

**MINUTES OF MEETING OF THE
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, June 9, 2016, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Board members present and constituting a quorum were:

Michael Hendershot	Chairman
David Herring	Vice Chairman
Doug Ballinger	Assistant Secretary
Burnett Donoho	Assistant Secretary
Alan Refkin	Assistant Secretary

Staff present:

James Ward	District Manager
Greg Urbancic	District Counsel
Paul Cusmano	Calvin Giordano & Associates
Bruce Bernard	Calvin Giordano & Associates
Charlie Krebs	District Engineer

Audience:

Mary LeFevre	Resident
Kandy Miller	Resident
Mike Weber	Resident
Mike Fabian	Resident
Rick Chitley	Resident
Tim Byal	Miromar Development Corporation

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:00 p.m. A roll call determined that all members of the Board were present.

2. Consideration of Minutes

a) May 12, 2016 Regular Meeting

Referring to page 6, audience member names indicated were incorrect. Mr. Ward suggested the correction would use the term "member of the audience."

On Motion was made by Mr. Donoho and seconded by Mr. Refkin, to approve the Minutes as described above, and with all in favor, the motion was approved.

3. Continued comments and discussion of the proposed Fiscal Year 2017

Mr. Ward asked for further comments regarding the budget. He reminded the Board that the budget goes to public hearing on August 11, 2016. He stated that no changes were made to the budget since the last meeting. A discussion ensued regarding litigation expenses being uncertain. Record requests are being charged to the extent that they can be. Requests for records are broad and time consuming. The Board must reply by law to record and deposition requests.

4. Staff Reports

a) District Attorney

The District did receive a general public records request. Every CDD in the state of Florida got the same request. This request has been responded to. One of the items requested was the email addresses of the Board. The Board was asked to forward any emails of this type to Mr. Ward or Mr. Urbancic.

Mr. Ward explained that he does not keep transitory email. A discussion concerning the need to check the SPAM email folder ensued.

Questions arose as to if there was a trade association of CDDs to lobby and deal with on a state level. The Association of Special Districts exists, which Mr. Ward felt has not kept up with the times and is not particularly useful.

b) District Engineer

Mr. Krebs stated that he and Mr. Ward organized and color coded the South Florida Water Management District Permits that have been applied for and their status. The color green indicates ones that have been certified and transferred to the CDD; yellow indicates no action is required for follow up; red indicates projects that will eventually have to be certified and transferred; blue indicates items that will eventually be updated or changed due to construction or have not been acted upon; grays are listed as CDD operator but have not been transferred; purple indicates somebody else will act.

Question arose whether the chart encompassed all the permits that were cited in the latest action. Mr. Krebs answered affirmatively and explained that the issue being referred to was more regarding maintenance items that needed to be addressed to be considered in compliance.

The point was made that as some of these lakes are accepted in transfer, it is important to be sure that they are in compliance with the permits that were pulled before they are accepted. Mr. Ward explained that this was how it was done in the past.

Mr. Byal explained to the Board that the swap area that has been proposed was the red for the yellow. Currently the lake that has been constructed is still under Miromar Lakes' ownership. They would like to convey those home sites within the next 60-90 days, as they complete the infrastructure that was started this week. They would like to resolve the title issue in a timely manner.

A question was asked if the area in yellow was already constructed and all that remained to be done was a certification of completion. The answer was yes. This advance notice is much appreciated by the Board.

Mr. Ward suggested a simple way to handle this would be a deed exchange.

Dr. Herring made for the record that the concept of accepting the maintenance of something that someone else sells is not understood.

c) Asset Manager

Mr. Bernard reported that the first water quality testing preliminary results show that the phosphorus was up a little which is about what they are finding in the local ponds around the area, and the nitrogen level has gone down, but overall the lake is in a healthy state. This will be assessed every three months. In areas where the grass was not growing under the shade of the trees, 300 plants were planted and mulch laid. The barrier and wetland plan is scheduled to begin the week of the 19th.

A question was asked concerning the waterfall, and if there was a need to close the loop, and touch base with those residents who were concerned about it to let them know that the testing showed it was all right. It was decided to put the report on the website. Also, the Board will try to reach out to the specific residents who had voiced their concerns.

d) District Manager

No report.

4. Supervisor's Requests and Audience Comment

Mr. Refkin asked if the median that was taken over on Ben Hill is owned up to the golf cart path; Miromar Lakes actually doesn't own it or have responsibilities for it north of there. The berm on both sides, however, is owned by the County. It was suggested that the Board take it over and make it part of the budget because it reflects on Miromar Lakes and it looks bad. Comment was made that a credit was given to Miromar Lakes by the County for the upkeep of this median. It was suggested that possibly the County

would give further credit if the berms were included in the upkeep. It was decided to explore the cost and the County's position.

Mary LeFevre and Kandy Miller from the audience commented on the area just discussed and the berms. Their concerns were beautification, noise abatement and safety. They feel that these issues are important because they affect the residents, guests, potential buyers and property values. The presentation included pictures of the current unkempt state of the property. A discussion ensued about who cut down the trees along the berm, with no definitive answer forthcoming. Ms.LeFevre recounted the incident of a home invasion that took place at a home located near the berm, commenting that the detective on the case said that the likely way of entrance and exit to the home was the berm. Two days later, a woman was robbed in her driveway. Another audience member commented that the police officers commented that the perpetrators most likely walked through the berm. A Board member commented that they were not aware of the unsightliness of these areas, and recommended that a procedure be put in place to prevent this. Another member commented that this is not a matter of beautification, but of safety and that's a priority. A proposal was made to put in clusia. The three layer planting would be clusia, dwarf fire bush and arbacola dazzle. This would be a dense, low maintenance hedge. A copy of this proposal was given to the Board. Price bids were provided. A compromise would have to be reached between the County and the CDD. The official process for this project was discussed.

A discussion ensued concerning how other areas of Miromar Lakes can be inspected for similar concerns. It was discussed that the Board needs to take a more active role in looking at these kind of problems and change how to budget for plant replacement.

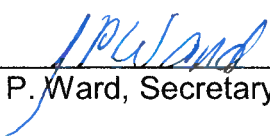
A comment was made that in the future there may be a need for a landscape architect to look at what plants are needed for beauty and safety enhancements.

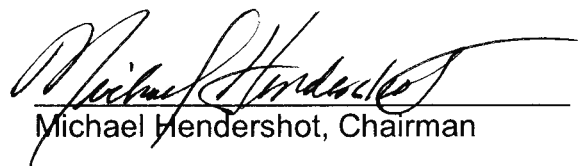
5. Adjournment

With no further comments or questions from the Board, Mr. Ward asked for a motion to adjourn.

On Motion was made by Mr. Refkin and seconded by Mr. Donoho to adjourn the meeting, and with all in favor the motion was approved.

The meeting was adjourned at 3:35 p.m.


James P. Ward, Secretary


Michael Hendershot, Chairman