

Miromar Lakes

Community Development District

*Meeting Agenda
November 13, 2025*

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

MIROMAR LAKES
Community Development District

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

DATE: November 13, 2025

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
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

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

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

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m65ccd074676657f0e5ffde91f2bdb5ef>

✓ Phone: (408) 444-9388 Code: 2341 799 7375 Event Password Jpward

NOVEMBER, 2025

M	T	W	T	F	S	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

AGENDA

1. Call to Order & Roll Call.
2. Minutes:
 - I. September 11, 2025 - Regular Meeting.
 - II. October 9, 2025 - Regular Meeting.

Pages 5 - 14
3. Staff Reports.
 - I. District Attorney
 - II. District Engineer
 - III. District Asset Manager
 - IV. District Manager
 - a) Annual Ethics Training Reminder - due before December 31, 2025.
 - b) Resident Correspondence: Vivaldi Lake Bank project.
 - c) Asset Managers Report - November 1, 2025.
 - d) Waterway Inspection Report - October 31, 2025.
 - e) Financial Statements for the period ending October 31, 2025 (unaudited)

Pages 15-51
4. Supervisor's Requests.
 - I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.

Page 52
5. Public Comments.
6. Adjournment.

Meeting Schedule - FY 2026

Thursday, October 9, 2025	<u>Thursday, November 13, 2025</u>
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,	Thursday, July 9, 2026
Thursday, August 13, 2026	Thursday, September 10, 2026

AGENDA

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

Item 2: Minutes – September 11, 2025 and October 9, 2025.

Item 3: 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 4: Supervisor's Request: Landscaping update.

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, September 11, 2025, in the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. It began at 2:00 p.m. and was presided over by Alan Refkin, Chairperson, with James P. Ward as Secretary.

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

James P. Ward	District Manager
Meagan Magaldi	District Attorney
Charlie Krebs	District Engineer

Heather Chapman
Erin Dougherty

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Consideration of Minutes

August 14, 2025 - Regular Meeting Minutes

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

A correction was made.

On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, the August 14, 2025 Regular Meeting Minutes were approved as corrected.

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

Ms. Meagan Magaldi from Mr. Greg Urbancic's office indicated she had nothing to report, at this time, unless the Supervisors had any questions.

II. District Engineer

Mr. Charlie Krebs reported that approval was received from Lee County for the shoreline change and has also been certified as well, and that certification went in at the end of this week, so that should all be taken care of now.

Mr. Refkin asked if the stormwater management system extended out towards the north gate had been turned over yet.

Mr. Krebs indicated they had been turned over and the last one going north was Phase One of what we referred to as Mediterranean Village. I think we are waiting for the construction to be finished on the homes due to all the debris that goes into the inlets. I think the next one up, which is San Lorenzo, or over by the Gatehouse, still has homes under construction. Once the homes are finished, then I would say turn that one over after the inlets are cleaned and taken care of.

Mr. Krebs further indicated that Messina was still under construction, and that the developer is only on building three or four. When all those homes are built, they'll finish up the lake slope behind it and put in all the required plantings and then that would be the time to turn it over to the CDD.

Further discussion of the stormwater management system turnovers and areas still under construction ensued.

Mr. Krebs stated that he believed the developer was talking to the HOA over there about trying to do that same treatment across the whole thing. His suggestion to Mr. Mark Battaglia, Director of Development at Miromar Development, was those residents need to make the developer like the "agent", so if they all gave them a letter of authorization, then they could file for one permit instead of having eleven different permits - it would be one permit that covers eleven lots and it can all be constructed at once and certified at once, instead of doing it eleven individual times.

Mr. Weber asked if that area was all on CDD property.

Mr. Krebs responded that they are all inside the CDD maintenance easement, but on private property.

Mr. Ward indicated that the permit is in the name of the CDD, so whatever needs to be done needs to be approved by the CDD for purposes of making sure it gets permitted correctly.

Mr. Krebs responded that it was correct.

Mr. Ward stated I'm a little sensitive to this issue because I've been through this with a resident, Mr. Kauffman, and I don't want to see the rest of the residents get hurt because of this issue.

Mr. Krebs responded that it would have been better if the builder had taken them all together and did it all one way instead of every house being done differently.

Mr. Ward responded that if Miromar does them all at once, or if the CDD does them all in one big swoop, this way we don't have any more problems.

III. Asset Manager

a) Asset Managers Report September 1, 2025

Mr. Ward indicated that Richard Freeman had an issue come up this afternoon with his daughter, so he's not here, but he didn't have anything to add to what his report said.

Mr. Alan Refkin stated he's another one. He's a self-motivator. He handles everything and he just gets it all done. He really does a great job.

Mr. Reidy stated that he ran into a homeowner the other day, Mr. Tom Fisher, and that he and his wife both mentioned snails by the entrance.

Mr. Ward responded those are apple snails.

Mr. Reidy stated that Mr. Fisher also asked him about the weeds by his dock and told him to speak to the guy in charge, Mr. Jim Ward.

Mr. Ward responded that he did speak with the gentleman and informed him that he would have Mr. Freeman call him to discuss the apple snails and the CDD's apple snail program, as well as an aggressive fishery program adding grass carp into the lakes to manage the weeds near the lake banks.

Mr. Weber stated that he has seen a medium-sized brown bird that picks the apple snails right out of their shells and leaves the shells along the shoreline.

Discussion further ensued about the apple snails and the possible predator (Limpkin).

IV. District Manager

a) Financial Statement for period ending August 31, 2025 (unaudited)

No report.

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

Ms. LeFevre indicated that the CDD does a six-month review every year to keep up to date with the landscaping maintenance and improvements, and acknowledged the HOA did a really great job.

Mr. Ward responded in the affirmative.

Ms. LeFevre stated that she would continue to follow up on the maintenance tasks.

Mr. Jim Ward responded that it was a great idea.

FIFTH ORDER OF BUSINESS**Public Comments**

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

Mr. Refkin asked about the marine growth in the lakes.

Mr. Ward responded that increased aquatic growth in the lakes has been noticed, and at the last meeting, Mr. Freeman mentioned that more grass carp will be used to try to help balance the situation, and that more beneficial fish will be added to maintain the balance of the ecosystem.

Mr. Weber stated that whatever the solution, it is going to take a while to see any type of significant impact.

Mr. Ward responded it has taken us eighteen months, almost going on for two years, to get it to where it is now.

Mr. Reidy stated that he believes it's been much longer than that, possibly four years ago.

Mr. Ward responded even four years, so now it's just trying to keep it balanced and it's a learning curve - it changes constantly, so it's always a balancing act.

Mr. Reidy indicated that he doesn't think anyone realizes that it's a real balancing act of how to keep vegetation where you want it and stop the growth of the weeds where they are not wanted - it's a constant up and down thing all the time.

Mr. Ward responded that this is a very difficult project to do.

Ms. LeFevre stated that it is not a bad idea for people to hear things like that, and more individuals should attend these meetings. Feel free to come to hear what the CDD is doing and what the projects are.

Mr. Refkin stated that he wanted to let Mr. Charlie Krebs know that a wonderful job was done with the Geotubes.

Mr. Krebs responded that he can't accept the credit for a job that he didn't do, and that it was Mr. Richard Freeman, and he will pass that information along to him.

Mr. Reidy agreed that it was a very nice job that was done.

Mr. Refkin stated that's a nice part about what Ms. LeFevre mentioned earlier. Residents can come to our meetings, discuss their concerns, and we can understand them and respond to them. That is why we are here. It's a good idea.

SIXTH ORDER OF BUSINESS

Announcement of Next Meeting

Next Meeting - October 9, 2025

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:20 p.m.

On MOTION made by Mary LeFevre, seconded by Alan Refkin, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, October 9, 2025 at the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. It began at 2:00 p.m. and was presided over by Mr. Alan Refkin, Chairperson, and James P. Ward as Secretary.

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

James P. Ward	District Manager
Meagan Magaldi	District Attorney
John Baker	District Engineer
Richard Freeman	Asset Manager

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

To be presented at next meeting.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-1**

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc.; with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date

Mr. Ward reported Resolution 2026-1 was an amendment to the existing agreement with Calvin, Giordano & Associates. He stated it was essentially the same agreement; however, it was changing the fixed fee schedule to an hourly rate schedule to better enable him to understand exactly what Calvin, Giordano did on a monthly basis, get a bill identifying the number of hours worked, what was done for each asset type, etc. He said he did not know how this would affect the budget, but it was a better way to manage the system on a day to day basis. He noted all the CDD's other professionals were paid an hourly rate aside from himself. He stated it would provide the CDD with a better understanding of how much time Calvin, Giordano was working in the community.

Mr. Doug Ballinger asked if it would be more expensive as a result.

Mr. Ward stated he did not know. He said he guessed the answer would be yes in some of his CDDs, Miromar Lakes being one of them, but he was unsure. He said regardless, the CDD would be paying for the actual services being rendered.

Mr. Alan Refkin noted this would also enable the CDD to address any problems which arose individually.

Discussion ensued regarding changing Calvin, Giordano & Associates to an hourly rate; whether the CDD could continue paying a flat fee and asking Calvin, Giordano to document how many hours it spent working for the CDD; documenting hours worked not being feasible without switching to an hourly rate; a correction to the language in the agreement (Mr. Ward made the necessary correction); and an hourly rate being a fair way to pay Calvin, Giordano.

On MOTION made by Patrick Reidy, seconded by Mary LeFevre, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

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

Ms. Meagan Magaldi reminded the Board to complete the ethics training requirements before the end of the calendar year.

Mr. Ward asked if any Board Members would like new links for the ethics training.

The Board responded in the affirmative.

Mr. Ward indicated new links would be sent out via email.

II. District Engineer

No report.

Mr. Ward stated the FPL crossing was about ready from an engineering standpoint, but it would take a while to get through legal, so it would not come before the Board for a couple of months.

III. Asset Manager

a) Water Quality Report August 2025

b) Asset Managers Report October 1, 2025

No report.

Mr. Refkin noted Mr. Freeman did an excellent job on the geotubing.

Mr. Ward asked about the fish population.

Mr. Richard Freeman reported it seemed to be booming. He said he was working on this year's fishery program and was working with South Florida Water Management District to possibly add some bass, but he would be speaking with biologists about it before making any decisions.

Mr. Ward asked about the grass carp.

Mr. Freeman said the grass carp were doing well. He said he was waiting on the vegetation map to see how things were developing. He noted the treatments were successful so far and he received no residential complaints.

IV. District Manager

a) Financial Statement for period ending July 31, 2025 (unaudited)

Mr. Ward stated he provided a very preliminary draft of the September 30, 2025 financial statements to the Board. He noted the final year end entries were not posted yet; it would be another week or two before this was completed. He indicated he would provide the September 30, 2025 Financial Statements to the Board post audit, but these preliminary statements provided a look at where the CDD was at the end of the fiscal year.

Mr. Reidy noted the statements showed the CDD was \$35,000 dollars short.

Mr. Ward explained this was due to the discounts people are taking; what was seen in the budget was a gross number. He noted thanks to Mr. Reidy's work the CDD was earning some decent interest income on the operating account, on average about \$5,000 dollars a month, which was excellent.

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

Ms. LeFevre stated the regular monthly maintenance and irrigation checks were being done. She stated the landscaping vendor cut back the bougainvillea by the golf course overpass and it looked much better.

Mr. Ward asked about the berm which adjoined this community and Esplanade.

Ms. Heather Chapman reported dead trees were removed and the berm was cleaned up, but no improvements were planned for the berm.

Mr. Ward noted if the CDD were managing it, improvements would be made to the berm. He asked Ms. Chapman to encourage the HOA to make some improvements to the berm.

SIXTH ORDER OF BUSINESS**Public Comments**

Mr. Ward asked if there were any audience comments; there were none. He noted there were no members of the public present.

SEVENTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:16 p.m.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development
District

James P. Ward, Secretary

Alan Refkin, Chairman

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Miromar Lakes Community Development
District

James P. Ward, Secretary

Alan Refkin, Chairman

To: Board of Supervisors
From: James P. Ward
Date: October 15, 2025
Re: Commission on Ethics required Annual 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 2025 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2026 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, 2025 FOR THE FORM 1 THAT IS FILED IN 2026.

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 the 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.**

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

2. 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.
[FLC Mandated Ethics Workshop](#)

3. 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

From: [James Ward](#)
To: [Cori Dissinger](#)
Subject: Fw: Vivaldi Lake 6L
Date: Tuesday, October 28, 2025 7:57:09 AM

Put the below in the ML agenda package - for the Board.

J

Get [Outlook for iOS](#)

From: James Ward <jimward@jpwardassociates.com>
Sent: Monday, October 27, 2025 2:52:54 PM
To: Richard Freeman <rffreeman@cgasolutions.com>
Subject: Fw: Vivaldi Lake 6L

See below - for a job well done

Many thanks

Jim

James P. Ward
JPWard & Associates, LLC
2301 N.E. 37 Street
Fort Lauderdale, Florida 33308

Cell - (954) 658.4900

From: Thomas Gardner <tegardner38@outlook.com>
Sent: Monday, October 27, 2025 2:50:54 PM
To: arefkin@aol.com <arefkin@aol.com>; James Ward <jimward@jpwardassociates.com>
Subject: Vivaldi Lake 6L

Alan and Jim,

Having just returned from the East Coast for a short stay, we greatly appreciated seeing the new lake bank. Its design and appearance exceeded our expectations. It not only works but looks great.

Our thanks to the CDD both for its responsiveness to our request and the managing of the

project.

I will attend the January meeting, when we return, to say thank you in person.

Tom Gardner, Treasurer

10740 Vivaldi Court

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

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

Prepared For:

James Ward
District Manager

Prepared By:

Richard Freeman



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

CGA Project No. 13-5692

November 1, 2025

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

TABLE OF CONTENTS

I.	PURPOSE	3
II.	CURRENT ASSET UPDATES	3
III.	LOCATION MAP.....	8

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

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

II. CURRENT ASSET UPDATES

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

1. Lake Maintenance & Landscaping

- **Landscaping:**
 - CDD staff performed an inspection of the recently planted landscaping installed by the HOA on CDD property. Overall, the plantings appear healthy, and staff will continue to monitor conditions, especially as we transition into the dry season.
- **Shoreline Weeds:**
 - The shorelines of Sorrento, Portofino, Murano, Salerni, Navona, The Peninsula, Costa Amalfi, Positano, and Sardinia were treated for shoreline vegetation.
 - Littorals (Gulf spikerush) were treated around dock areas.
 - Lakes 1A, 1B, 1C, 2A, 3A, 3B, and 3C received treatments for torpedo grass, umbrella sedges, small cattails, and other shoreline weeds.
- **Algae:**
 - Lake 6R received a follow-up treatment for planktonic algae. Results will be monitored to determine if additional treatment is required.
- **Submerged Vegetation:**
 - Treatments were performed over the waterski course, along the Costa Amalfi, Positano, and Sardinia shorelines, and at the mouth of the Bellini and Anacapri/Castelli channels.
 - A one-time submerged vegetation treatment of the North and South lakes began this month, with work continuing through November.
- **Other Maintenance:**
 - Preserve/wetland treatments are scheduled for the week of 10/27.
 - Quarterly waterway inspection is scheduled for 10/31.
 - Fountain and aeration system maintenance is scheduled for the week of 10/27.
 - One remaining service visit is scheduled for this month.
 - Apple Snail treatment is ongoing and CDD staff will continue to monitor problematic areas.



Apple Snails



Recently Completed Geotubes

2. Fishery

- The existing vegetation coverage is estimated at approximately 130 acres, based on the vendor's observations and the most recent vegetation mapping data. Given the continued expansion in both acreage and biomass of submersed vegetation, it is recommended that an additional 200 Grass Carp be stocked. This would bring the estimated population to 8.5–10 carp per vegetative acre.
- This combined approach—stocking Grass Carp and applying targeted aquatic herbicide treatments—remains the most effective strategy for maintaining balanced vegetation levels.
- Additional Grass Carp stocking in 2026 will likely be necessary, depending on vegetation trends observed during Q1 mapping and field inspections.



Problematic submerge vegetation

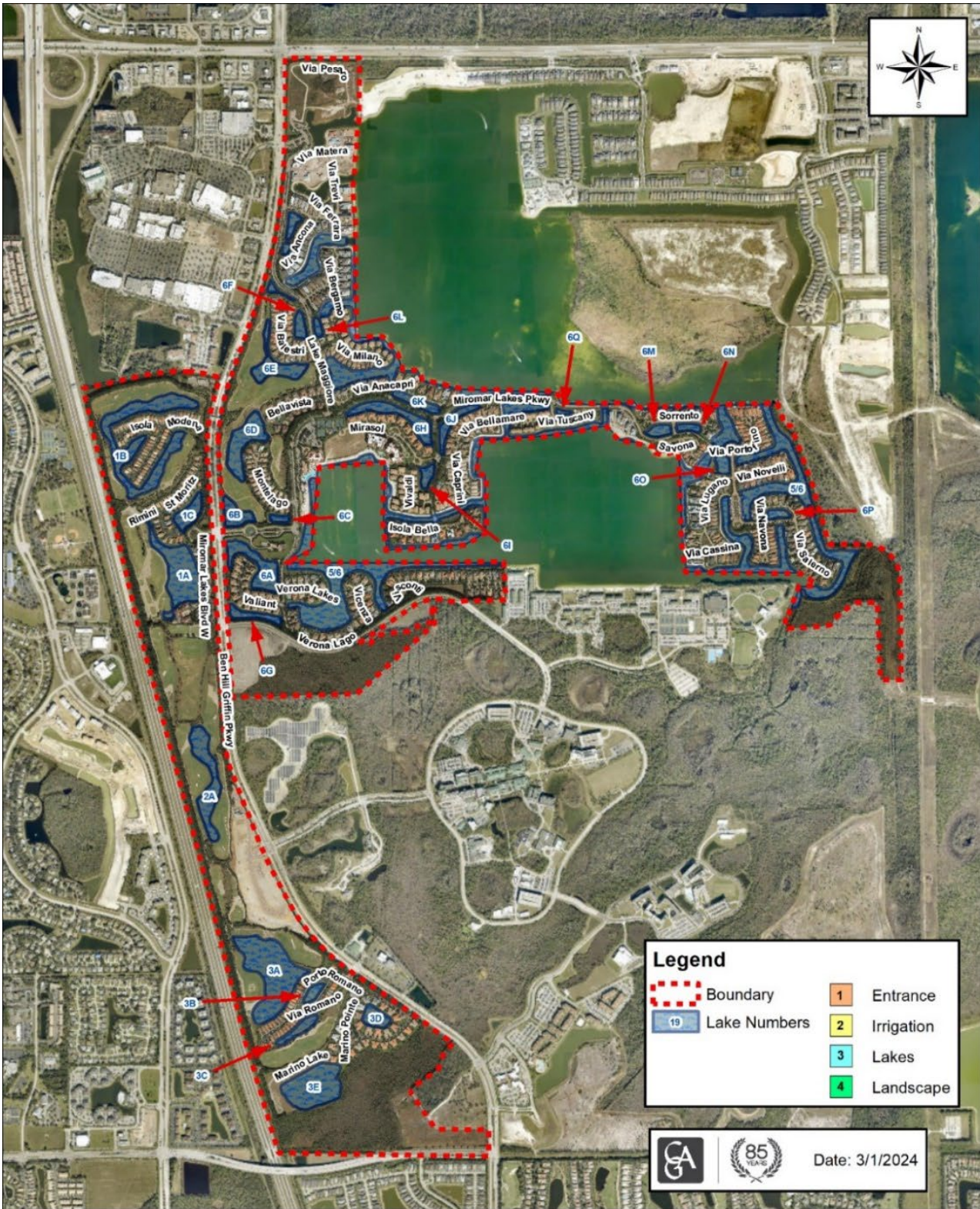


Fishery Program

3. **Cane Toad Program**

- Breeding and larval activity remained consistent through October, with increased strand formation observed mid to late month. The heaviest concentrations occurred in:
 - 6E–6F (Siena)
 - 6H (Montebello)
 - 6K (Castelli)Each of these areas required multiple removals.
- Smaller tadpole pockets were observed and treated in Lagoon 1 (Trevi) and Lagoon 3 (Bellini), while Lagoon 4 (Volterra/Anacapri) showed light but recurring activity.
- Juvenile toads were most common near Vivaldi and the main entrance lake, particularly during evening inspections. Box traps continued to capture moderate adult movement.
- A Muscovy duck was observed in Lagoon 2 (Cortona/Ancona), and a small alligator was seen and reported in 6K (Castelli). Breeding activity remains ongoing but appears to be gradually slowing as seasonal conditions shift.

4. Location Map



Miromar Lakes CDD - Engineer's Report Asset Map



Miromar Lakes CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2025-10-31

Prepared for:

**Miromar Lakes CDD
10160 Miromar Lakes Blvd.
Fort Myers, Florida 33913**

Prepared by:

Mason Maher, Field Operations Manager- Environmental Scientist

FORT MYERS FIELD OFFICE
SOLITUDELAKEMANAGEMENT.COM
888.480. LAKE (5253)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 1A 1B 1C	3
PONDS 2A 3A 3B	4
PONDS 3C 6A 6B	5
PONDS 6C 6D 6E	6
PONDS 6F 6G 6H	7
PONDS 6I 6J 6K	8
PONDS 6L 6M 6N	9
PONDS 6O 6P 6R	10
PONDS 5/6-1 5/6-2 5/6-3	11
PONDS 5/6-4	12
MANAGEMENT/COMMENTS SUMMARY	12, 13
SITE MAP	14, 15

Site: 1A**Comments:**

Normal growth observed

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.
Torpedograss present in
landscape buffer.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 1B****Comments:**

Normal growth observed

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.
Torpedograss present in
landscape buffer.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 1C****Comments:**

Site looks good

Shoreline is well maintained.
Algae and submersed vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 2A**Comments:**

Normal growth observed
Shoreline has minimal weed regrowth. Algae and submersed vegetation are at controlled levels. Torpedograss present in landscape buffer.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 3A****Comments:**

Normal growth observed
Shoreline is well maintained. Algae and submersed vegetation are at controlled levels. Torpedograss present in landscape buffer.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 3B****Comments:**

Site looks good
Shoreline is well maintained. Algae and submersed vegetation are at controlled levels. Minor planktonic algae observed in western side of lake.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: 3C**Comments:**

Site looks good

Shoreline is well maintained.
Algae and submerged vegetation
are at controlled levels. Bank
erosion present along the
shoreline.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6A****Comments:**

Site looks good

Shoreline is well maintained.
Algae and submerged vegetation
are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6B****Comments:**

Normal growth observed

Shoreline is well maintained.
Some patches of surface algae
present from vegetation die off.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6C**Comments:**

Normal growth observed
Shoreline is well maintained.
Algae and submersed are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6D****Comments:**

Normal growth observed
Shoreline is well maintained.
Some areas of surface algae present in and around littoral plants.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 6E****Comments:**

Normal growth observed
Regrowth of shoreline weeds present. Some areas of surface algae present in and around littoral plants.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6F

Comments:

Normal growth observed

Shoreline recently treated. Algae and submerged vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6G

Comments:

Requires attention

Shoreline is well maintained. Reoccurring surface algae present in and around littoral plants.

Action Required:

Treat within 7 days

Target:

Surface algae



Site: 6H

Comments:

Requires attention

Shoreline is well maintained. Surface algae present in and around littoral plants.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6I

Comments:

Site looks good

Shoreline is well maintained.
Algae and submerged vegetation
are at controlled levels.
Recommend Thalia be trimmed
over by cypress trees.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6J

Comments:

Site looks good

Shoreline is well maintained.
Submersed and algae at
controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6K

Comments:

Normal growth observed

Shoreline is well maintained.
Surface algae from vegetation die
off in and around littoral plants.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6L**Comments:**

Site looks good

Shoreline well maintained. Algae and submerged vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6M****Comments:**

Normal growth observed

Shoreline is well maintained. Minor surface algae present observed in and around littorals.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 6N****Comments:**

Normal growth observed

Shoreline is well maintained. Minor surface algae in and around littoral plants.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6O**Comments:**

Normal growth observed

Shoreline is well maintained with some areas of regrowth. Algae and submerged vegetation are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6P****Comments:**

Site looks good

Shoreline is well maintained. Algae and submerged vegetation are at controlled levels. Lake was very turbid during inspection.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 6R****Comments:**

Treatment in progress

Shoreline grasses and weeds are at controlled levels. Lake was recently treated for planktonic algae. Areas of planktonic algae still present.

Action Required:

follow up and or retreat or in 1

Target:

Planktonic algae



Site: 5/6-1**Comments:**

Treatment in progress

Shoreline is well maintained.
Submerged vegetation was treated recently.

Action Required:

follow up and or retreat or in 1

Target:

Submersed vegetation

**Site: 5/6-2****Comments:**

Requires attention

Shoreline is well maintained.
Submerged vegetation in this area
is scheduled to be treated early
November.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

**Site: 5/6-3****Comments:**

Normal growth observed

Shoreline has some areas of
torpedo grass regrowth. Algae
and submerged vegetation are at
controlled levels.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 5/6-4**Comments:**

Site looks good

Shoreline is well maintained. Algae and submerged vegetation are at controlled levels.

Action Required:

Routine maintenance next vis.

**Target:**

Species non-specific

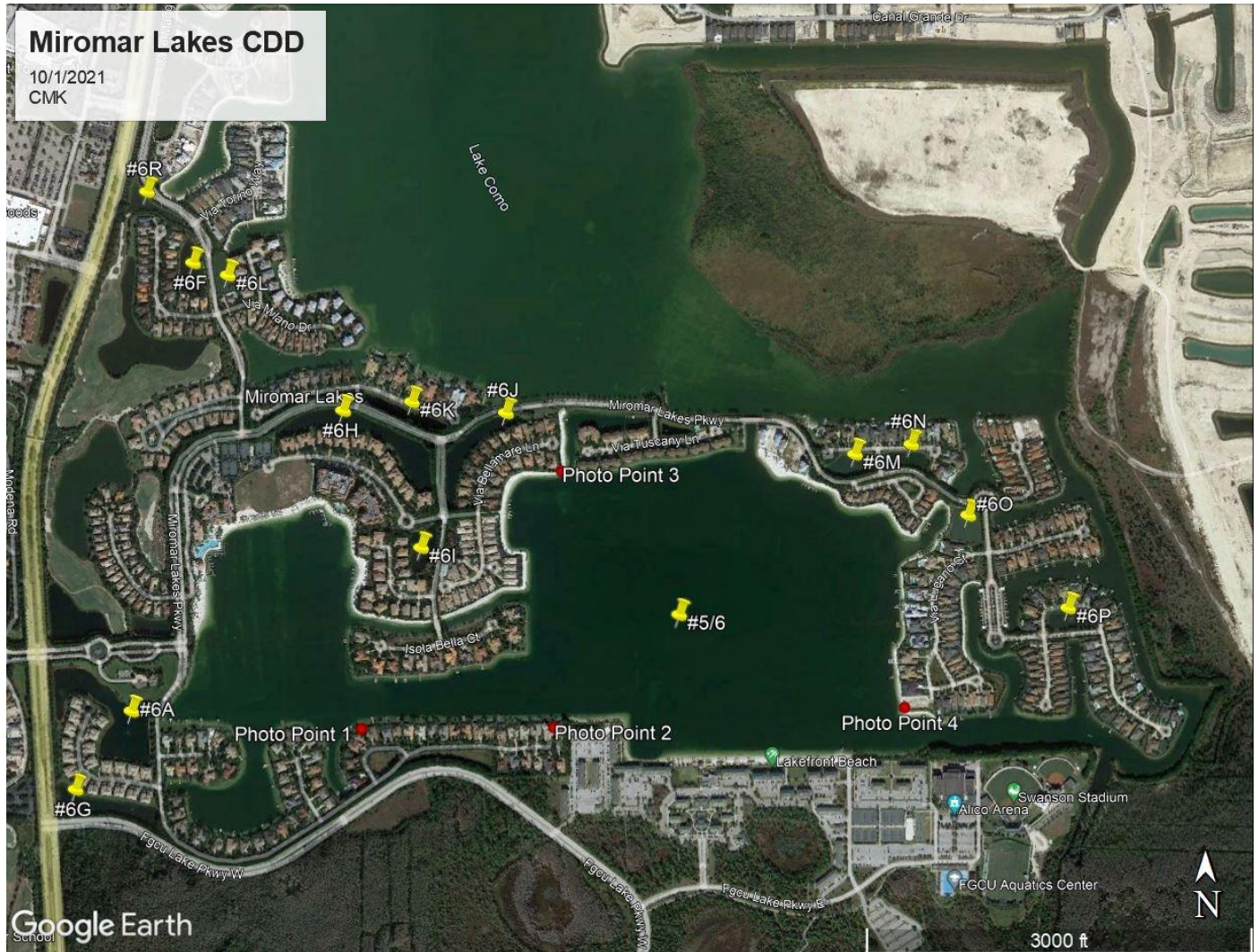
Management Summary

Observations and Action Items:

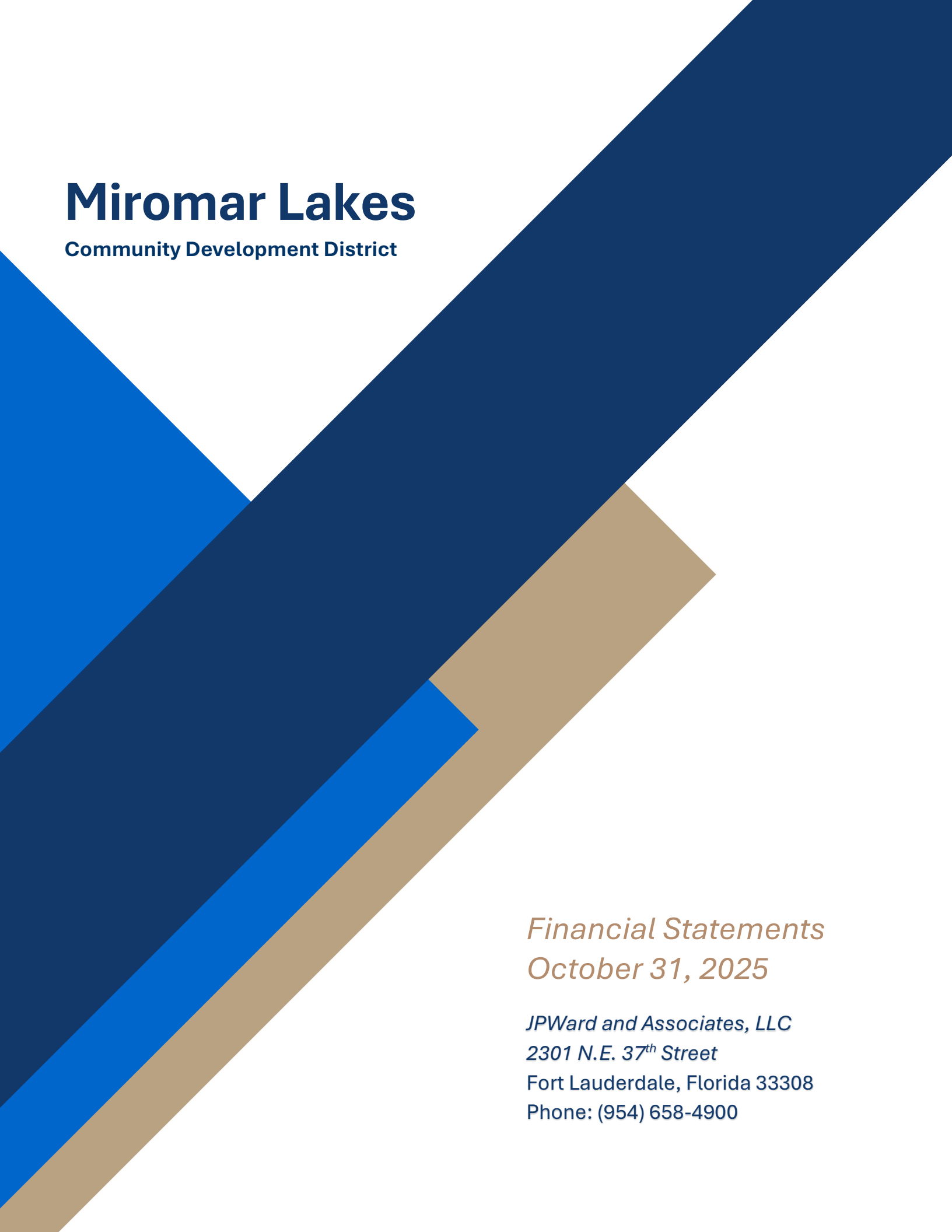
- Overall the the majority of the lakes are in good condition with a few lakes requiring some extra attention.
- The submerged vegetation treatment for the North and South lake was started this month and will be completed in November.
- Next inspection report will be conducted February 2025.

****All observations have been reported to the operations team****

Site	Comments	Target	Action Required
1A	Normal growth observed	Species non-specific	Routine maintenance next visit
1B	Normal growth observed	Species non-specific	Routine maintenance next visit
1C	Site looks good	Species non-specific	Routine maintenance next visit
2A	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3A	Normal growth observed	Species non-specific	Routine maintenance next visit
3B	Site looks good	Planktonic algae	Routine maintenance next visit
3C	Site looks good	Species non-specific	Routine maintenance next visit
6A	Site looks good	Species non-specific	Routine maintenance next visit
6B	Normal growth observed	Surface algae	Routine maintenance next visit
6C	Normal growth observed	Species non-specific	Routine maintenance next visit
6D	Normal growth observed	Surface algae	Routine maintenance next visit
6E	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6F	Normal growth observed	Species non-specific	Routine maintenance next visit
6G	Requires attention	Surface algae	Treat within 7 days
6H	Requires attention	Surface algae	Routine maintenance next visit
6I	Site looks good	Species non-specific	Routine maintenance next visit
6J	Site looks good	Species non-specific	Routine maintenance next visit
6K	Normal growth observed	Surface algae	Routine maintenance next visit
6L	Site looks good	Species non-specific	Routine maintenance next visit
6M	Normal growth observed	Surface algae	Routine maintenance next visit
6N	Normal growth observed	Surface algae	Routine maintenance next visit
6O	Normal growth observed	Species non-specific	Routine maintenance next visit
6P	Site looks good	Species non-specific	Routine maintenance next visit
6R	Treatment in progress	Planktonic algae	follow up and or retreat or in 14
5/6-1	Treatment in progress	Submersed vegetation	follow up and or retreat or in 14
5/6-2	Requires attention	Submersed vegetation	Routine maintenance next visit
5/6-3	Normal growth observed	Torpedograss	Routine maintenance next visit
5/6-4	Site looks good	Species non-specific	Routine maintenance next visit







Miromar Lakes

Community Development District

Financial Statements *October 31, 2025*

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

TABLE OF CONTENTS

Miromar Lakes Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3-4
Debt Service Fund	
Series 2022	5
Series 2025	6
Capital Project Fund	
Series 2025	7
Income & Expense Graph – All Funds	8

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2025

	Governmental Funds				Capital Project Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt		General Fixed Assets		
	General Fund	Series 2022	Series 2025					
Assets								
Cash and Investments								
General Fund								
Truist - Checking Account	\$ 188,022							188,022
FMIT - Investment Account	1,858,615	-	-	-	-	-	-	1,858,615
Debt Service Fund								
Interest Account	-	-	35,354	-	-	-	-	35,354
Reserve Account	-	-	30,000	-	-	-	-	30,000
Revenue	-	207,604	192,687	-	-	-	-	400,291
Prepayment Account	-	-	1,277	-	-	-	-	1,277
Accounts Receivable	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	1,729	1,794	-	-	-	-	3,524
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	470,446	-	-	470,446
Amount to be Provided by Debt Service Funds	-	-	-	-	10,819,554	-	-	10,819,554
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	33,453,961	33,453,961	
Total Assets	\$ 2,046,638	\$ 209,334	\$ 261,113	\$ -	\$ 11,290,000	\$ 33,453,961	\$ 47,261,045	

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund					
	General Fund	Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	
Debt Service Fund(s)	3,524	-	-	-	-	-	3,524	
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2022	-	-	-	-	665,000	-	665,000	
Series 2025	-	-	-	-	490,000	-	490,000	
Long Term								
Series 2022	-	-	-	-	4,390,000	-	4,390,000	
Series 2025	-	-	-	-	5,745,000	-	5,745,000	
Total Liabilities	\$ 3,524	\$ -	\$ -	\$ -	\$ 11,290,000	\$ -	\$ 11,293,524	
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	33,453,961	33,453,961	
Fund Balance	-	-	-	-	-	-	-	
Restricted								
Beginning: October 1, 2025 (Unaudited)	-	207,195	256,535	1,273	-	-	465,003	
Results from Current Operations	-	2,138	4,578	(1,273)	-	-	5,443	
Unassigned								
Beginning: October 1, 2025 (Unaudited)	2,021,360	-	-	-	-	-	-	
Allocation of Fund Balance								
System-Wide Reserves	1,754,533	-	-	-	-	-	1,754,533	
Reserve For First Three Months Operations	286,996	-	-	-	-	-	286,996	
Results of Current Operations	1,585	-	-	-	-	-	1,585	
Total Fund Equity and Other Credits	\$ 2,043,114	\$ 209,334	\$ 261,113	\$ -	\$ -	\$ 33,453,961	\$ 35,967,521	
Total Liabilities, Fund Equity and Other Credits	\$ 2,046,638	\$ 209,334	\$ 261,113	\$ -	\$ 11,290,000	\$ 33,453,961	\$ 47,261,045	

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	4,598	4,598	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,084	2,084	1,005,640	0%
Special Assessments - Off-Roll	45,642	45,642	182,569	25%
Other Fees and Charges				
Discount for Early Payment	-	-	(40,226)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 52,324	\$ 52,324	\$ 1,147,983	5%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	1,000	1,000	12,000	8%
Executive				
Professional Management	3,859	3,859	46,305	8%
Financial and Administrative				
Audit Services	-	-	4,000	0%
Assessment Roll Services	1,500	1,500	18,000	8%
Arbitrage	-	-	1,000	0%
Communications & Freight Services				
Postage, Freight & Messenger	80	80	1,000	8%
Website Maintenance	-	-	2,400	0%
Other Contractual Services				
Legal Advertising	-	-	3,500	0%
Trustee Services	-	-	9,998	0%
Property Appraiser/Tax Collector Fees	-	-	1,300	0%
Bank Services	109	109	250	44%
Insurance	19,162	19,162	18,805	102%
Printing & Binding	-	-	2,000	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	20,000	0%
Other General Government Services				
Engineering Services - General Services	-	-	15,000	0%
Asset Administrative Services	-	-	17,500	0%
Emergency & Disaster Relief Services				
Sub-Total:	25,710	25,710	173,233	15%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Services				
Asset Management	-	-	80,000	0%
NPDES	-	-	3,500	0%
Electric - Aeration Systems	682	682	6,500	10%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	-	-	85,000	0%
Litoral Shelf Barrier Plantings	-	-	20,000	0%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	-	-	19,000	0%
Water Control Structures	-	-	125,000	0%
Cane Toad Removal	-	-	39,000	0%
Apple Snail Treatment	-	-	2,000	0%
Midge Fly Control	-	-	25,000	0%
Aeration System	4,179	4,179	10,000	42%
Fish Re-Stocking	-	-	90,000	0%
Contingencies	-	-	20,875	0%
Wetland System				
Routine Maintenance	-	-	47,000	0%
Contingencies	-	-	2,350	0%
Capital Outlay				
Lake Bank Restoration	-	-	120,000	0%
Video Stormwater Pipes/Repairs	-	-	35,000	0%
Sub-Total:	4,861	4,861	732,725	1%
Reserve Allocations				
Capital/Operations	20,169	20,169	242,025	8%
Sub-Total:	20,169	20,169	242,025	8%
Total Expenditures and Other Uses:	\$ 50,739	\$ 50,739	\$ 1,147,983	4%
Net Increase/ (Decrease) in Fund Balance	1,585	1,585	(0)	
Fund Balance - Beginning	2,021,360	2,021,360	2,021,360	
Extraordinary Cap/Oper Reserve Additions	20,169	20,169		
Fund Balance - Ending	\$ 2,022,945	\$ 2,022,945	\$ 2,021,360	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Revenue Account	409	409	16,179	3%
Special Assessment Revenue				
Special Assessments - On-Roll	1,729	1,729	834,742	0%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(33,450)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,138	\$ 2,138	\$ 817,471	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	665,000	0%
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	-	-	-	0%
Interest Expense				
Series 2022 Bonds	-	-	137,794	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 802,794	0%
Net Increase/ (Decrease) in Fund Balance	2,138	2,138	14,677	
Fund Balance - Beginning	207,195	207,195	207,195	
Fund Balance - Ending	\$ 209,334	\$ 209,334	\$ 221,873	

Miromar Lakes Community Development District
Debt Service Fund - Series 2025 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	101	101	18,264	0%
Interest Account	119	119	28,599	0%
Revenue Account	1,286	1,286	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,794	1,794	863,615	0%
Special Assessments - Off-Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	-	0%
Operating Transfers In (From Other Funds)	1,277	1,277	(32,298)	0%
Total Revenue and Other Sources:	\$ 4,578	\$ 4,578	\$ 878,179	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2025 Bonds	-	-	490,000	0%
Principal Debt Service - Early Redemptions				
Series 2025 Bonds	-	-	-	0%
Interest Expense				
Series 2025 Bonds	-	-	341,193	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 831,193	0%
Net Increase/ (Decrease) in Fund Balance	4,578	4,578	46,986	
Fund Balance - Beginning	256,535	256,535	256,535	
Fund Balance - Ending	\$ 261,113	\$ 261,113	\$ 303,521	

Miromar Lakes Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2025

Description	October	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	4	4	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	<u>\$ 4</u>	<u>\$ 4</u>	<u>\$ -</u>
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	1,277	1,277	-
Total Expenditures and Other Uses:	<u>\$ 1,277</u>	<u>\$ 1,277</u>	<u>\$ -</u>
Net Increase/ (Decrease) in Fund Balance	(1,273)	(1,273)	-
Fund Balance - Beginning	1,273	1,273	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Miromar Lakes Community Development District

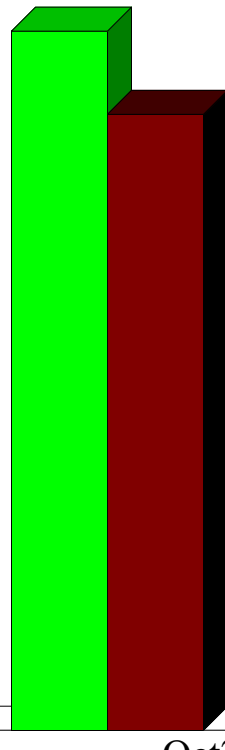
Income and Expense by Month

October 2025



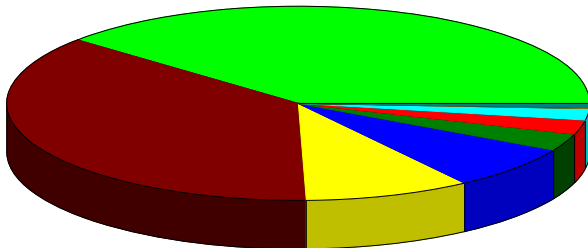
\$ in 1,000's

60
50
40
30
20
10
0



Oct25

Expense Summary October 2025



9099000 · Reserve Allocations	38.77%
5134500 · Insurance	36.84
5380000 · Stormwater Management	9.34
5120000 · Executive	7.42
5130000 · Financial and Administrative	2.88
5810000 · Intragovernmental Transfer	2.46
5110000 · Legislative	1.92
5133400 · Other Contractual Services	0.21
5134100 · Communications & Freight	0.15
Total	\$52,016.68

By Account

From: [Mark Battaglia](#)
To: [Trisha O'Brien](#)
Cc: [Cori Dissinger](#)
Subject: Re: Miromar Lakes CDD - Status of Landscaping improvements
Date: Wednesday, October 29, 2025 2:42:20 PM
Attachments: [image002.png](#)

Hi Trisha,

Nothing new to report this month.

Thank you.

From: Trisha O'Brien <trishaobrien@jpwardassociates.com>
Sent: Wednesday, October 29, 2025 2:31 PM
To: Mark Battaglia <MBattaglia@miromar.com>
Cc: Cori Dissinger <coridissinger@jpwardassociates.com>
Subject: Miromar Lakes CDD - Status of Landscaping improvements

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

Good afternoon Mark,

We are building the agenda for the CDD's November regular meeting and wanted to reach out to see if you had updates on the Landscaping. The agenda goes out to the Board 11/6 so will need any info before then please. Thanks in advance.

Trisha O'Brien



Trisha O'Brien
Administrative Coordinator

Email: trishaobrien@jpwardassociates.com
Mobile: 307-221-6816

**Committed to
Excellence**

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