

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

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District was held on Thursday, January 8, 2026 at the Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. It began at 2:00 p.m. and was presided over by Mr. Alan Refkin, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Alan Refkin	Chairperson
Michael Weber	Vice Chairperson
Doug Ballinger	Assistant Secretary
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
John Baker	District Engineer
Richard Freeman	District Asset Manager

Audience:

Heather Chapman
Mark Battaglia

All residents' 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. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Public Comments for Non Agenda Items

Mr. Ward explained he changed the Agenda around to make it more consistent with his other CDDs and with what the residents liked; there were now two places for public comments, one here at the beginning of the Agenda, and the other at the end.

THIRD ORDER OF BUSINESS

Consideration of Minutes

December 11, 2025 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections or deletions to the minutes.

Mr. Michael Weber asked for the name of the lake to be inserted in the minutes on line 116 to clarify the subject matter discussed.

Discussion ensued regarding the name of the lake bank which was discussed.

Mr. Ward indicated he would make the addition.

Mr. Weber stated on line 123 he was not the one speaking as was indicated.

Mr. Ward stated he would listen to see who was speaking and if it was not clear he would change it to read "a Board Member said."

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, December 11, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic indicated the legislative session was about to kick off; he would keep the Board updated regarding any bills which might affect the CDD.

Mr. Weber asked if the ethics training requirement might be abolished.

Mr. Urbancic responded in the negative; he had not seen any evidence of the ethics training requirement being removed, but it was possible the goals and objectives reporting would go away.

II. District Engineer

No report.

III. District Asset Manager

a) Asset Manager's Report January 1, 2026

Mr. Richard Freeman stated he was expecting the bids back for the lake bank restoration project tomorrow. He reported it had been a slow month for cane toad collection which was typical for this time of year. He stated the submerged vegetation treatment in the large lake was a success; the dead materials were being removed. He reported there was a plan to install additional grass carp in February. He stated

electrofishing would be done to get rid of some of the predator fish and next year the program would continue with year 5.

Mr. Ward asked what would happen after year 5.

Mr. Freeman explained it was supposed to be a 9 year fishery program, but the CDD sped up the process; therefore, next year the program would be revisited to see where the lakes stood and how best to move forward. He said once everything was established there would be ongoing maintenance required annually.

IV. District Manager

Mr. Ward stated he made a change in how the financial statements were presented. He explained the spreadsheets were extensive and difficult to read, so he would provide current month and year-to-date on all the funds, making it easier to read. He discussed investment and bond fund interest rates. He said financially the District was in good shape. He reviewed the graph included in the new financial statements which illustrated where funds were spent monthly.

Mr. Patrick Reidy asked about the fishery expenditure of \$20,000 dollars in December.

Mr. Freeman explained this paid for the initial submerged vegetation treatment, and then another submerged vegetation treatment.

Ms. Mary LeFevre asked about the aeration system expenditure.

Mr. Freeman stated there were three boxes on the golf course which needed new components, so these were replaced.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association

Ms. LeFevre stated she was working some dates to do a landscaping review in January.

Mr. Ward stated he noticed the berm along I-75 looked much better than it had looked in a long time.

Mr. Mark Battaglia stated from the rains last summer there were areas with a lot of erosion, the majority of which were under the Ficus root systems. He stated landscaping to fill in the erosion would begin and netting would be installed to reinforce the landscaping and help prevent future erosion. He noted there were some large Ficus trees which were falling over, but there was no way to get equipment in to stand up the trees. He said other options were being considered. He indicated straw pine would be installed once landscaping was done. He reported the trees around the sign on the south end would be trimmed to provide better visibility of the signage.

Discussion ensued regarding the state property which blocked visibility of the signage from I-75; the CDD not being able to clear those trees from the state property; and the new bougainvillea which were planted and looked lovely.

SIXTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any audience comments; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:17 p.m.

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

Miromar Lakes Community Development District

James P. Ward

[James P. Ward \(Feb 24, 2026 12:33:55 EST\)](#)

James P. Ward, Secretary

Alan Refkin

[Alan Refkin \(Feb 23, 2026 11:42:14 EST\)](#)

Alan Refkin, Chairman

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Final Audit Report

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