

Miromar Lakes

Community Development District

*Meeting Agenda
August 5, 2026*

*PFM Management Services LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

MIROMAR LAKES
Community Development District

LOCATION: Miromar Lakes Beach and Golf Club
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

DATE: August 5, 2026

TIME: 2:00 PM

MEETING AGENDA

Board of Supervisors

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

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
wardj@pfm.com
Phone: (954) 658-4900

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

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

Meeting Link: <https://pfmcdd.webex.com/pfmcdd/j.php?MTID=me2bb8f88cd67d7e652486acffd8232cf>

✓ Phone: (844) 621-3956 Code: 2531 118 2229; Event Password: Jpward

AUGUST, 2026

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AGENDA

1. Call to Order & Roll Call.

2. Notice of Advertisement of Regular Meeting.

Pages 5-6

3. Minutes:

I. July 9, 2026 – Regular Meeting.

Pages 7-9

4. Staff Reports.

I. District Attorney

II. District Engineer

III. District Asset Manager

a) Asset Manager's Report July 1, 2026.

IV. District Manager

a) Goals and Objectives Requirements for CDDs for 2026.

b) **Meeting Dates for Fiscal Year 2026:**

i. NEXT MEETING: **Thursday, September 10, 2026**, Regular Meeting.

b) Commission on Ethics Required Annual Ethics Training Memorandum.

Pages 10-39

5. Supervisors' Requests.

I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.

Pages 40-42

6. Public Comments for Non-Agenda items.

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

7. Adjournment.

AGENDA

Meeting Schedule - FY 2026

Thursday, October 9, 2025	Thursday, November 13, 2025
Thursday, December 11, 2025	Thursday, January 8, 2026
Thursday, February 12, 2026	Thursday, March 12, 2026
Thursday, April 9, 2026	Thursday, May 14, 2026
Thursday, June 11, 2026,	<u>Thursday, July 9, 2026</u>
Thursday, August 13, 2026	Thursday, September 10, 2026
Thursday, August 5, 2026	

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

Item 2: Notice of Advertisement of Regular Meeting.

Item 3: Minutes - July 9, 2026 - Regular Meeting.

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

Item 5: Supervisors' Requests.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katherine Selchan
Katherine Selchan
2301 NE 37th Street
Fort Lauderdale FL 33308

STATE OF WISCONSIN, COUNTY OF BROWN

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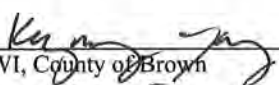
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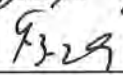
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/19/2026



Legal Clerk



Notary, State of WI, County of Brown



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**NOTICE OF MEETING DATE
CHANGE
MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

The Board of Supervisors of the Miromar Lakes Community Development District meeting originally scheduled for **Thursday, August 13, 2026** has been changed to **Wednesday, August 5, 2026** at 2:00 P.M. at the Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

This meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained by contacting the District's Management office by phoning (954) 658-4900 or on the District's website at www.miromarlakescdd.org at least seven (7) days prior to the date of the meeting.

This meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

Miromar Lakes Community Development District
James P. Ward, District Manager
July 19 2026
LSAR0538408

THIRD ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Greg Urbancic reminded the Board to work on the ethics training.

Mr. Ward stated he would send out new links for the ethics training soon and would continue to remind the Board to complete the training.

II. District Engineer

No report.

III. District Asset Manager**a) Asset Manager's Report July 1, 2026**

No report.

Discussion ensued regarding a fountain; the new fishery vendor; the new six-to-nine-month fishery program; the cane toads in the community; and the need to place additional cane toad traps.

IV. District Manager**a) August 13, 2026 (Thursday) being cancelled - Options are no meeting in August or move to Wednesday 8/5/2026****b) Financial Statements for the period ending June 30, 2026 (unaudited)**

Mr. Ward stated the meeting in August would be held on August 5, 2026.

The Board concurred.

FOURTH ORDER OF BUSINESS**Supervisor's Requests****Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.**

Ms. Mary LeFevre had no updates.

Mr. Patrick Reidy commented on the lake bank restoration numbers and asked whether there were enough funds available to cover the lake bank restoration projects remaining in fiscal year 2026.

Mr. Ward stated he believed there would be enough.

FIFTH ORDER OF BUSINESS

Public Comments for Non-Agenda Items

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

SIXTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:18 p.m.

On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report
July 1, 2026**

Prepared For:

James Ward
District Manager

Prepared By:

Richard Freeman



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 13-5692

August 1, 2026

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

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

II. CURRENT ASSET UPDATES

1. Aquatic Maintenance
2. Fisheries
3. Cane Toad Program
4. Landscape Maintenance
5. Location Map

1. Aquatic Maintenance

The District's aquatic contractor completed scheduled inspections and maintenance activities throughout the community during July. Efforts remained focused on shoreline vegetation management, selective aquatic weed control, and preserving the health of desirable littoral plantings.

Key activities included:

- Shoreline grasses and broadleaf weeds were treated throughout the community, with multiple follow-up applications performed where necessary.
- Select lakes received algae treatments in areas exhibiting elevated growth.
- Lake dye and beneficial bacteria applications were completed in targeted lakes to improve water quality and support biological balance.
- Approximately 3,650 replacement littoral plants were installed in Lakes 6M and 6N to restore shoreline vegetation and stabilize exposed banks.
- All drainage ditches (DD1 through DD6) were inspected during the reporting period.



Marina Current Conditions



District Fountains

2. Fisheries

The contractor's primary objective during July was to take advantage of historically low water levels by aggressively managing shoreline vegetation before seasonal rainfall increases lake elevations.

Major accomplishments included:

- Nearly all shoreline torpedo grass and nuisance shoreline vegetation have now been treated.
- Remaining selective treatments within established littoral shelves are scheduled to be completed during the week of July 22.
- Management efforts also focused on reducing excessive pondweed and Vallisneria in the larger lakes while preserving sufficient beneficial vegetation to maintain water clarity and provide quality fish habitat.
- Selective treatments were concentrated in residential canals, canal entrances, beach areas, ski corridors, and navigational channels to improve boating access while maintaining ecological balance.
- Additional follow-up treatments are scheduled to further improve navigability where necessary.

- Beginning next month, the contractor will initiate aquatic vegetation mapping to better monitor long-term fisheries habitat and vegetation coverage.
- Additional shoreline areas requiring littoral plant enhancements have been identified, and a proposal is being prepared.
- The contractor emphasized that vegetation management will continue using a conservative approach to avoid removing excessive beneficial vegetation while restoring long-term balance within the lake system.

3. Cane Toad Program

Miromar Lakes continued to experience the highest cane toad activity among the District's communities. Favorable breeding conditions resulted in continued reproduction throughout the reporting period, with several lakes producing new egg strands after previous removals.

Totals through July 17, 2026:

- Larvae strands removed: Approximately 33–34
- Tadpoles removed: More than 1,250,000
- Adult cane toads removed: Approximately 170–185

District staff and the contractor will continue intensive monitoring and removal efforts as breeding activity persists.

4. Landscape Maintenance

District staff completed an inspection of the I-75 perimeter corridor and identified several maintenance items requiring attention, including:

- Vegetation encroachment occurring along both sides of the corridor.
- Several fallen pine trees extending from the roadway into District property.
- Multiple fallen ficus trees.
- General vegetation overgrowth in several locations.
- Significant overgrowth surrounding both entrance tower areas.



Fiscus Tree on I75 Berm

5. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map

III. AQUATIC SYSTEM PHOTOS

Miromar Lakes CDD – Aquatic System – July 2026



Lake 6 A



Lake 6 B



Lake 6 C



Lake 6 D



Lake 6 E



Lake 6 F



Lake 6 G



Lake 6 H



Lake 6 I



Lake 6 J



Lake 6 K



Lake 6 L



Lake 6 M



Lake 6 N



Lake 6 O



Lake 6 P



Lake 6 Q



Lake 3 A



Lake 3 B



Lake 3 C



Lake 3 D



Lake 3 E



Lake 1 A



Lake 1 B



Lake 1 C



Lake 2 A



Lake 5/6



Weir Water Level



To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management had identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 - September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Exhibit A - Goals, Objectives and Annual Reporting Form

Measurement: Monthly website reviews will be completed to ensure meeting minutes, and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Exhibit A - Goals, Objectives and Annual Reporting Form

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

James P. Ward, District Manager

_____, Chairman

Date

Date

MEMO

District Manager: James P. Ward
2301 Northeast 37th Street
Fort Lauderdale, Florida 33308
Phone: 954.658.4900
Email: Wardj@pfm.com

To: Board of Supervisors
From: James P. Ward
Date: July 23, 2026
Re: Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027.*

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose.**

General Resource: Florida Commission on Ethics - [Training - Ethics \(state.fl.us\)](https://www.state.fl.us/ethics/training)

MEMO

1. Free Training Programs:

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours” in the category of ethics law are required annually. Pursuant to CEO 13-15, “hours” may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**

Note: Google Chrome web browser will not open – use another web browser.

[Video Tutorial](#)

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation - no audio):**

[23-page presentation - no audio](#)

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**

[Audio presentation - no video](#)

d. **Ethics law, Sunshine law, and Public Records law** – The Florida League of Cities offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.

[Florida League of Cities Website](#)

FLC Future Ethics Workshop Dates:

10/14/2026: 10 am - 3:30 pm

12/16/2026: 10 am - 3:30 pm

2. Other Training Programs

a. **Florida State University’s Florida Institute of Government** offers a “4-Hour Ethics Course” which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is \$79.00.

- [4-Hour Ethics Course](#)

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class satisfies the state’s annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida’s ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is \$75.00.

- www.floridaethics.org/courses/florida-ethics-law-4-hour-course

Anastasya Beauchamps

From: Mark Battaglia <MBattaglia@miromar.com>
Sent: Wednesday, July 29, 2026 9:56 AM
To: Anastasya Beauchamps
Cc: Cori Dissinger
Subject: Re: Miromar Lakes CDD Meeting - August 5, 2026
Attachments: UV Landscaping.jpg

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Good morning,
Attached is the approved plan. The Christmas Palms will be single trunk.
Let me know if you have any questions.
Thank you.

From: Anastasya Beauchamps <beauchampsa@pfm.com>
Sent: Wednesday, July 29, 2026 9:00 AM
To: Mark Battaglia <MBattaglia@miromar.com>
Cc: Cori Dissinger <dissingerc@pfm.com>
Subject: FW: Miromar Lakes CDD Meeting - August 5, 2026

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

Good morning Mr. Battaglia,

Just following up on the email below.

Can you kindly provide any update as to the landscaping?

Thank you.

Anastasya Beauchamps | Administrative Contractor

PFM Management Services LLC

Beauchampsa@pfm.com | phone & text: 407.723.5957 | web: pfmmanagement.com
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



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From: Anastasya Beauchamps
Sent: Wednesday, July 22, 2026 12:38 PM

To: Mark Battaglia <mbattaglia@miromar.com>
Cc: Cori Dissinger <dissingerc@pfm.com>
Subject: Miromar Lakes CDD Meeting - August 5, 2026

Good afternoon Mr. Battaglia,

We are building the agenda for the Miromar CDD's August regular meeting and wanted to reach out to see if you had any updates on the Landscaping. This one is set to distro on July 29, 2026. Kindly respond before distro so we can add it to the agenda.

Thank you for your anticipated courtesies in this matter.

Anastasya Beauchamps | Administrative Contractor

PFM Management Services LLC

Beauchampsa@pfm.com | phone & text: 407.723.5957 | web: pfmmanagement.com

3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



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Univeristy Village Apartments

ENTRY ISLAND LANDSCAPE RENOVATION

scale: 1" = 10'-0"

