

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

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

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A SAFEbuilt® COMPANY

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

1. Lake Maintenance & Landscaping

▪ Landscaping:

- Overall plant conditions are typical for this time of year. A few isolated gaps were observed where plants failed, though these are minimal. The Ficus hedge appears thin, which is expected during winter months. The landscape vendor is scheduled to address erosion issue along the I-75 Berm area and mulched sometime in the middle of February. New bougainvillea was installed at the monument signs, while older, declining bougainvillea was removed. These areas will be reinspected once cold weather subsides to evaluate recovery and any potential leaf drop. Overall, the landscape remains in good condition for this time of year.

▪ Lake Maintenance:

- Torpedo grass, primrose willow, sedges, and other shoreline weeds were treated in Lakes 6E, 6D, 6C, 6A, 6G, 6S, 6R, 6F, 6K, 6J, 6I, 6M, 6N, 6O, 6P, and 6H.
- Shoreline weeds were treated along the perimeter of the peninsula shoreline.
- Gulf spikerush was sprayed back around several dock areas throughout the main lake.
- Planktonic algae treatments were completed in Lakes 6K, 6R, 6P, and the southwest corner of Lake 5.
- Submerged vegetation was retreated in select areas within Lakes 5 and 6.
- Two additional service visits are scheduled for January 28 and January 30.
- Quarterly Preserve maintenance was completed this month.
- Thalia trimming is scheduled for the week of January 26–31.
- The fountain breaker in Lake 3A was found tripped, reset, and the fountain is now operational.
- Quarterly fountain maintenance is scheduled for January 27.
- Staff met with the vendor to review the lake bank restoration capital plan and identify areas requiring attention. The primary locations include Sorrento, Verna Lago, and Valiant Ct. Work is anticipated to begin mid to late February, with riprap and goetubes serving as the primary stabilization methods. Upon completion of structural improvements, new littoral plantings will be installed.



Aquatic vegetation that is being scheduled to be cut back



Valiant Court property line



Verna Lago Rip-Rap



Verna Lago Rip-Rap

2. **Fishery**

- **Grass Carp Stocking:**

The previously approved Grass Carp stocking is scheduled for late February to early March. Fish farms operate seasonally, with staff returning on February 15, which represents the earliest possible stocking window. A confirmed date will be provided once finalized.

- **Vegetation Mapping & Monitoring:**

Recently approved vegetation mapping and monitoring will occur over the next two weeks. Once the vendor confirms the schedule, an update will be provided. This assessment will establish baseline vegetation levels prior to Grass Carp stocking, allowing staff to monitor their impact and determine if future stockings or treatments are necessary.

- **Fish Community Assessment:**

A fish community assessment using an electrofishing boat is scheduled for February. This timing coincides with peak Largemouth Bass spawning activity in shallow water, providing optimal data to evaluate population dynamics. Results will be compared to last year's study to assess the effectiveness of current management strategies, including predator harvesting.

- **Herbicide Follow-Up:**

The vendor advised that several areas of submerged vegetation did not respond as effectively to recent herbicide treatments. These areas will be retreated as part of the annual lake management plan.

3. **Cane Toad Program**

Cane toad activity Cane toad breeding activity remained minimal due to winter conditions. No egg strands, tadpoles, larvae, or baby toads were observed during January. Adult toad activity continued at reduced winter levels, primarily within the monitored boxes.

January Totals (approximate):

Eggs: 0

Tadpoles: 0

Larvae: 0

Baby toads: 0

Adults: 65

Legend

- Boundary
- Lake Numbers
- Entrance
- Irrigation
- Lakes
- Landscape

GA **85 YEARS** Date: 3/1/2024

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