,922	40,000	67%
Financial and Administrative											
Audit Services	-	-	-	3,800	-	-	-	-	3,800	5,200	73%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	500	500	-	1,000	-	-	-	500	2,500	1,000	250%
Other Contractual Services											
Legal Advertising	-	-	-	-	-	-	-	-	-	1,200	0%
Trustee Services	-	-	3,400	-	-	5,859	-	-	9,258	7,900	117%
Property Appraiser/Tax Collector Fees	-	-	1,804	-	-	-	-	-	1,804	2,400	75%
Bank Services	32	52	34	36	35	33	35	46	302	550	55%
Travel and Per Diem											
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	134	56	58	66	46	57	-	129	546	400	136%
Insurance											
Insurance	5,778	-	-	-	-	-	-	-	5,778	5,800	100%
Printing & Binding											
Printing & Binding	249	67	106	249	196	198	-	163	1,229	1,200	102%
Website Maintenance											
Website Maintenance	50	50	50	50	50	50	-	100	400	1,000	40%
Office Supplies											
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships											
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%

Prepared by:

JWARD and Associates, LLC

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal Services											
Legal - General Counsel	-	2,276	4,078	-	5,866	1,186	-	1,414	14,820	30,000	49%
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	-	-	30,000	0%
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services - General Fund	-	1,776	-	1,064	418	-	-	5,650	8,907	15,000	59%
NPDES	-	-	-	-	-	-	-	-	-	250	0%
Asset Administration Services	-	-	-	-	-	-	-	-	-	10,000	0%
Center Place	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	11,328	8,110	33,016	9,599	10,805	12,009	4,445	12,667	101,977	182,993	56%
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	-	-	-	-	8,983	4,492	-	4,492	17,967	34,800	52%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	500	0%
Utility Services											
Electric - Aeration Systems	-	38	388	1,030	566	381	457	1,050	3,909	4,400	89%
Lake System											
Aquatic Weed Control	-	-	-	-	-	4,162	-	8,324	12,486	56,500	22%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	-	8,620	-	3,500	12,120	13,840	88%
Water Control Structures	-	-	-	560	-	-	-	-	560	24,000	2%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	-	-	2,158	2,158	2,000	108%
Wetland System											
Routine Maintenance	-	7,546	7,546	7,546	7,546	3,384	-	6,768	40,336	42,100	96%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay											
Aeration Systems	-	-	-	-	-	-	-	10,800	10,800	10,800	100%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	-	13,800	0%
Erosion Restoration	4,492	1,600	6,042	769	600	1,750	-	131,313	146,565	223,894	65%
Contingencies	-	-	-	-	-	-	-	-	-	3,000	0%
Sub-Total:	4,492	9,184	13,976	9,905	17,695	22,788	457	168,404	246,901	438,634	56%
Landscaping Services											
Professional Management											
Asset Management	-	-	-	-	-	-	-	-	-	9,300	0%
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	2,703	-	-	2,703	-	-	-	2,703	8,108	1,250	649%
Repairs & Maintenance											
Public Area Landscaping	-	24,176	34,911	29,575	2,220	-	-	-	90,880	191,350	47%
Irrigation System	1,002	-	1,853	-	-	-	-	-	2,855	4,000	71%
Well System	-	-	-	-	-	-	-	-	-	1,000	0%
Plant Replacement	1,488	6,833	-	-	-	-	-	-	8,321	10,000	83%
Other Current Charges											
Lee County Assessments	-	-	-	-	-	-	-	-	-	51,000	0%
Charlotte County Assessments	-	-	-	-	-	-	-	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies											
Mulch	-	-	23,338	-	-	-	-	-	23,338	24,000	97%
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	5,192	31,009	60,102	32,277	2,220	-	-	2,703	133,502	292,275	46%
Total Expenditures and Other Uses:	\$ 21,012	\$ 48,302	\$ 107,093	\$ 51,781	\$ 30,720	\$ 34,797	\$ 4,902	\$ 183,773	\$ 482,380	\$ 913,902	53%
Net Increase/ (Decrease) in Fund Balance	40,239	84,633	356,182	(34,907)	(2,200)	(26,248)	129,740	(177,850)	369,589	-	
Fund Balance - Beginning	191,506	231,746	316,379	672,561	637,654	635,453	609,205	738,945	191,506	526,359	
Fund Balance - Ending	\$ 231,746	\$ 316,379	\$ 672,561	\$ 637,654	\$ 635,453	\$ 609,205	\$ 738,945	\$ 561,095	561,095	\$ 526,359	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 410,000	N/A
Interest Income											
Reserve Account	3,631	36	4	4	4	4	4	4	3,691	7,200	51%
Prepayment Account	287	575	1	1	1	-	-	-	865	4,500	N/A
Revenue Account	325	383	4	343	1,408	1,299	1,479	1,472	6,712	-	#DIV/0!
Interest Account	-	-	-	-	-	1	3,601	1	3,603	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	2,061	181,736	633,337	23,038	26,490	11,658	10,952	8,067	897,340	902,776	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	14,580	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 6,304	\$ 182,730	\$ 633,346	\$ 23,386	\$ 27,903	\$ 12,962	\$ 16,037	\$ 9,545	912,212	\$ 1,339,056	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2012 Bonds	-	-	-	-	-	-	-	460,000	460,000	\$ 460,000	100%
Principal Debt Service - Early Redemptions											
Series 2012 Bonds	-	410,000	-	-	-	-	-	-	410,000	410,000	N/A
Interest Expense											
Series 2012 Bonds	-	253,888	-	-	-	-	-	243,081	496,969	469,056	106%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 663,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 703,081	1,366,969	\$ 1,339,056	N/A
Net Increase/ (Decrease) in Fund Balance	6,304	(481,157)	633,346	23,386	27,903	12,962	16,037	(693,536)	(454,757)	-	
Fund Balance - Beginning	1,034,253	1,040,556	559,399	1,192,745	1,216,131	1,244,034	1,256,995	1,273,032	1,034,253	870,552	
Fund Balance - Ending	\$ 1,040,556	\$ 559,399	\$ 1,192,745	\$ 1,216,131	\$ 1,244,034	\$ 1,256,995	\$ 1,273,032	\$ 579,496	579,496	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2019

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 1,310,000	N/A
Interest Income											
Reserve Account	6,097	113	19	20	22	19	22	21	6,333	12,000	53%
Interest Account	-	-	-	-	-	-	6,000	-	6,000	-	N/A
Prepayment Account	932	1,867	2	2	2	2	2	44	2,854	2,400	N/A
Revenue Account	744	873	306	532	1,183	1,084	1,226	1,802	7,750	4,000	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	107,194	373,563	13,588	15,625	6,876	6,460	4,758	528,065	532,599	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	742,351	-	742,351	742,351	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,774	\$ 110,047	\$ 373,890	\$ 14,142	\$ 16,832	\$ 7,982	\$ 756,061	\$ 6,625	\$ 1,293,352	\$ 2,603,350	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds	-	-	-	-	-	-	-	560,000	560,000	\$ 560,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds	-	1,310,000	-	-	-	-	-	-	1,310,000	1,310,000	N/A
Interest Expense											
Series 2015 Bonds	-	382,563	-	-	-	-	-	350,825	733,388	733,350	100%
Operating Transfers Out (To Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,692,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 910,825	2,603,388	\$ 2,603,350	N/A
Net Increase/ (Decrease) in Fund Balance	7,774	(1,582,516)	373,890	14,142	16,832	7,982	756,061	(904,200)	(1,310,035)	-	
Fund Balance - Beginning	2,523,552	2,531,326	948,811	1,322,701	1,336,843	1,353,675	1,361,656	2,117,718	2,523,552	-	
Fund Balance - Ending	\$ 2,531,326	\$ 948,811	\$ 1,322,701	\$ 1,336,843	\$ 1,353,675	\$ 1,361,656	\$ 2,117,718	\$ 1,213,517	1,213,517	\$ -	

PALMGREN RESIDENCE

LANDSCAPE ARCHITECTURAL PLANS

MIROMAR LAKES, FLORIDA

PREPARED BY:



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L-1	PLANTING PLAN
L-2	PLANTING SPECIFICATIONS
LT-1	LIGHTING PLAN AND CUT SHEETS

Scott Windham, ASLA
Landscape Architect, RIA 0001516

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PALMGREN RESIDENCE
11810 VIA NOVELLI COURT, MIROMAR LAKES, FL
PREPARED FOR: MR. & MRS. RICHARD HOOD

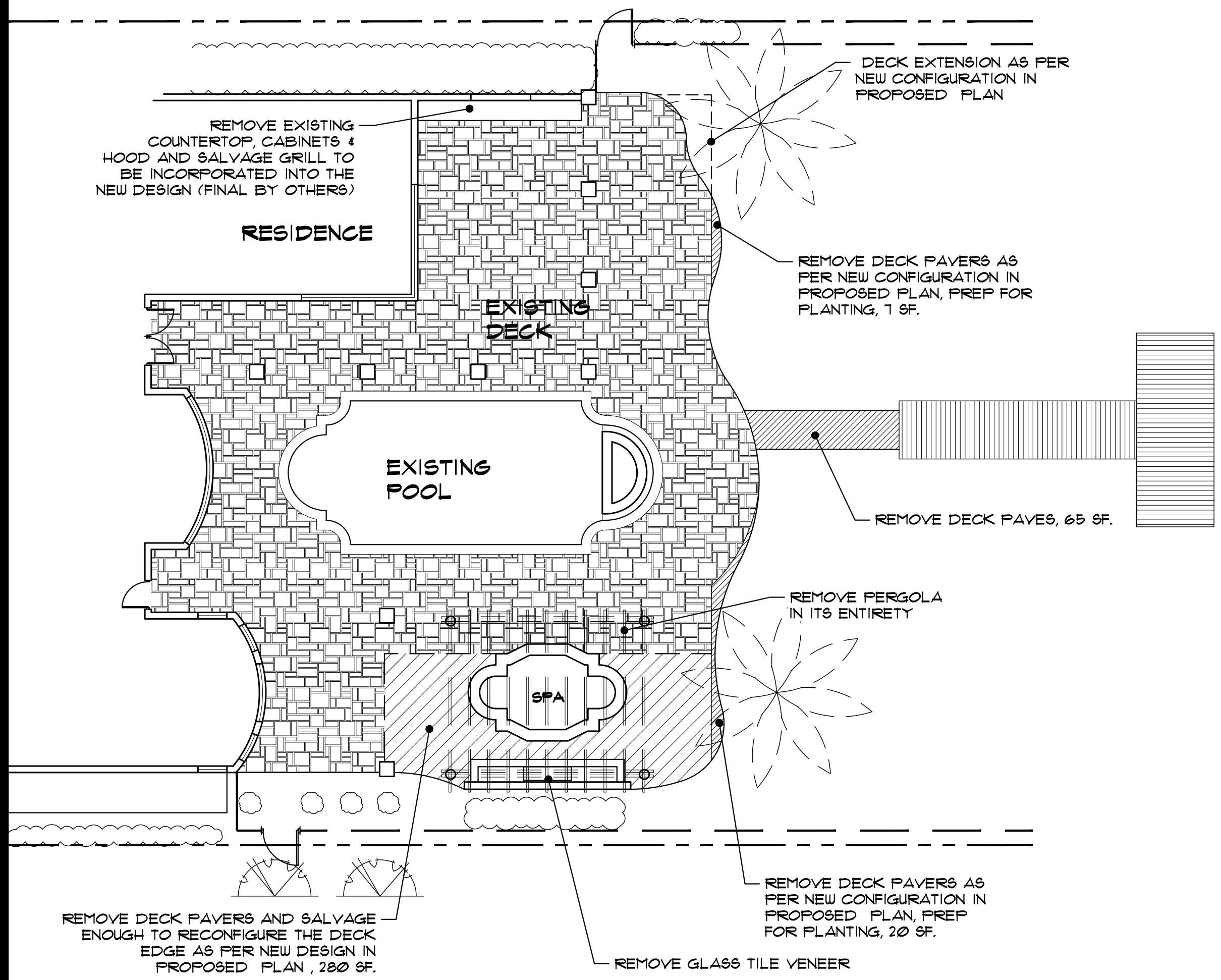
JOB #: 046-18

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TITLE SHEET

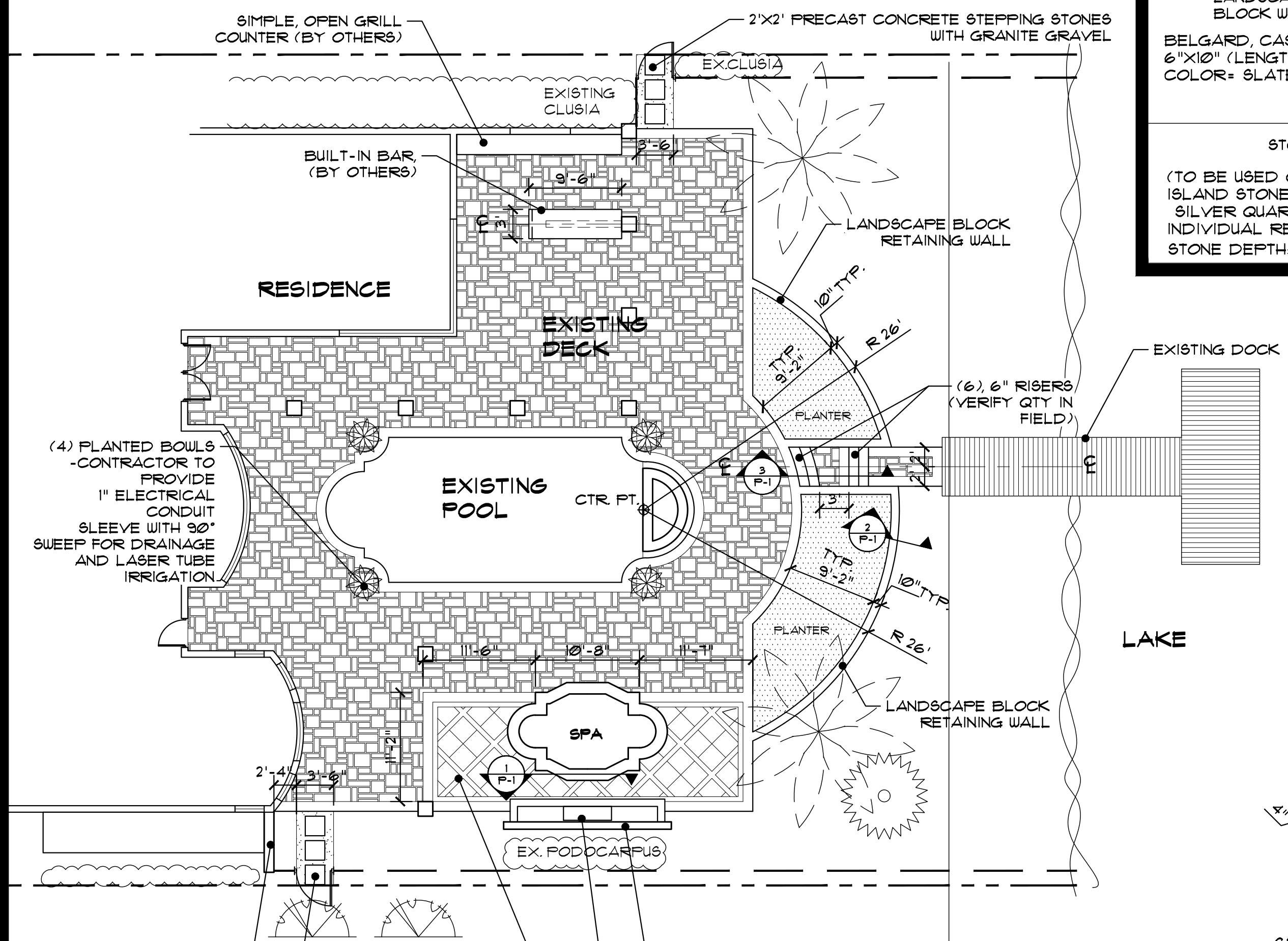
SHEET NUMBER:
T-1

Date: 01-30-2018
Rev. Date:
Rev. Date:
Rev. Date:



DEMOLITION PLAN

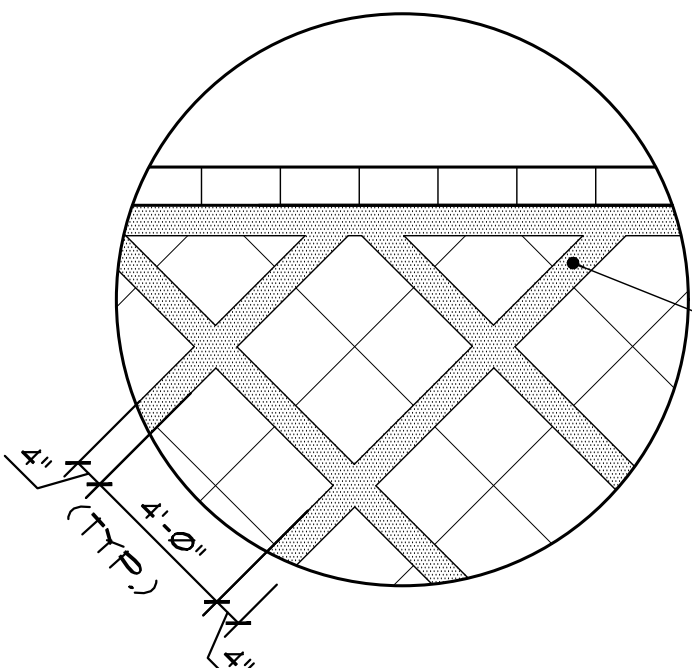
SCALE: 1" = 100'



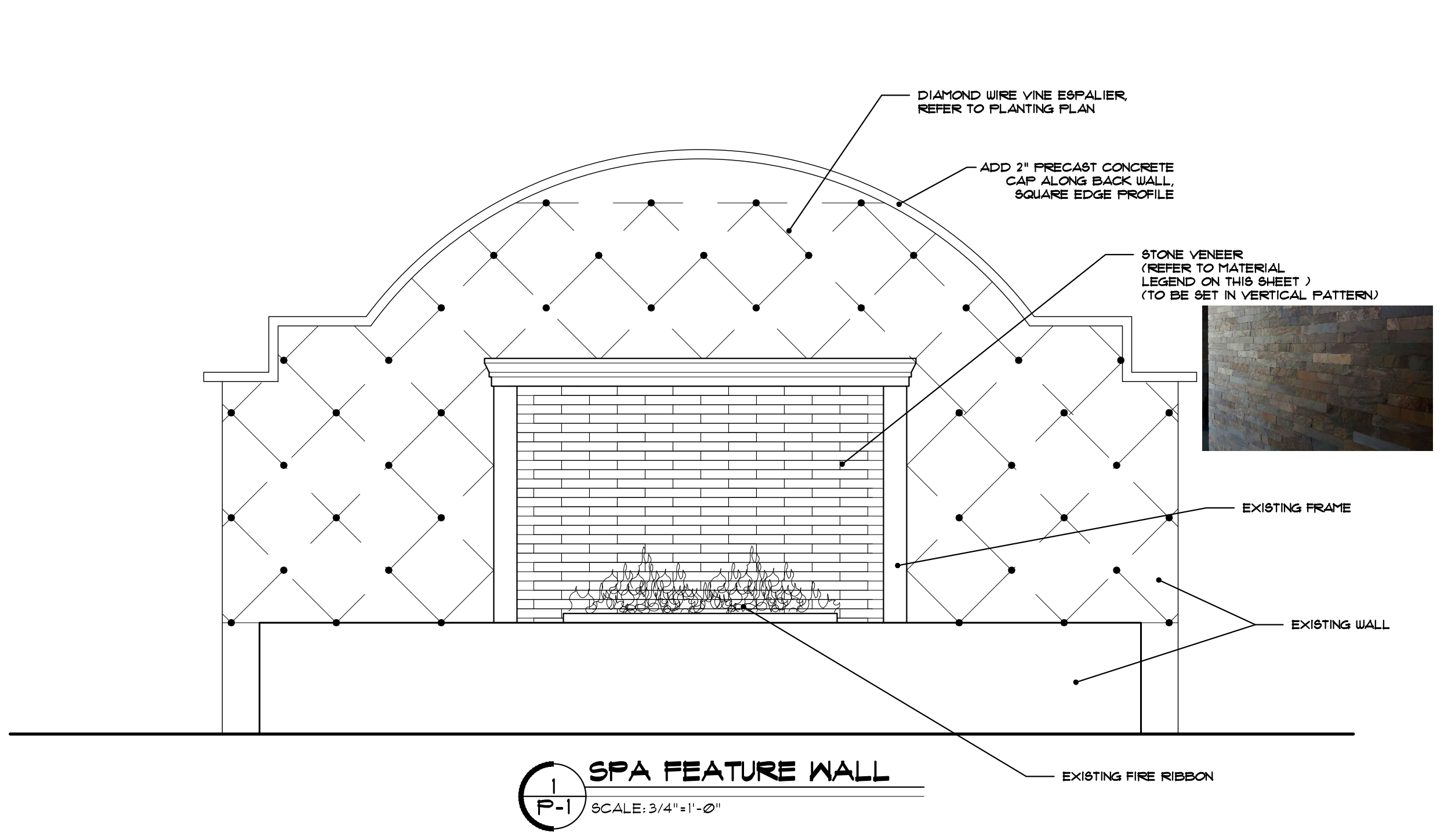
PROPOSED POOL DECK LAYOUT PLAN

SCALE: 1" = 100'

COLOR/SPECIFICATION	SUPPLIER
LANDSCAPE BLOCK WALL BELGARD, CASTLEMANOR BLOCK 6"x10" (LENGTHS: 6"x14", 12"x10", 16"x14") COLOR= SLATE	Oldcastle-Chris Moore 239-633-2596 christopher.moore@oldcastle.com
STONE VENEER (TO BE USED ON SPA FEATURE WALL) ISLAND STONE, STRIP SILVER QUARTZITIC SLATE (STRIP-CS1 Q8) INDIVIDUAL RECTANGULAR TILE STONE DEPTH: 3/8" STONE SIZE: 2"x11 3/8"	Ceramic Matrix Gina Gilberto 239-596-7997

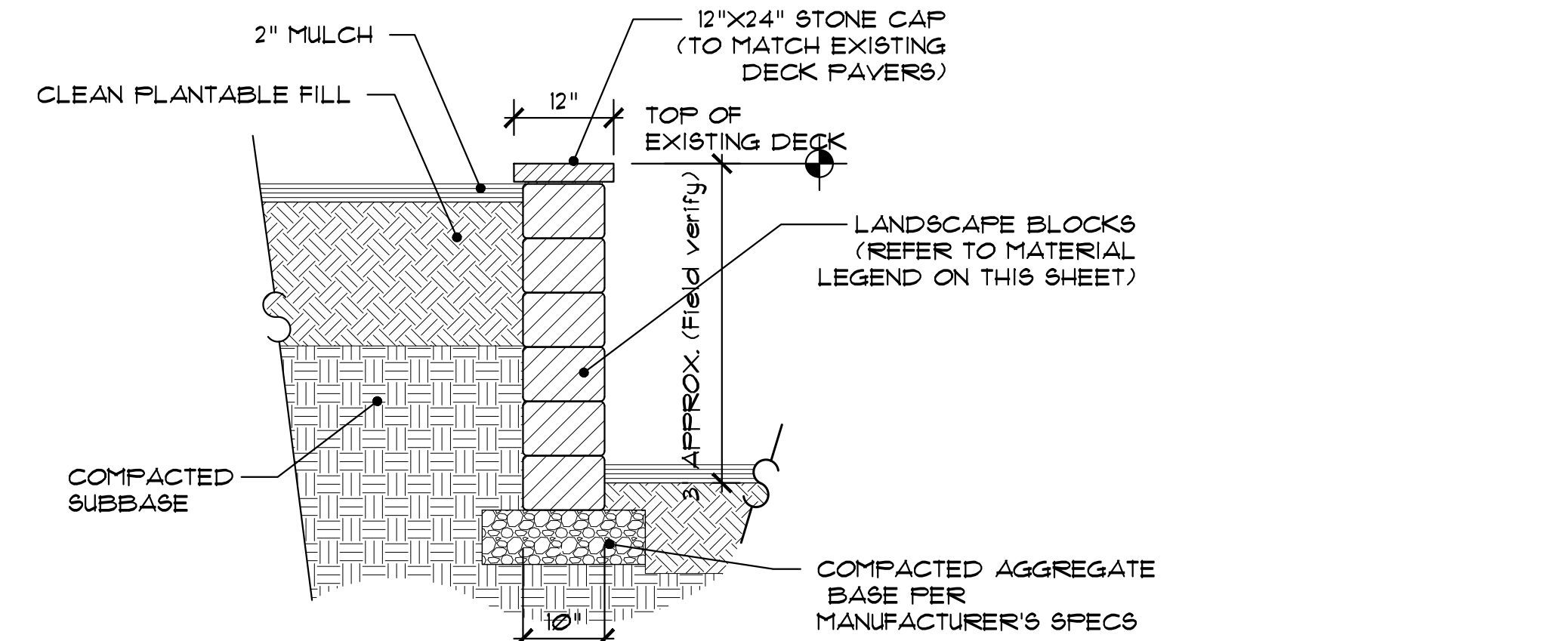


- SPA DETAIL 48"x48" PADS AREA TO BE COMPOSED OF 4, 24"x24" STONE PAVERS WITHIN A GRID OF 4" SYNTHETIC TURF. STONE PAVERS TO MATCH EXISTING DECK PAVERS.
- BORDERS TO BE 12"x24" STONE PAVERS SET IN A SINGLE SAILOR COURSE PATTERN (MITER ALL CORNERS, TYP.). BORDERS TO MATCH EXISTING DECK MATERIAL.



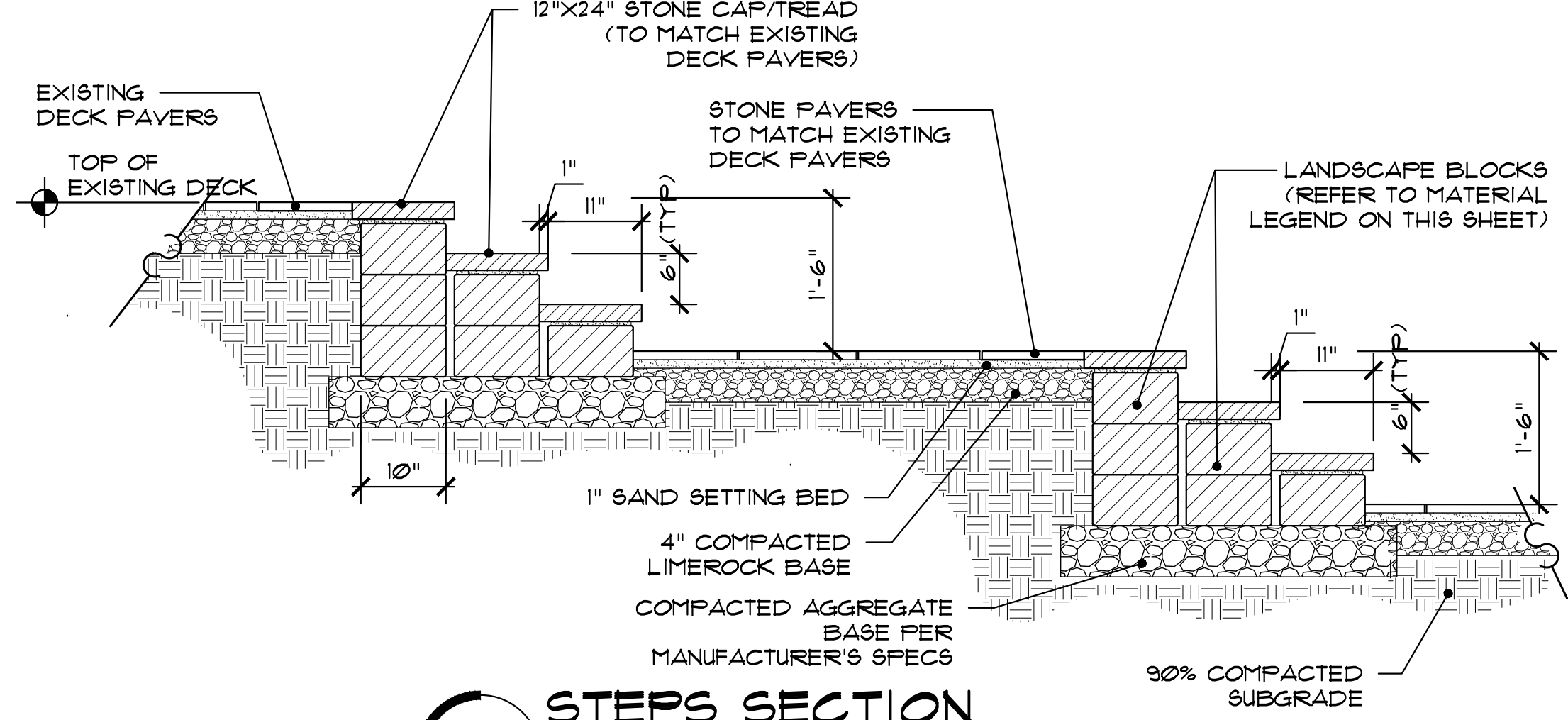
1 SPA FEATURE WALL

SCALE: 3/4" = 1'-0"



2 LANDSCAPE BLOCK RETAINING WALL SECTION

SCALE: 3/4" = 1'-0"



3 STEPS SECTION

SCALE: 3/4" = 1'-0"

Scott Windham, ASLA
Landscape Architect, FLA 0001516

WINDHAM studio inc.

p.o. box 1239
bonita springs, florida 34133
phone: 239.390.1936
fax: 239.390.1937
scott@windhamstudio.com

PALMGRN RESIDENCE
11810 VIA NOVELLI COURT, MIROMAR LAKES, FL
PREPARED FOR: MR. & MRS. RICHARD HOOD

JOB #: 046-18

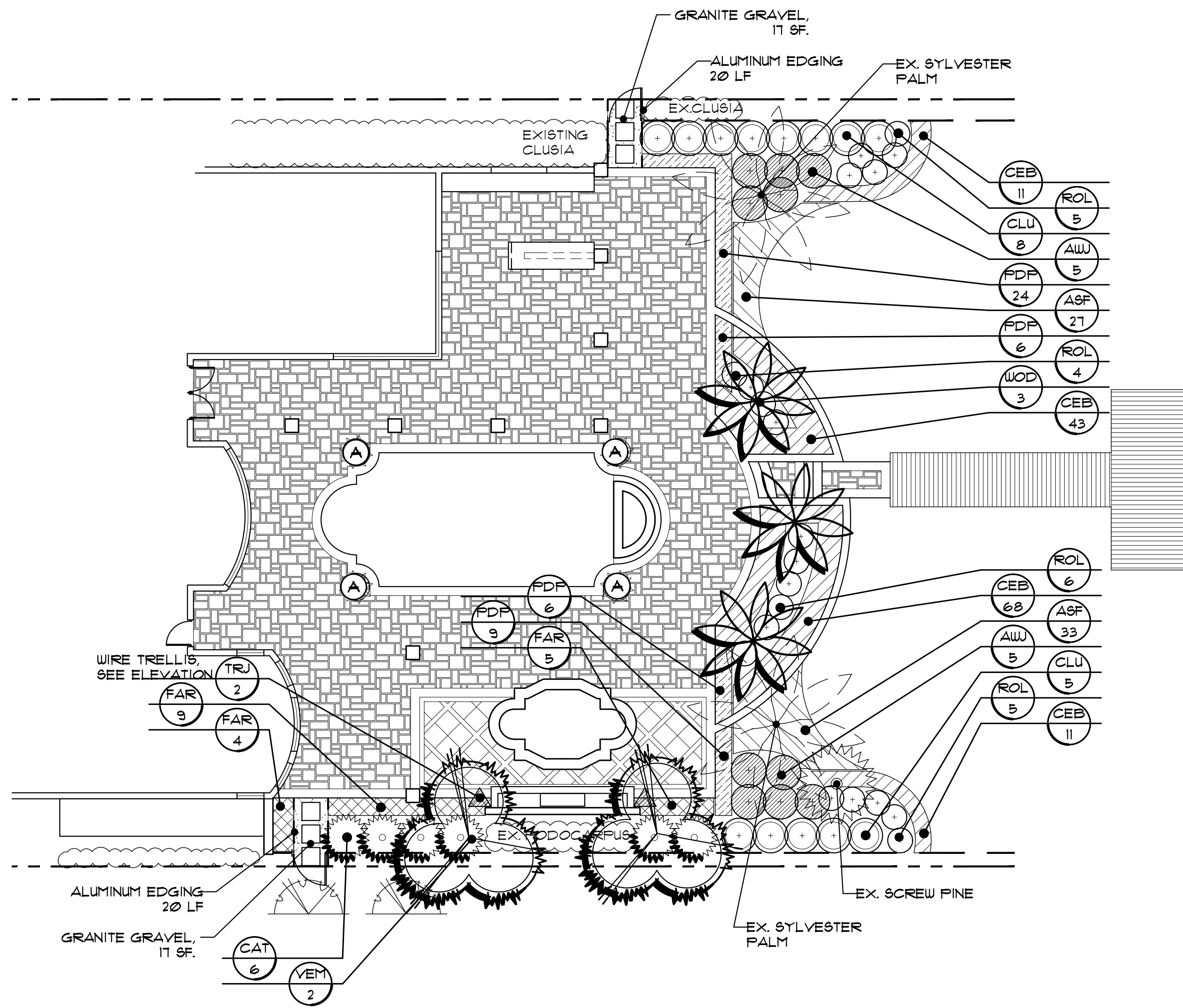
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SCALE: 1" = 100'

POOL DECK DEMO & LAYOUT PLAN MATERIALS & DETAILS.

SHEET NUMBER: **P-1**

Date: 06-30-2019
Rev. Date: _____
Rev. Date: _____
Rev. Date: _____



PLANTING PLAN

SCALE: 1" = 10'

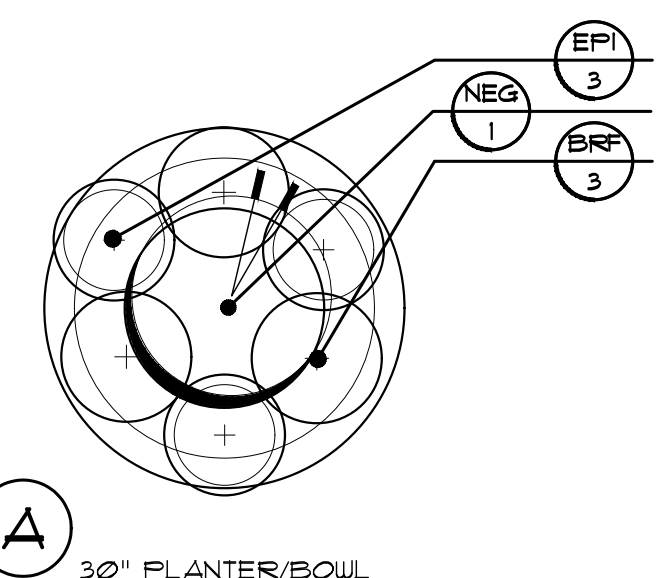
NOTE:
 • THE LANDSCAPE CONTRACTOR IS REQUIRED TO LAYOUT ENTIRE PLANTING PRIOR TO INSTALLATION FOR FINAL APPROVAL AND WALK-THROUGH WITH LANDSCAPE ARCHITECT.

ESPALIER NOTE:
 • US1 HIGHLY RECOMMENDS THE LANDSCAPE CONTRACTOR SUB-CONTRACT ALL ESPALIER WIRE WORK TO JIM HILLIARD FROM WIRE FOR GROWTH
 • CONTACT: 239-253-2015
 • CONTRACTOR REQUIRED TO MEASURE AND CONFIRM FINAL LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

CONTRACTOR NOTE:
 • AT THE TIME OF DESIGN, IF WINDHAM STUDIO IS AWARE OF THE PRESENCE OF DEER AND/OR RABBITS ON THE PROPERTY, WINDHAM STUDIO WILL MAKE A CONCERTED EFFORT TO AVOID PLANTS THAT ARE SUSCEPTIBLE TO BEING EATEN.
 • NEW AREAS AND DIFFERENT PLANTS ARE BEING AFFECTED CONTINUALLY, OFTEN TIMES AFTER PLANS HAVE BEEN SUBMITTED.
 • PRIOR TO ORDERING AND THE INSTALLATION OF PLANTS, THE CONTRACTOR SHALL ASSESS THE SPECIFIC PROPERTY AND DETERMINE IF ANY ALTERNATIVE PLANTS ARE RECOMMENDED.
 • WINDHAM STUDIO CANNOT BE HELD RESPONSIBLE FOR THE DESTRUCTION OF PLANT MATERIAL DUE TO THE EVER CHANGING SITE CONDITIONS.

WINDHAM STUDIO, INC RECOMMENDS THE USE OF ROOT BARRIER WHERE EXISTING OR PROPOSED TREES/PALMS ARE ADJACENT TO HARDSCAPE TYPE ELEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IF THE CLIENT/OWNER, AT HIS COST, WOULD LIKE TO TAKE THIS ACTION. IN EITHER CASE, WINDHAM STUDIO CANNOT BE HELD RESPONSIBLE FOR THE DESTRUCTION OF HARDSCAPE TYPE ELEMENTS DUE TO A LACK OF ROOT BARRIER, IMPROPER INSTALLATION OF ROOT BARRIER OR ROOT BARRIER PRODUCT'S FAILURE TO PROTECT AGAINST SUCH DAMAGE. TREES/PALMS HAVE THE POTENTIAL TO CAUSE DAMAGE DUE TO THE UNCONTROLLABLE AND UNFORESEEN GROWTH PATTERNS OF TREE/PALM ROOTS. IT IS THE RESPONSIBILITY OF THE CLIENT/OWNER TO MONITOR SUCH SITUATIONS AND PROVIDE ADEQUATE MAINTENANCE TO PROTECT AGAINST SUCH DAMAGE.

NOTE:
 • PLANTED POTS MUST BE SLEEVED FROM BENEATH, SEALED TIGHTLY & CORRECTLY AS TO NOT ALLOW RUSTING OR LEAKING
 • THE SLEEVE IS TO PROVIDE ADEQUATE DRAINAGE & IRRIGATION
 • PLANTED POTS MUST BE ON THEIR OWN IRRIGATION ZONE WITH ADJUSTABLE EMITTERS OR DRIP



POT PLANTING ENLARGEMENT

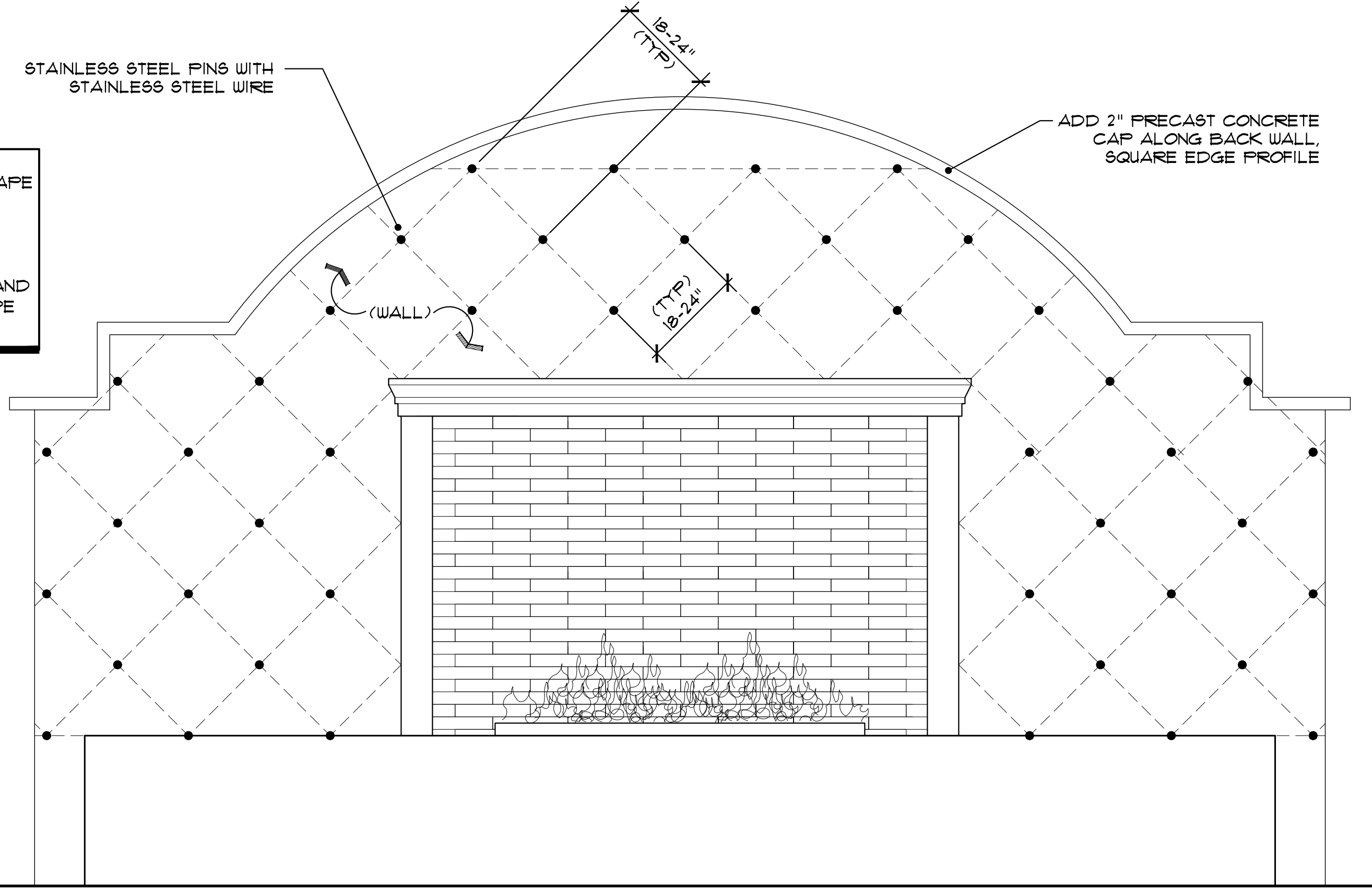
SCALE: 3/4" = 10'

Palmgren Plant List

1/30/2019

Qty	Sym	Botanical Name	Common Name	Specification	Spacing	Native
PALMS						
6	CAT	Chamaedorea cataractarum	Cat Palm	5' oa, full		N
2	VEM	Veitchia montgomeryana	Montgomery Palm	14'oa, triple		N
3	WOD	Wodyetia bifurcata	Foxtail Palm	6' wd, matching, Florida No.1		N
SHRUBS						
10	AWJ	Acalypha wilkesiana 'Java White'	Java White Copper Leaf	3 gallon, 24", Full	36" oc	N
13	CLU	Clusia guttifera	Small Leaf Clusia	15 gallon 48", Full	48" oc	N
20	ROL	Rondeletia leucophylla	Panama Rose	3 gallon 24", Full	36" oc	N
GROUND COVERS						
60	ASF	Asparagus densiflorus 'Myers'	Foxtail Fern	3 gallon 18", Full	18" oc	N
133	CEB	Carrissa "Emerald Blanket"	Carrissa	3 gallon, 16" spd, horizontal form, small leaves	18" oc	N
18	FAR	Farfugium japonicum 'Gigantea'	Farfugium	3 gallon, Full	24" oc	N
45	PDP	Podocarpus macrophyllus 'Pringles'	Podocarpus	3 gallon, 12" Ht.max	12" oc	N
VINES						
2	**TRJ	Trachelospermum jasminoides	Confederate Jasmine	7 gallon, 6' Trellis		N
DECORATIVE POTS PLANTS						
12	EPI	Epipremnum areum	Golden Pothos	1 gallon		
4	NEG	Neomarica gracilis	Twelve Apostles Iris (purple)	7 gallon		
12	BRF	Neoregelia 'Super fireball'	Super Fireball Bromeliad	1 gallon		N
MISCELLANEOUS						
1,300	SF	Cocoa Brown	Mulch- Entire site	3" Depth		
1,300	SF	Automatic Irrigation System	100% Head-to-head coverage			
40	LF	Curvite Aluminum Edge Restraint	3000 Series Landscape Edging			
11	QTY	Milorganite	per tree, qty per manufacturers specifications			
		Root Growth Stimulator (per tree/palm)	(1) 8 OZ bag Diehard per LF of root ball diameter, contractor to verify			
4	POT A	30" Bowl	T.B.D By owner			

** Contractor to remove vines from nursery trellis and attach to wall with stainless steel pins and stainless steel wire.
 © Contractor to submit photos or physical sample of selected plant materials to Landscape Architect prior to delivery
 email: scott@windhamstudio.com; aaron@windhamstudio.com



DIAMOND WIRE VINE ESPALIER DETAIL

SCALE: 3/4" = 1'-0"

Scott Windham, ASLA
 Landscape Architect, RIA 0001516



p.o. box 1239
 bonita springs, florida 34133
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SCALE: 1" = 10.0'

PLANTING PLAN
 SHEET NUMBER: L-1
 Date: 01-30-2019
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____

LANDSCAPE SPECIFICATIONS

PART I - GENERAL

- 200 GENERAL NOTES
A. PLANT SPECIES: All plant material must be Florida No. 1 or better as given in GRADES AND STANDARDS FOR NURSERY PLANTS Parts I and II, latest edition published by the Florida Department of Agriculture and Consumer Services.
B. MULCH: Apply mulch around newly planted trees and shrubs. This practice will reduce the soil temperature fluctuations, prevent crusting of the soil, prevent water runoff, and help to control weeds.
C. FUNDI: Keep organic mulches from piling up against the base of tree trunks and shrubs.
D. PRUNING: Woody shrubs, trees and vines shall be pruned to shape when they are most dormant, which occurs from November through March.
E. RESEARCH: It is the Contractor's responsibility to research plants and appropriate agencies to determine the present location of utilities and obstructions before commencing work.
F. AGENCY REQUIREMENTS: All work in right-of-way, easements, etc. shall conform to the standards and specifications of the local governing agency with jurisdiction. Contractor is responsible for determining the agency requirements.
G. VISIBILITY: Coordinate the installation of trees and plants so as to not obscure the site visibility triangle at intersections and the visibility of directional signs or lights.
H. UTILITIES: The landscape contractor shall verify all utility locations (existing and proposed) including paving, elevations, water and electrical supply, etc.
I. PALM TRANSPLANTING: When relocating existing palms contractor to hard-dig root balls, treat roots with approved root stimulate, and heads of palms with fungicide and appropriate insecticide.
J. DEAD PALM/TREE REMOVAL: Contractor shall cut and stump ground rotated dead plant material.
K. RELATED DOCUMENTS:
A. GENERAL: The specifications are an important part of the Contract and are the basis for which the Contractor's work shall be judged.
B. DRAWINGS: Drawings are a part of this contract.
C. GENERAL PROVISIONS: General Provisions of the Contract, including General and Special Conditions, apply to the work of this section.

- 201 QUALITY ASSURANCE
A. CODES & STANDARDS: The Contractor is responsible for being knowledgeable with all applicable codes, ordinances and laws, and planting the landscape in complete accordance with such guidelines.
B. CONTRACTOR & CREWS: The CONTRACTOR shall have his labor crew controlled and directed by an experienced foreman well versed in standard planting procedures.
C. SUPERINTENDENT: The Landscape Contractor shall provide a competent English-Speaking Superintendent on the work site at all times.
D. CONTRACTOR'S RESPONSIBILITY:
1. The Contractor shall be entirely responsible for the work until final acceptance by the Owner.
2. The Landscape Contractor is responsible for protecting all materials and work against injury from any cause and shall provide and maintain all necessary guards for the protection of the public.

- 202 PROTECTION CONDITIONS
A. PROTECTION OF EXISTING STRUCTURES: Protect all existing buildings, walks, walls, paving, piping, utilities (and other items of construction) and plantings (trees, shrubs, ground covers, etc.) existing or already completed or established from damage by the Contractor.
B. PROTECTION OF EXISTING PLANT MATERIALS: The Contractor is accountable for all unauthorized cutting or damage to existing trees, shrubs, and ground covers caused by operation of equipment, stockpiling of materials, careless labor, etc.
C. SOIL: No waste material shall be burned within the project limits.
D. CONTAINER PLANTS: Do not remove container grown stock from containers until planting time.

- 203 SUBMITTALS
A. SAMPLES: Samples of any landscape materials may be required for approval on the site or as otherwise determined by the Owner.
B. DELIVERY, STORAGE AND HANDLING:
A. PROTECTION OF ROOTS: Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing and mishandling by personnel as needed until planting.
B. PROTECTION OF ROOT BALLS: Balled and burlapped plants (B&B) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants.
C. PROTECTION OF PALMS: Only a minimum of fronds shall be removed from the crown of palm trees to facilitate moving and handling.
D. PACKAGED MATERIALS: Deliver packaged materials in containers showing weight, analysis and name of manufacturer.
E. SOIL: Time delivery so that soil will be placed within 24 hours after stripping.
F. TREES AND SHRUBS: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by the owner.
G. PLANT DELIVERY: Once preparations for planting has been completed, deliver trees and shrubs and plant immediately.
H. CONTAINER PLANTS: Do not remove container grown stock from containers until planting time.

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- 205 IRRIGATION PERFORMANCE SPECIFICATIONS
1. Irrigation contractor shall provide a lump sum bid price for a fully automatic, 100% overlap coverage underground irrigation system.
2. The irrigation plans shall be drawn to the same scale as the landscape plans and shall clearly indicate locations of valves, piping, mainline, sprinkler heads, back flow prevention device, controller, wire, rain shut-off device and valves.
3. The Owner shall provide an 1" irrigation water meter for the site.
4. Controller shall be selected per number of zones required.
5. Mainline piping shall be sch 40 1-1/4" pipes.
6. Irrigation contractor shall reference the landscape plans and specifications to determine where irrigation heads will be installed.
7. Irrigation contractor shall determine locations of all underground utilities and improvements prior to start of work on-site.
8. Irrigation contractor shall obtain any and all permits required by governing agencies.
9. Where mainline or lateral lines are covered by paving, a schedule 40 PVC sleeve shall be installed.
10. "Purple" cleaner and PVC glue shall be used on PVC connections after cutouts have been wiped clean of burrs.
11. Wire shall be UF-620 volt direct burial 14 gauge wire installed directly in the pipe trench, bundled and taped every ten feet along the mainline with expansion loops provided at each valve.
12. Before sprinkler heads are set, the irrigation contractor shall open control valves and flush the lines thoroughly with a full head of water to be sure there is no foreign matter in the lines.
13. The irrigation contractor shall keep one record set of drawings of the irrigation system in good condition at the site and mark on them the exact "record".
14. Irrigation contractor shall warranty irrigation system for 1 year against failure beginning on the date of final acceptance.

PART II - MATERIALS

- 201 LANDSCAPE DEVELOPMENT MATERIALS
A. GENERAL: All planting soil and top soil be fertile, friable, without mixture of subsoil materials, and obtained from a well-drained, arable site.
B. WATER: All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful natural or man-made elements detrimental to plants.
C. FERTILIZER: Fertilizer shall be complete with micro-nutrients, uniform in composition, dry and free flowing.
D. PEAT MOSS: Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis.
E. MULCH:
1. Pine Straw, Mulch or Cypress mulch commercially obtained, free of noxious weeds, sticks, roots and other debris and installed to a depth of 3" measurement to be made after compaction.

- 202 PLANT MATERIALS (TREES, PALMS, SHRUBS, GROUND COVERS, VINES, AND SODS)
A. PLANT GRADING & STANDARDS: Plant species and size shall match those indicated on the drawings.
B. SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops.
C. PALMS: Clear trunk (C.T.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.
D. SOIL: Sod shall be measured on the basis of square footage.
E. SHADE TREES: Height shall be measured from ground to the average height of canopy.
F. SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops.
G. PALMS: Clear trunk (C.T.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.
D. SOIL: Sod shall be measured on the basis of square footage.

- 203 PLANT MEASUREMENTS
A. SHADE TREES: Height shall be measured from ground to the average height of canopy.
B. SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops.
C. PALMS: Clear trunk (C.T.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.
D. SOIL: Sod shall be measured on the basis of square footage.

- 204 INSPECTION/PROVISIONAL ACCEPTANCE
A. PLANT INSPECTION AND APPROVAL: Plants shall be subject to inspection and approval at the place of growth or upon delivery to the site.
B. SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops.
C. PALMS: Clear trunk (C.T.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.
D. SOIL: Sod shall be measured on the basis of square footage.

- 205 CONTAINER GROWN STOCK
A. CONTAINER GROWN PLANT MATERIAL: It is the Contractor's responsibility to ensure that all container grown materials shall be healthy, vigorous, well-rooted plants and established in the container so that the root mass will be in proportion to the container size and hold together when removed from the container.
B. SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops.
C. PALMS: Clear trunk (C.T.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.
D. SOIL: Sod shall be measured on the basis of square footage.

- 206 PLANTING LIST
A. GENERAL: Quantities necessary to complete the work on the Drawings shall be furnished by the Contractor.
B. MATERIALS: All material and manufacturer warranties and guarantees shall be given to the Owner at the final acceptance of the project.

PART III - EXECUTION

- 201 SOIL & GRADING
A. GENERAL: Under this Contract, fine grading shall consist of final finish grading of lawn and planting areas.
B. OBSTRUCTIONS BELOW GRADE: The Owner shall select alternate planting locations for a site if underground construction, utilities or obstructions are encountered during the excavation or planting areas or pits.
C. PLANT MATERIAL LAYOUT: Location of plants and layout of all beds are indicated on the plans.
D. PLANTING SOIL/TOPSOIL MIXTURES: (For Special Conditions to be Determined by the Owner in the Field)
Test soil over the entire site after placement and backfill operations for proper pH and drainage. Amend soil as necessary for plant material requirements per soil test results.
Trees 3 1/2" cal. and greater: 1 cubic yard each
Trees 1" - 3" cal./3/8" gal.: 1/2 cubic yard each
10 gallon container size: 1/4 cubic yard each
3 gallon container size: 3/8 plants per cubic yard
1 gallon container size: 6/8 plants per cubic yard
Rooted cuttings/4" pots: 6" depth of annual bed mix

- 202 PLANTING
A. FERTILIZER: Two fertilizers shall be used in all types of plantings except palms.
B. MATERIAL PLACEMENT: Trees, shrubs and ground cover shall be set straight and at such a level that, after settlement, the plant ball will stand flush to 1/2" above grade.
C. WATER BASIN: A basin shall be built around all plants or trees which stand alone and are not in larger mulched beds.
D. PRUNING: Each tree shall be pruned to preserve the natural character of the plant as shown on the Drawings.
E. TREE GUYING AND BRACING: Trees shall be firmly staked or guyed in accordance with the plans and planting details immediately after planting to prevent wind damage.
F. MULCHING: Within 2 days after the planting, apply mulch materials moistened at the time of application to prevent wind displacement.
G. BED LINES: Bed lines shall have well defined trench edges to contain mulch.
H. CLEARANCE AND BED LINES: Trees, palms and shrubs shall be planted so as to maintain adequate clearance from the edge of walks and along building walls.

- 203 WEED CONTROL
A. WEED CONTROL: Landscape fabric - weed control shall be utilized.
B. NOXIOUS WEEDS: All landscape areas shall be free of noxious weeds, topsoil, grass, torpedo grass, and other noxious weeds.
C. PLANT MATERIAL MAINTENANCE
A. MAINTENANCE: All plants and plantings included under this Contract shall be maintained by watering, cultivating, spraying, and all other operations necessary to ensure a healthy condition by the contractor until final acceptance.

- 204 INSPECTION AND ACCEPTANCE OF WORK
A. PLANT QUALITY: Final inspection at the end of the installation process shall be on quality of plants, planting and all other incidental work pertaining to the Contract.
B. INSPECTION: A follow-up inspection will occur during the warranty period to determine status of the plants.
C. PACKAGED MATERIALS: When delivering materials in containers, show the weight, analysis and name of the manufacturer.
D. SOIL: The delivery of sod shall be timed so that the sod will be placed within 24 hours after stripping.
E. TREES AND SHRUBS: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by the owner.
F. PLANT DELIVERY: Deliver trees and shrubs after preparations for planting has been completed and plant immediately.
G. CONTAINER PLANTS: Do not remove container grown stock from containers until planting time.
H. STORAGE: The Contractor shall be responsible for storage and protection of materials to be used in his portion of the project work until final acceptance of the project by the Owner.

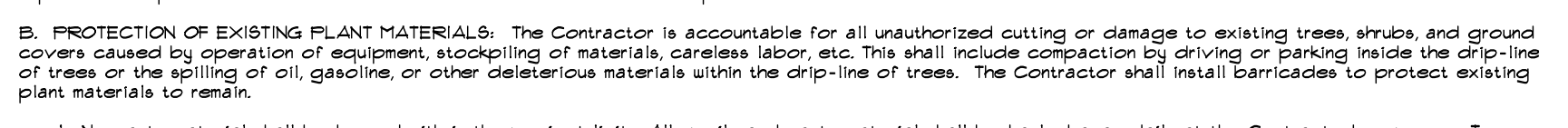
- 205 WARRANTY AND REPLACEMENT POLICY
A. PLANT MATERIAL: The Contractor must guarantee the health and satisfactory condition of all plant material planted for a minimum of one (1) calendar year, which commences at the time of the Owner's acceptance.
B. REPLACEMENTS: Either the Contractor or the Owner may make the decision to replace.
C. PLANTS: All plant replacement shall be made with the same species, size and grade plants as was in place at the beginning of the service period or with another plant of comparable value which is acceptable to the Owner.
D. REPLACED PLANTS: All plants to be replaced must be removed from the site and replaced within 7 days.
E. All stakes, bracing and guying devices shall be removed from the site once trees and palms are established and no later than end of the eleventh month of the warranty period.
F. SOIL: Sod shall be guaranteed for one (1) year, dating from the date of final acceptance.
G. MATERIALS AND OPERATIONS: All plant replacements shall be of the same kind and size as specified in the Plant List.
H. STORAGE: The Contractor shall be responsible for storage and protection of materials to be used in his portion of the project work until final acceptance of the project by the Owner.

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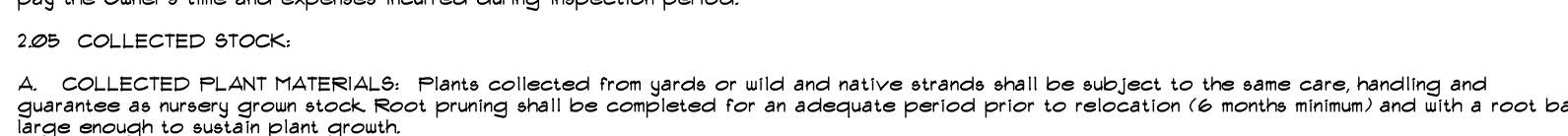
LARGE TREE TYPICAL PLANTING DETAIL SCALE: NTS



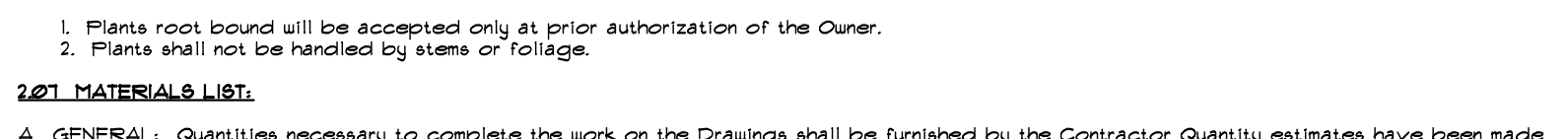
PALM TREE TYPICAL PLANTING DETAIL SCALE: NTS



SMALL TREE TYPICAL PLANTING DETAIL SCALE: NTS



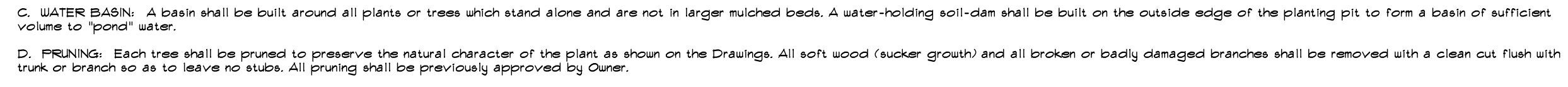
LARGE TREE TYPICAL PLANTING DETAIL SCALE: NTS



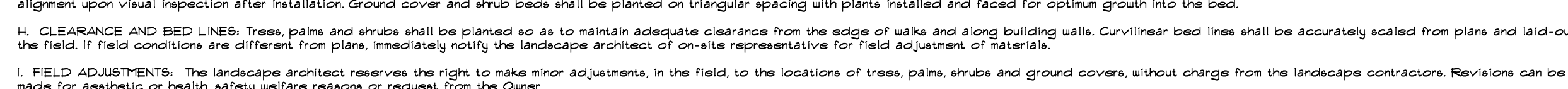
PALM TREE TYPICAL PLANTING DETAIL SCALE: NTS



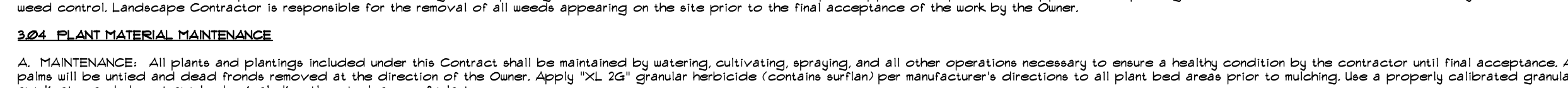
SMALL TREE TYPICAL PLANTING DETAIL SCALE: NTS



LARGE TREE TYPICAL PLANTING DETAIL SCALE: NTS

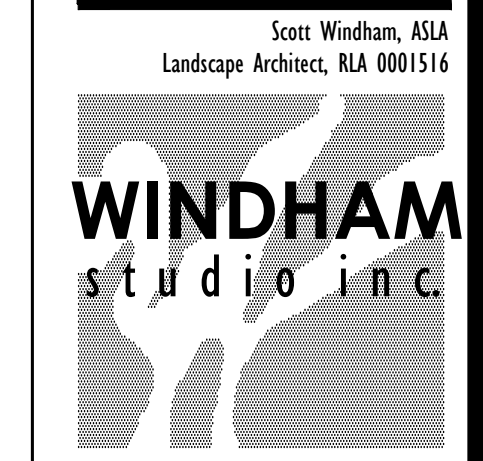


PALM TREE TYPICAL PLANTING DETAIL SCALE: NTS



SMALL TREE TYPICAL PLANTING DETAIL SCALE: NTS

Scott Windham, ASLA Landscape Architect, RIA 0001516



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PALMSREN RESIDENCE 11810 VIA NOVELLI COURT, MIROMAR LAKES, FL PREPARED FOR: MR. & MRS. RICHARD HOOD

JOB #: 046-18

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PLANTING SPECIFICATIONS SHEET NUMBER: L-2 Date: 05-30-2009 Rev. Date: Rev. Date: Rev. Date:

LIGHTING LEGEND

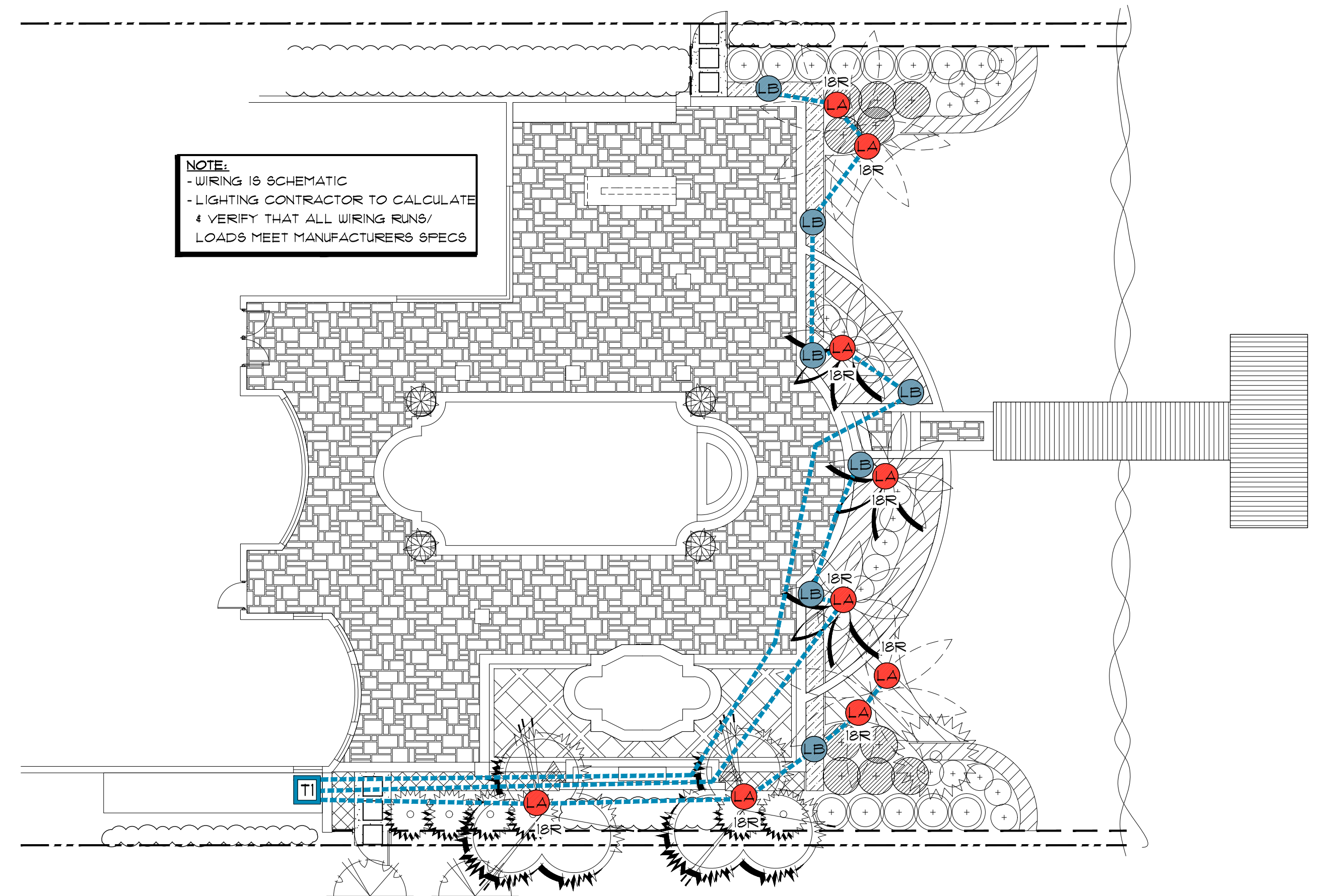
SYMBOL	QTY	TYPE	
1BR	10	18" RISER	ALLIANCE LIGHTING, 18-RISER (TO BE USED IN SHRUB BEDS AS NOTED)
LA	10	PALM UPLIGHT	ALLIANCE LIGHTING, BL200-LED-6W-F (USE WITH HONEYCOMB LENS, CLEAR LENS)
LE	7	24" PATH LIGHT	ALLIANCE LIGHTING, AL850-LBIPIN-LED-200LM (ALSTEM24)
T	1	TRANSFORMER	ALLIANCE LIGHTING, XF150 (CONTRACTOR TO CONFIRM LOAD & VOLTAGE DROP, SIZE UP ACCORDINGLY)
---		LIGHTING ZONE 1	SCHEMATIC WIRE DIAGRAM

LIGHTING NOTES

- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
- CONTRACTOR TO VERIFY LIGHT CONTROL W/OWNER
- FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
- ALL PATHLIGHTS TO BE INSTALLED AT A MINIMUM OF 18" FROM ANY SIDEWALK OR STRUCTURE.
- ALL HUBS SHALL BE LABELED AND INSTALLED PRIMARILY IN PLANTER AREAS 2' ABOVE FINISHED GRADE OR IN A READILY ACCESSIBLE AREA THAT DOES NOT OBSTRUCT PATHWAYS, DRAINAGE SWALES OR COMMON AREAS.
- ALL "HOME RUN" WIRE SHALL BE LABELED AND INSTALLED AT A MINIMUM DEPTH OF 6". ALL FIXTURE LEAD WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6".
- IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER THE HARDSCAPE SURFACES, USING A MINIMUM 1-INCH PVC PIPE.
- CONTRACTOR SHALL LEAVE ALL EXCESS WIRE AT THE FIXTURE WHEN USING THE HUB SYSTEM, OTHERWISE LEAVE A MINIMUM OF 5 FEET OF EXCESS WIRE.
- ALL UNDERGROUND SPLICES SHALL BE INSTALLED IN APPROVED IN-GROUND J-BOXES WITH WATER-TIGHT CONNECTIONS, LEAVING 12" OF EXCESS WIRE.
- ALL EXTERIOR 120-VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
- ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
- ALL PLUG-IN TRANSFORMERS SHALL HAVE A "DRIP LOOP" IN THE POWER CORD.
- ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
- ALL WIRE SHALL CONFORM TO ASTM B-49 AND B-115 STANDARDS; 99% PURE PVC PLASTIC MIXED WITH THE LATEST IN UV INHIBITORS, 99.9% PURE COPPER.
- ALL EXPOSED WIRES SHALL BE PROTECTED AND PAINTED.
- THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
- CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO ORDERING LIGHTS TO CONFIRM QUANTITY AND SPECS.
- UPON COMPLETION OF INSTALLATION CONTRACTOR SHALL VERIFY THAT ALL FIXTURES ARE PROPERLY VOLTED PER MANUFACTURER STANDARDS.
- UPON COMPLETION OF INSTALLATION CONTRACTOR SHALL VERIFY THAT ALL TRANSFORMERS ARE WITHIN THE MAXIMUM ALLOWABLE AMPERAGE LOAD PER MANUFACTURER STANDARDS.

NOTE:

- LIGHTING CONTRACTOR TO BID PLAN PER SPECS, ALL REQUESTS FOR VALUE ENGINEERING MUST BE SUBMITTED TO WINDHAM STUDIO, INC.
- LIGHTING CONTRACTOR TO INCLUDE IN BID, 6 MONTH LIGHTING MAINTENANCE WALK TO ADJUST RISERS, CHECK FOR BULB FAILURE, ETC.
- CONTRACTOR IS REQUIRED TO LEAVE EXTRA LENSES WITH OWNER, AS PLANT MATERIAL MATURES, THE OWNER WILL HAVE THE ABILITY TO CHANGE LENS
- CONTRACTOR TO PROVIDE NIGHT-TIME WALK THROUGH WITH LANDSCAPE ARCHITECT AND OWNER FOR FINAL ADJUSTMENT AND APPROVAL
- LIGHTING CONTRACTOR IS REQUIRED TO PLACE ALL LOW VOLTAGE WIRE 6" BELOW GRADE & BURY EXTRA WIRE AT EACH FIXTURE
- RUN WIRE ALONG EDGE OF WALK, DRIVE, ETC, BE THOUGHTFUL ABOUT RUN PLACEMENT
- USE CONDUIT WHEN CROSSING FROM SHRUB BEDS TO GRASS/SOD
- PLACE HUBS IN A THOUGHTFUL MANNER, I.E. CENTERED ON A WINDOW
- PROVIDE CLIENT WITH DETAILED AS BUILT



Product Specifications

Model #: BL200

Description: Directional Up Light

Specifications/Features:

- Brass fixture, aged brass finish
- Solid brass knuckle with dial adjustment
- Brass shroud with rubber gasket
- Ceramic bi-pin socket with lamp clip
- Clear convex lens
- MR 16 halogen lamp, 35 watt (included)
- Maximum Wattage = 35 watts
- 25 Foot wire lead, 16 awg (UL listed), brown
- Pre-connected to the fixture
- Pre-tipped for easy wire connection
- Plastic ground stake (8.5 in; 21.6 cm length)
- Lifetime warranty on fixture housing (Lamp does not carry a warranty)

Accessories:

The following items are available as accessories (sold separately)

- RISER6 - 6" brass riser, aged brass finish
- RISER12 - 12" brass riser, aged brass finish
- RISER18 - 18" brass riser, aged brass finish
- RISERADJ - Adjustable riser, aged brass cap

Specification Sheet

Model: AL850 (Area Light Hat)

Dimensions: 8 in (203 mm) Height, 4.5 in (113 mm) Lens Height, 2 in (50.8 mm) Lens Diameter, 2 in (50.8 mm) Mounting Hole Diameter

Specifications and Features:

- Body: Brass over light hat, aged brass finish
- Lens: Polycarbonate frosted lens secured with silicone to the collar and hat
- Collar: Adjustable brass collar with fourth screw, aged brass finish
- Mounting: Lifetime warranty

Area Light Storms (Sold Separately)	Lamp Base	Lamp Options
ALSTEM6 6"	8pin/4K	- L8P4-LED-200lm
ALSTEM18 18"		- L18w-180 warm LED
ALSTEM24 24"		- L24w-DISEN200w
ALSTEM36 36"		- 20w halogen
ALSTEM42 42"		

Performance:

- ALSTEM6 6 in 12 Diameter
- ALSTEM18 18 in 24 Diameter
- ALSTEM24 24 in 36 Diameter

Note:

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SCALE: 1" = 10.0'

LIGHTING PLAN & CUT SHEETS
 SHEET NUMBER: **LT-1**
 Date: 06-20-2019
 Rev. Date: _____
 Rev. Date: _____
 Rev. Date: _____