

**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, July 13, 2017, 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:

Dr. David Herring	Chairman
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Burnett Donoho	Assistant Secretary
Mr. Michael Weber	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
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) June 08, 2017 Regular Meeting

Mr. Ward indicated that the Board had previously received copies of the minutes and asked if there were any additions, corrections or deletions. Dr. Herring stated that Mr. Gold's name was misspelled on Page 5, there was an error in speaker identification on Page

4, Section 8, and the word 'know' had been omitted in that section as well. Mr. Ward made note of these corrections.

Motion was made by Mr. Ballinger and seconded by Dr. Herring to approve the Minutes of the June 08, 2017 Meeting with corrections as described above, and with all in favor, the motion was approved.

3. Continued comments and discussion of the Proposed Budget for Fiscal Year 2018

Mr. Ward asked for further comments regarding the budget. He reminded the Board that the budget would go to public hearing next month and explained that following this meeting, it would be difficult to make further changes.

Dr. Herring asked about an item on Page 1 and if the amount of \$25,000 was anticipated. Mr. Ward responded affirmatively as the Board did not have the full agreement yet with Alico on the use of the lake. He said Alico had reached out and started those discussions within the last 30-60 days. He said the agreement did not include a huge amount of work, and the amount of \$25,000 should be sufficient.

A question was asked if expenditures on bulrushes, possibly amounting to \$30,000, had been included in the budget. Mr. Ward responded it was not specifically included, but funds could be moved around later on to deal with that issue.

Mr. Weber asked about an item listed under the Revenue section concerning on-roll and off-roll special assessments. Mr. Ward responded that the on-roll assessments were all of the platted units within the project, and the balance, \$454,000, was the land that was owned by Miromar Development, and they would pay an off-roll assessment.

Mr. Ward added that the budget total in revenue was \$1,402,629, and at the bottom of Page 2 were the total expenditures, which equaled the same amount. He stated the revenue and expenditures both tied out for fiscal year 2018. He added some came from assessments paid by property owners, some came from Miromar Lakes, and a little came from interest income received each year.

Mr. Weber asked about Page 9, the Debt Service. Mr. Ward responded that the \$1,402,000 was only related to the General Fund itself and not related to bond issues at all. Mr. Ward said that starting on Page 9 were the Series 2012 Bonds, from which was received \$1,035,000 in revenue and that amount would be expended. He said there was the same split out in the 2012 Bonds as was in the General Fund. Mr. Ward then directed the Board to Page 11, which listed the 2015 Bonds, which had \$1,526,000 in both revenue and expenditures. He added that these were the three separate funds or accounting systems that were in place for the District, which included the General Fund and two Debt Service Funds. He said the actual assessment rolls for the District were not available yet, but would

be in the next week or two; and then a complete assessment roll could be completed. He said Pages 13 and 14 contained a summary by community.

Mr. Weber then asked about the line item Other General Government Services. Mr. Ward stated that General Engineering was basically the difference, and it was hard to define what Charlie Krebs' or Greg Urbancic's services would be.

Mr. Donoho commented that a 50 percent increase was excessive. Mr. Ward responded that reducing Mr. Krebs' budget would not be a major issue. He added that over the years he had tried to manage the contingencies so that they were more accurate. He suggested that the amount for Mr. Krebs could be changed from \$20,000 to \$15,000, and it was agreed upon.

Mr. Weber continued with a question about the Aquatic Control item and if there was anticipation that this figure would change. Mr. Ward replied it would not most likely change. It was pointed out that this was a bid item, which would be up for bid again in 2018, and so this was an estimate.

Mr. Weber then asked what water control structures were. The response was that they were drain structures that the District maintained. It was added that they were inspected every three years. He then asked about plant replacements under Landscape Services, and it was said that the increase was due to a fire that burned a good deal of material.

Mr. Refkin commented that most financials had footnotes in them which explained the logic behind items, and he asked if Mr. Ward could create these references. Mr. Ward said he could do that.

Mr. Weber asked about the Capital Outlay. He said based on all the numbers, it appeared that the adopted per unit rate was \$739.98. Mr. Ward said it was \$730.72, and would be less with the proposed change to the General Engineering figure. Mr. Ward said the \$739.98 was the Cap Rate, the highest rate which could not be increased unless individual notices were mailed to all residents.

Mr. Weber then asked about the per unit addition from revenue loss, and Mr. Ward explained that was due to the reduction by the developer in the square footage from 100,000 to 50,000. He said the developer will pay off whatever series of bonds of the par debt associated with that. That had the effect of a reduction of \$55,000 in revenue for the 82 units associated with that 50,000 square feet of commercial buildable square footage that would not be built.

Dr. Herring asked who verified the number of developer units that were lost because the number seemed to change often. He also asked why the developer's rate per unit was \$702.61 as opposed to \$730.72. Mr. Ward responded that when the tax rolls were received, they were combined into two parts: 1. an individual parcel number with the name by it; 2. another parcel number that was for undeveloped property. He said Mr. Byal and Alice determined the number of parcels in the undeveloped property. He stated the number

might change as the property was developed. He said the reason the rate was slightly different was a discount was applied for the developer, and there were no fees because the parcels were not put on the tax roll. Mr. Ward emphasized that the numbers were verified from the tax rolls and from the issuance of the bonds and from the units that were assigned to undeveloped units, and then this was verified with the developer.

Upon conclusion of the budget discussion, Mr. Ward stated he would make the one change of reducing the Engineering figure by \$5,000, and the budget was complete for the Public Hearing.

4. Staff Reports

a) District Attorney

Mr. Urbancic reported that there had not been much support to dissolve the University Overlay District. He said the County was already moving forward on the next fiscal year and had sent out a notice to keep the rate basically the same as last year, \$3.15 per foot.

Mr. Urbancic said the Board has been asked to review some documentation from Ravenna, a multi-family project, which would like the Board to take over their internal lake and shoreline. He added they had just recently riprapped their shoreline. He said that would come forward in the future, and an easement would be granted, so the CDD would maintain the lake.

It was asked if the riprap was in the original plan.

Mr. Krebs stated he was the engineer for Ravenna, and when they originally began the development, they were told that when they got to close out, they would want to be able to transfer the lakes over to the CDD because the residents were already paying the lake maintenance fee. He said the HOA had not created the lakes as separate parcels, and so they could not deed the land to the CDD. Therefore, he said the only option was a long term maintenance agreement with an easement. He said that was the closest Ravenna could come to deeding the lakes without entering into a complicated process. Mr. Urbancic stated Ravenna just wanted to do an easement at this point, and he wanted the Board to be aware that this was coming up.

Mr. Krebs clarified that Ravenna had gotten approval from Lee County and South Florida for the riprap.

The question of how the maintenance of Ravenna's lakes would affect the budget was posed, and it was stated the amount would be small. Mr. Krebs stated he would include an estimate of that cost when the other documentation was considered.

It was asked if the CDD was responsible for all the waters within Miromar. Mr. Urbancic responded the exhibit, which was being produced for the budget for the Board, would have a lake exhibit which would contain a list of these areas and whether or not they

were owned by the CDD. It was asked if this document would include all the berms, and the answer was affirmative.

b) District Engineer

Mr. Krebs stated that he had nothing further to add.

c) Asset Manager

Mr. Bernard gave a progress report on the bulrush control project. The bulrushes on the lakes on the golf course were discussed, and the Board was informed as to which golf course lakes were owned and maintained by the CDD. Mr. Bernard said it would cost about \$34,000 a year to cut back the bulrushes, and \$27,000 for total removal and replacement (\$14,000 to remove, and \$13,000 to replant with a different plant). The Board agreed that removal and replacement was the best option.

Mr. Ward stated that he would look through the financials, and a budget amendment would be brought to the Board next month. Mr. Bernard stated he believed he could be ready with his part by next month. A discussion ensued of possible replacement plants for the bulrush areas.

d) District Manager

No report.

5. Supervisor's Requests and Audience Comment

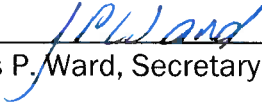
Mr. Ward called for comments from the Board or the audience. An audience member, Mary LeFevre, asked a follow up question from last meeting concerning an issue with a construction vehicle moving dirt into a canal. Mr. Ward stated he had discussed the issue with Mr. Krebs, who then had gone on vacation, so they had not been able to get very far in the investigation. He said they would continue to look into the issue immediately.

6. Adjournment

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

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 about 3:00 p.m.



James P. Ward, Secretary



Dr. David Herring, Chairman