

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

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, November 8, 2018, at 2:00 p.m. at the Beach Clubhouse, located at 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Dr. David Herring	Chairman
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Michael Weber	Assistant Secretary

Absent:

Mr. Burnett Donoho	Assistant Secretary
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Also present were:

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

Audience:

Ms. Mary LeFevre	Resident
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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. and all Members of the Board were present at roll call with the exception of Supervisor Burnett Donoho.

SECOND ORDER OF BUSINESS

Consideration of Minutes

Mr. Ward stated the second order of business would be pulled as the Minutes to be considered were incorrect.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-1

Consideration of Resolution 2019-1 amending the Fiscal Year 2019 Adopted Budget for the Series 2012 Debt Service Fund.

Mr. Ward stated the third order of business would be pulled as it was not needed.

FOURTH ORDER OF BUSINESS

Staff Reports

a) Attorney

Mr. Ward asked District Council Greg Urbancic for his Staff Report. Mr. Urbancic responded he had no Staff Report to present.

b) Engineer

District Engineer Charlie Krebs reported he had prepared a list of plats and tracts which could be used to dedicate improvements. He stated he would work with Greg Urbancic to secure the necessary documents. He stated he reviewed the deeds on file and the drainage exhibit to ensure all was up to date. He stated he was in process of transferring the questionable drainage areas to the CDD. Mr. Urbancic stated a bill of sale would be obtained for the drainage areas; he and Mr. Krebs would address the areas where the CDD did not have rights to easements and obtain appropriate easements documents. Mr. Ward stated this would be completed gradually; the Master Association Miromar Development would be completed first, followed by the single family areas not owned by the developer, and finally the multifamily condo areas which would prove the most difficult. Mr. Krebs asked for a copy of the last claim report from MRI. He stated this could be used to verify any problems on the system which needed to be addressed.

c) Asset Manager

Mr. Bruce Bernard stated once ownership was obtained of the drainage easements, any damage to the drainage pipes under the roadways would be the CDD's responsibility to repair. The CDD would be required to repair the pipes and the roads as well. He stated over the years drainage pipes could become infiltrated and collapse which caused road damage. He wanted the CDD to be prepared to set monies aside for the repairs which would eventually be needed. Discussion ensued regarding equipment which allowed work to be completed under the roadways without damaging the roadway, this being impossible if there was collapse of a pipe, the various steps needed in drainage pipe repair, road repair, unpredictability of drainage pipe lifespan, sometimes 40 years without damage, and the various contractors who installed the drainage pipes throughout the community. Mr. Bernard stated he was talking about worst case scenario repairs. Mr. Ward stated if a community owned a drainage system, eventually repairs would be required; not necessarily often, but certainly repairs would be needed. He stated over time, as the CDD obtained a stronger financial footing, funds would be set aside for this purpose. He stated he did not see drainage pipe repair being a short term (in the next 2 to 3 years) problem. A Board Member 7:26 stated the roads/drainage pipes in one of his communities were just repaired after 22 years as a part of the road resurfacing project; only one place was found in which the pipe and box had separated and needed significant repair. He described the process in which it was determined if repair was necessary. Discussion ensued regarding the cost of repair being spread out between units and therefore overall more affordable for residents, the

importance of the drainage system, and the CDD being the right agency to oversee drainage system repair.

Discussion ensued regarding repainting of the golf course bridge which should be completed in a week and a half, where the paint truck was parked, and possible damage to the lawn.

Mr. Bernard stated a count had been completed and 60 viburnum plants would need to be replaced in the berm. He stated Mr. Ward signed the paperwork for the FEMA irrigation reimbursement, which refunded approximately 75% of the smaller irrigation job (approximately \$9,000 dollars of the \$12,000 dollars), and hopefully within the next 6 weeks he would hear news regarding the larger irrigation job reimbursement. He stated a meeting had been held with the CDD contractor to obtain proposals for the lake bank erosion projects, and the contractor would have proposals by the end of the month.

d) Manager

Mr. Ward stated BrightView Landscaping would receive notice regarding termination at the end of the month. He stated there was approximately \$100,000 dollars set aside for tree trimming which would take 2 months to complete, at which point the relationship with BrightView Landscaping would end. He explained this would not be done until after the holidays.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any comments from the Board. A Board Member 13:53 asked if anything had been heard regarding the median strip tax situation. Mr. Ward responded an assistant county attorney (who was the Chief Financial Officer) spoke with Tim; it was realized this was not a short term solvable problem and the attorney agreed not to assess the CDD in November. He explained an agreement would be put into place between all parties to maintain this median strip on a going forward basis by October of 2019. He stated if this was not done the CDD could assess another \$50,000 dollar bill. He stated he would contact Tim periodically to enquire about the situation.

A Board Member 15:57 asked if there was a contract between the CDD and the Master Association regarding the landscaping transactions as the CDD was still the owner of the property which the Master Association would be landscaping. Mr. Ward responded in the affirmative; there was an agreement in place which required the Master Association to maintain the property; there would be no transfer of ownership of property. Discussion ensued regarding fees for 2019, a light being out in the exit median strip, and the county repairing this light in the "near future."

A Board Member 18:57 asked about Mike Elgin. Mr. Ward responded Mr. Elgin was no longer with Miromar; he did not know why or where Mr. Elgin had gone. A Board Member 19:48 asked about Mike Fabian. Mr. Ward responded he knew nothing about Miromar Development's internal workings or Mr. Fabian.

An Audience Member 21:21 asked about his tax bill and how the \$2,600 dollars in fees were distributed. Mr. Ward explained this was the debt service tax bill which included the fee for \$520 dollars plus the capital assessment of each lot. The Audience Member asked taxes and fees would be affected if Miromar was to take over landscaping and maintenance. Mr. Ward responded as a result, the fees had already been lowered from \$700 dollars to \$520, and next year should be lowered again. He stated the

importance of the drainage system, and the CDD being the right agency to oversee drainage system repair.

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budget was being completed and in the next few weeks the new fees would be known. Discussion ensued regarding fees, upcoming fees potentially being less, 2018 fees including 3 months of landscaping, and the expanding beaches/sand requirements possibly causing fees to rise.

Mr. Ward asked if there were any more comments from the Audience. There were none.

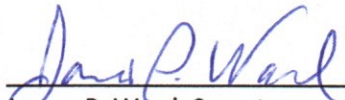
SIXTH ORDER OF BUSINESS

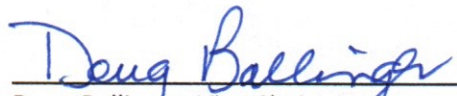
Adjournment

Mr. Ward adjourned the meeting at 2:26 p.m.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District


James P. Ward, Secretary


Doug Ballinger, Vice Chairman