

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report
August 2026**

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A SAFEbuilt® COMPANY

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September 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 August. 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.



Submerged vegetation in lake 5/6



Existing retention pond conditions



Lake with dual aerating fountains and preserve buffer.

August 2026 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
Lake 1B	Treated	Grasses & Broadleafs	07/31/2026, 08/05/2026, 08/12/2026		
Lake 1A	Treated	Grasses & Broadleafs	07/29/2026, 08/12/2026		
Lake 1C	Treated	Grasses & Broadleafs	08/12/2026		
Lake 2A	Treated	Grasses & Broadleafs	07/31/2026, 08/12/2026		
Lake 3A	Treated	Algae, Grasses & Broadleafs	07/31/2026, 08/12/2026		
Lake 3B	Treated	Grasses & Broadleafs	07/31/2026, 08/12/2026		
Lake 3C	Treated	Grasses & Broadleafs	08/12/2026		
Lake 6R	Treated	Algae, Grasses & Broadleafs	07/31/2026, 08/05/2026		
Lake 6F	Inspected				
Lake 6L	Inspected				
Lake 6E	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6D	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6B	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6C	Treated	Grasses & Broadleafs	08/05/2026		
Lake 6K	Inspected				
Lake 6H	Inspected				
Lake 6J	Inspected				
Lake 6I	Inspected				
Lake 6A	Inspected				
Lake 6G	Treated	Algae	07/29/2026		
Lake 6M	Inspected				
Lake 6N	Inspected				
Lake 6O	Treated	Grasses & Broadleafs	08/12/2026		
Lake 6P	Treated	Grasses & Broadleafs	08/12/2026		
Drainage Ditch 1	Inspected				
Drainage Ditch 2	Hand Pulled	Leaves in drain	08/12/2026		
Drainage Ditch 3	Inspected				
Drainage Ditch 4	Inspected				

Drainage Ditch 5	Inspected				
Drainage Ditch 6	Inspected				
Lake 5/6 South	Treated	Grasses & Broadleafs	07/22/2026, 07/29/2026, 08/14/2026		
Lake 5/6 North (Lake Como)	Treated	Grasses & Broadleafs	07/22/2026, 08/12/2026		
Fisheries: Vegetation Control: Ski Course & South Lake	Treated	Submersed weeds	07/24/2026		work order
Fisheries	Scheduled	Vegetation Mapping	8/24 - 8/28		
Costa del Lago	Removal	Unsightly trees	08/03/2026		work order landscaping

District staff received correspondence from Lee County regarding an audit being conducted by the Florida Department of Environmental Protection (FDEP). Staff is currently gathering and reviewing the requested documentation from Fiscal Year 2025 and will submit the required information prior to the September 22 deadline.

District staff is also coordinating with FDEP to schedule an on-site inspection during September as part of the audit process. Staff will continue working with Lee County and FDEP to ensure all requested documentation is provided and any additional requirements associated with the inspection are addressed.

Further updates regarding the audit, document submittal, and on-site inspection will be provided in the next Operations Report

2. Fishery Management

- Standard aquatic maintenance activities, including the treatment of shoreline grasses, emergent vegetation, and nuisance weeds, made up a significant portion of this month's efforts. District staff continues to work closely with the aquatic maintenance vendor to monitor conditions throughout the lake system, with particular attention being given to the larger recreational lakes.
- The primary concern continues to be submerged aquatic vegetation, particularly Pondweed and Vallisneria, in areas where excessive growth is beginning to interfere with boating, skiing, and other recreational activities. These plants remain an important component of the District's overall fishery management program; therefore, treatment has been performed selectively rather than attempting to eliminate the vegetation throughout the lakes.
- A recent inspection and tour of the larger lakes determined that additional treatment is warranted in several locations. While significant improvements have already been made within the ski course, additional clearing and widening of the treated areas is needed to provide skiers with adequate room to safely and

comfortably navigate the course. Additional selective treatment is also needed in certain coves, boating corridors, and other high-use recreational areas where submerged vegetation has become a nuisance.

- District staff and the aquatic vendor are planning additional selective treatments during the last week of August. These treatments will focus specifically on opening and maintaining navigable areas for boating and other recreational activities while avoiding unnecessary treatment of vegetation outside of those areas.
- Maintaining the proper balance of submerged vegetation remains extremely important. The District does not want to eliminate all submerged aquatic vegetation from the lake system. Pondweed, Vallisneria, and similar vegetation provide valuable habitat, cover, and forage areas for forage fish and other components of the fishery. The vegetation also provides an important food source for the grass carp currently within the lake system. Excessive removal could negatively affect the habitat that has helped support the fishery program over the years and could reduce the available food supply for grass carp.
- The objective is therefore to maintain a balanced lake system, keeping enough submerged vegetation to support a healthy fishery while preventing excessive growth from interfering with boating, skiing, and other recreational uses. District staff believes the selective treatment approach implemented over the past several months has made a noticeable improvement, particularly in areas where submerged vegetation had previously become a significant nuisance.
- The first vegetation mapping event is scheduled for the final week of August. This assessment will provide additional information regarding the location, density, and overall biomass of Pondweed and Vallisneria remaining within the larger lakes. The mapping data will give District staff a better baseline for determining where vegetation should be maintained for fish habitat and where additional treatment may be necessary to preserve recreational access.
- Staff will continue to inspect and monitor these areas on a monthly basis. Since transitioning to the new aquatic maintenance vendor, the immediate management priority has been to bring excessive submerged vegetation under control, particularly during the summer months when growth rates are highest.
- As the District moves into the new fiscal year, staff intends to reassess the broader fishery management program once submerged vegetation levels have been brought to a more manageable and sustainable condition. This will allow future fishery decisions to be made with a better understanding of vegetation coverage, habitat availability, recreational needs, and the overall health of the lake system.

3. **Cane Toad Program**

- Cane toad activity increased again during August, rising above July levels. Warm nights and steady rain kept the toads breeding all month, and tadpole numbers are the highest they have been this season across multiple lakes and lagoons.
- Early in the month a homeowner reported tadpoles in the lake behind their home in the Montelago section. We were out there on August 6 and cleared it, then rechecked it four days later and new tadpoles had already hatched. At these water temperatures the toads are breeding faster than we can remove them and going back to lakes we just cleared is becoming a normal part of the month rather than the exception.
- Male toads were calling throughout the property during inspections. Large groups of older tadpoles kept moving out toward deeper water as they grew. The box traps around the lakes were checked on every visit and stayed productive all month, with the best numbers coming out of the boxes near the lagoons.

August Totals:

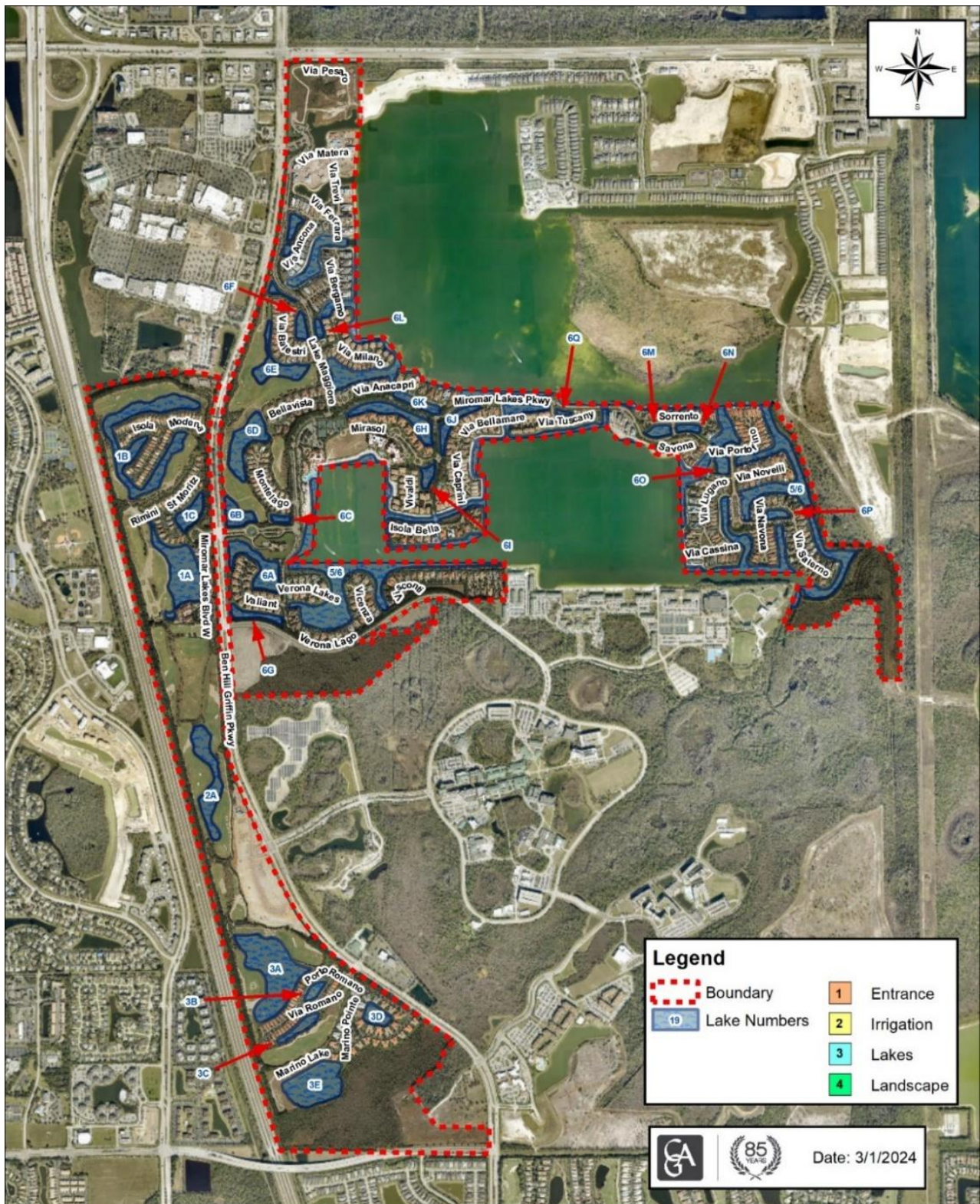
- Larvae Strands Removed: 52
- Tadpoles Removed: ~2,100,000+
- Toads Removed: ~185–200

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

4. **Landscape Maintenance**

- District staff continues to monitor the landscaping along I-75, Burnham Road, and the area near FGCU. At this time, the landscaping appears to be thriving and in good condition. District staff will continue to monitor these areas and address any maintenance needs as they arise.

5. Location Map

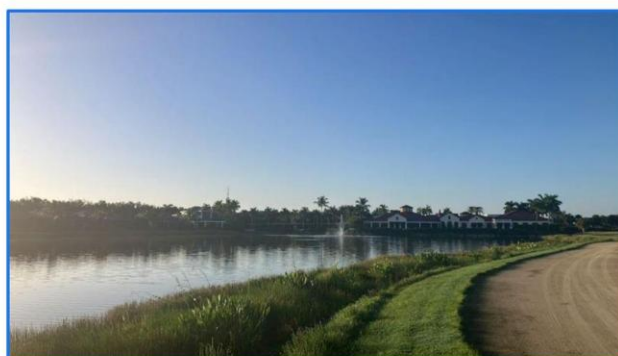


Miromar Lakes CDD - Engineer's Report Asset Map

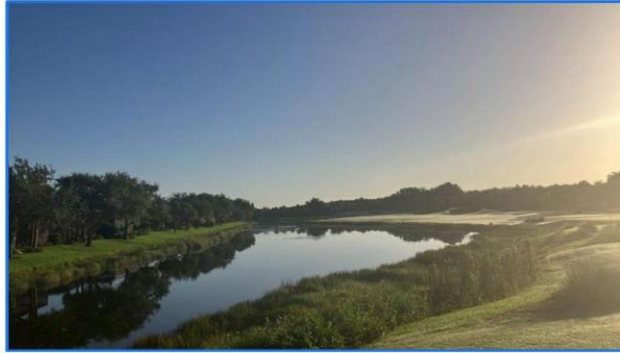
Miromar Lakes CDD
Aquatic System
August 2026



Lake 1 A



Lake 1 B



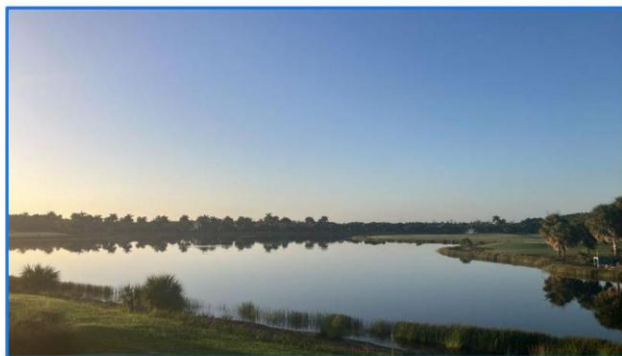
Lake 1 C



Lake 2 A



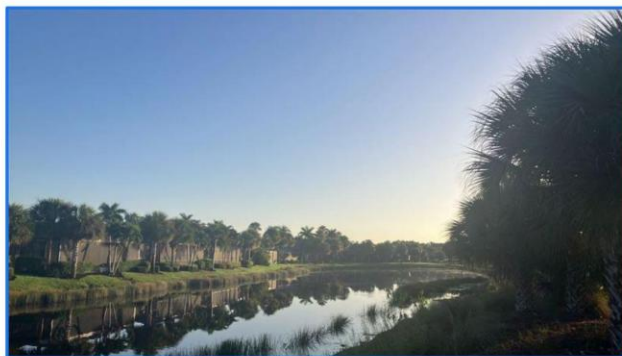
Lake 3 A



Lake 3 B



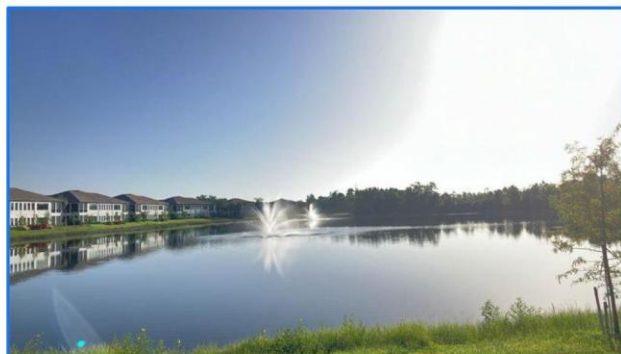
Lake 3 C



Lake 3 D



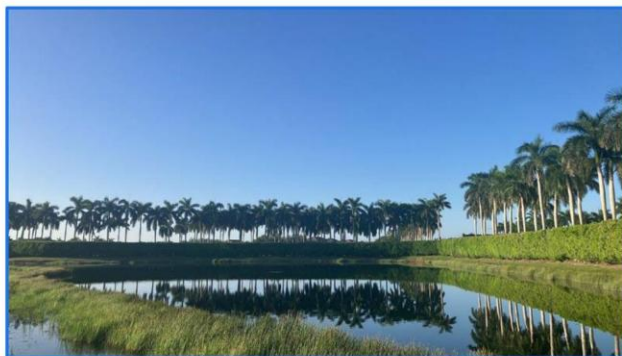
Lake 3 E



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 5/6



Weir Water Level

