

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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

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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 & Landscaping
2. Fishery
3. Cane Toad Program
4. Location Map

1. Lake Maintenance & Landscaping

▪ Landscaping:

- District staff inspected the berm along I-75 where erosion repairs and washouts had previously been reported. All visible areas of erosion and washout appear to have been properly repaired. However, pine straw mulch does not appear to have been installed at this time. Staff will conduct a follow-up inspection next month to confirm completion.

▪ Lake Maintenance:

- Shoreline weeds and torpedo grass were spot-treated throughout all lakes.
- Additional shoreline grasses and weeds were treated along the 5 & 6 perimeter, including: Beach Club, Mirasol, Vivaldi, Isola Bella, Caprini, Bellamare, Sardinia, Positano, and the Peninsula.
- Submerged vegetation was treated along the preserve side of Portofino, Murano, and Salerno.
- One additional treatment remains scheduled for this month.
- Trash was collected from all lakes.
- Due to drought conditions and recent cold spells, some spikerush is showing signs of stress and browning. As temperatures increase, littoral plantings are expected to recover. Staff will continue monitoring conditions and plant recovery.
- The area near Bellini, which was raised as a question at last month's board meeting, has been investigated and determined not to be a littoral permanent area. The vendor has been instructed to treat the area by spraying any spikerush and manually removing it. This work is expected to be completed by mid-March.
- The District staff has received the proposals from the lake bank vendor for Fiscal Year 2026 lake bank repairs. Due to the unexpected lake bank repair in Vicenza, the District is currently over the allocated capital budget for this category. The District budgeted \$120,000 for lake bank repairs; however, the total projected cost for repairs this fiscal year is \$156,000.



Current Water Levels



Torpedo Grass by Bellini



Spike Rush Near Bellini

4. risnery

- An electrofishing survey was conducted on the evening of Friday, February 13, to evaluate the current state of the fishery. The majority of sampling occurred after dark to ensure higher quality data collection, as fish in clear water tend to swim ahead of the boat during daylight hours, reducing catch rates.
- Sampling locations were selected based on observations from January's vegetation mapping.
- During the survey, undesired predators and invasive fish species, including large gar and Mayan cichlids, were harvested and removed from the lake.
- Data is currently being analyzed, and a full report will be provided in March. The report will include recommended management practices to continue improving the fishery.
- An additional 200 grass carp are scheduled to be stocked on March 3.

3. Cane Toad Program

Breeding activity increased during February, with male calls audible during evening service visits.

- **Larvae Strands Removed:** 7
- **Tadpoles Removed:** Approximately 40-70 (free-swimming shoreline clusters)
- **Baby Toads Removed:** 0
- **Adults Removed:** Approximately 80-95

