

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

Prepared For:

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District Manager**

Prepared By:



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A SAFEbuilt® COMPANY

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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. Lake Maintenance

2. Landscaping – Retention Area and Vegetative Buffer

3. Fishery

4. Cane Toad Program

5. Corrective Actions

1. Lake Maintenance

- The aeration system in 6D that was repaired is running properly since the new equipment was installed.
- All lakes were treated this month for torpedo grass, alligator weed, pennywort and other invasive shoreline vegetation.
- The first vegetation mapping project was completed this month, and a few treatments have been implemented from the data collected. The next mapping project will be scheduled for the beginning of March.
- The wetland areas were treated this month for exotic vegetation.
- Submerged vegetation (Illinois Pondweed) was treated this month in the eastern side of the Isola Bella peninsula. This treatment was deemed effective, but a follow up treatment will be required to target the pondweed that is growing behind the spikerush on the littoral side.
- Illinois pondweed was also treated this month off the Costa Amalfi shoreline. This treatment was mostly effective but will also be receiving a follow up treatment.
- Apple snail eggs were pressure sprayed off the seawall and docks in the Peninsula Marina.
- The water levels on the smaller lakes are low but the main lake remains a bit high for this time of year.

2. Landscaping - Retention Area and Vegetative Buffer

- There was rainfall recently at the end of January, the areas aren't dried up as they recently have been in previous months or even weeks. Yet none of the areas are in any danger of flooding.
- Wetland areas on Isola Bella bridge have been well maintained thus far. During frequent site visits during the month, there has been no debris, or overgrowth in any of the vegetation. Asset Manager will visit more frequently after having the areas trimmed.
- The Retention in Lugano, south of Verona Lago Dr, and south of Visconti Cir are being maintained properly. Frequent site visits have shown no debris lingering in the area.



Apple snails before removal



Apple snails removed on sea wall.

3. **Fishery**

- The aquatic vegetation mapping was completed in early January and provided excellent insight regarding vegetation located in both shallow and deep water. Using the data collected, the vendor treated the problematic areas with herbicides.
- The previously approved Grass Carp are scheduled to be stocked in a few weeks in February. Based on the vegetation observed when mapping, the plants have slowly expanded over the past three years. This is great in many ways, but this expansion will need to slow down moving forward, and stocking these additional Grass Carp will help.
- The aquatic vendor has prepared proposals for Bluegill stocking, as well as the electrofishing study and nuisance fish removal. Ideally a large portion of this work would be completed in February and March before the weather warms up.
- The electrofishing and fish removal should be completed prior to stocking the Bluegill. These larger Bluegill are in low supply each year, so it would be ideal to plan regarding stocking them within the next month to ensure higher odds of having them available.

4. Cane Toad Program

- 1/3 - 4 Hours Lake 6L Bellini, 6D Monte Lago tadpoles removed and small larvae strand. Small toads sprayed. 19 toads removed.
- 1/10 - 4 Hours Lakes 6F Siena/6E Sienna - very few tadpoles removed and several dime sized toads. 28 toads removed.
- 1/6 - 3 - Hours Lakes 6L Bellini, Tadpole removal. New larvae. 36 toads removed.
- 1/17 -3 hours lakes 6B @ north of main gate small and adult removed. 27 toads removed.
- 1/24 - 4 hours Lakes 6D Montelago Bellavista, 6L Bellini small toads. sprayed. Few larvae strands removed. Male toads calling. 23 toads removed. Cold
- 1/30 - 4 hours - adult toads removed 6b &c Montelago. No tadpoles around lakes. Few smaller toads. 38 toads removed.
- 1/31 - 4 - hours - Valenencia. Small tadpoles removed throughout the lake. Fresh acting out. Homeowner stated that he hears males calling. 22 toads removed.

5. Corrective Actions

- Spike rush, grasses, and other invasive weeds are routinely observed along lake shorelines and within littoral areas. Although aquatic vendor has been administering treatment regularly, overgrowth needs to continue to be properly managed.
- Washouts near FGCU, Asset Manager spoke with engineer, working on plans for repair options.
- Water levels will begin to subside, Asset Manager will have extra attention to lake banks to check for erosion and wash outs as they can become more visible.
- Asset Manager seeking a proposal or the FY25 lake bank restoration.
- The asset manager had notice apple snail eggs along the boating docks and will notify aquatic vendor to spray them.
- Constant monitoring of the aeration system will be conducted due to issues in the past with the equipment. With new equipment in place, want to make sure motors are working and running properly.

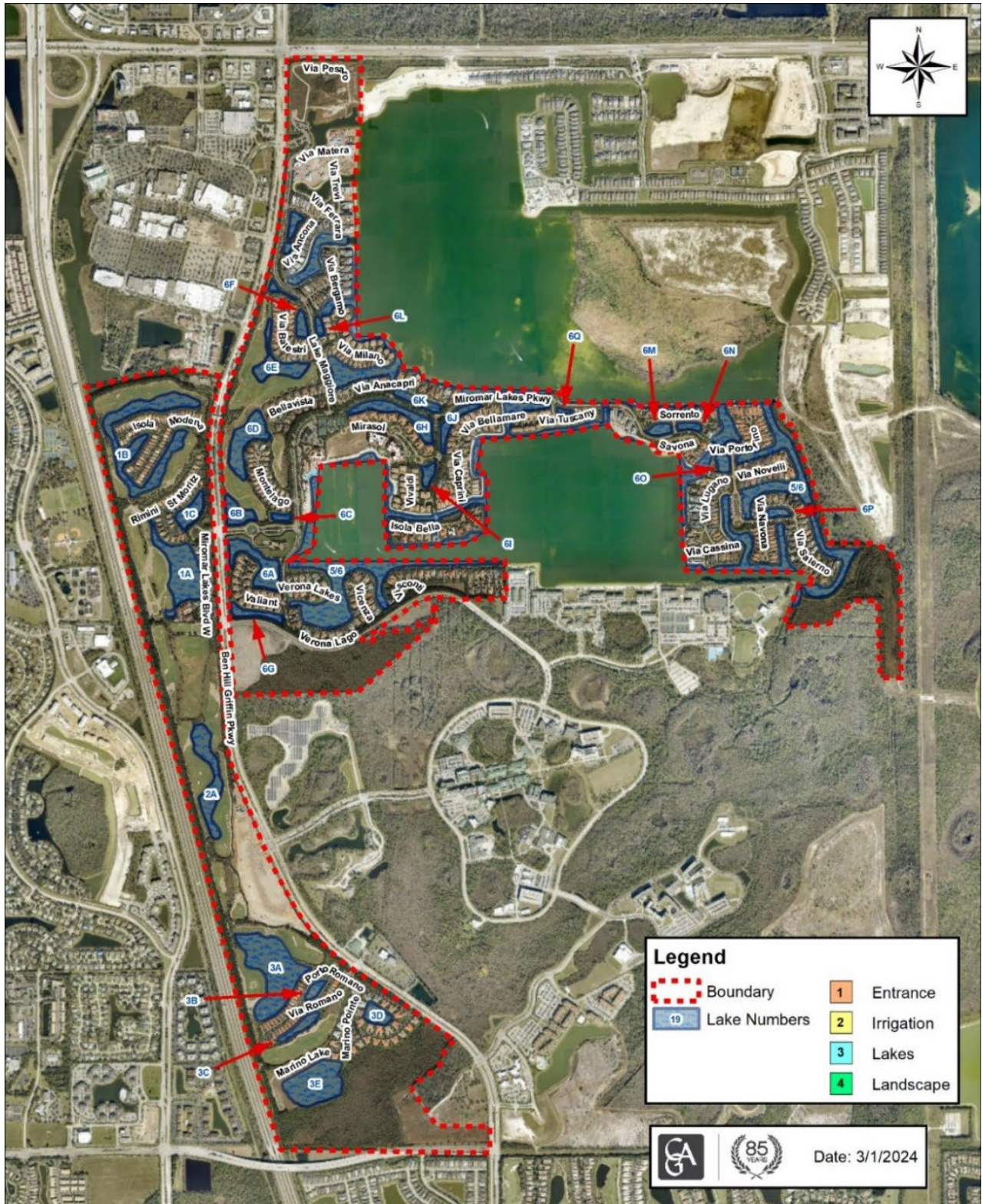


Landscape retention and retention areas are being maintained and inspected constantly.



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III. LOCATION MAP



Miromar Lakes CDD - Engineer's Report Asset Map