

**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, January 14, 2021, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

**Present and constituting a quorum:**

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

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
Bruce Bernard	Asset Manager
Charlie Krebs	District Engineer

**Audience:**

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.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**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**

**Consideration to fill Seat 5**

**Consideration to fill Seat 5, formerly Dr. David Herring, whose resignation took effect December 10, 2020.**

- I. Appointment of individual to fill Seat 5, whose term is set to expire November 2024**
- II. Oath of Office**
- III. Guide to the Sunshine Law and Code of Ethics for Public Employees**
- IV. Form 1 – Statement of Financial Interests**

Mr. Ward explained this remaining seat on the Board could be filled at any time the Board desired. He noted there was no requirement to advertise the position and no requirement to hold an election, it simply fell to the remaining Board Members to select a replacement. He asked the Board how it wished to proceed.

*Mr. Doug Ballinger: I would call for a person to fill the remaining seat on the Board. He is a very fine fellow. He is a good person. He is a family man. His name is Pat Reidy. He is a fine fellow that has lived here for 14 years, in Miromar Lakes. He spent the first 7 years in Valencia and was on the Board there of the HOA. He then moved to Bellini and has been on the HOA Board there for 7 years. He is very familiar with what goes on here in Miromar. It's not like he's unknown. I asked him to give me some background information as far as his work was concerned. Here's what he gave me. Mr. Ballinger discussed the jobs Mr. Reidy had over the years including being a CPA, comptroller positions, corporate positions, and CFO of Talon Development Company. He indicated Mr. Reidy was highly qualified to serve on the CDD Board and would be an excellent addition to the board. He stated Mr. Reidy was very dependable and had effectively assisted himself with a non-profit charity gala event. He asked the Board to consider Mr. Pat Reidy for the open Seat on the Board. He noted Mr. Reidy was willing to serve on the Board.*

*Mr. Mike Weber: I have known Pat for a few years now, and he lived across the street from me. Mr. Weber indicated Mr. Reidy was a family man, a good guy, and would be an excellent choice for the Board.*

Mr. Alan Refkin asked how the Board should proceed. Mr. Ward stated a simple motion and second were required to elect an individual to fill Seat 5.

*Mr. Urbancic: Did we confirm he is a registered elector living in the District and a Florida resident?*

Mr. Ward responded in the affirmative.

Ms. Mary LeFevre indicated she was unfamiliar with Mr. Pat Reidy.

**On MOTION made by Mr. Doug Ballinger, seconded by Ms. Mary LeFevre, and with all in favor, Pat Reidy was elected to fill Seat 5 of the CDD Board.**

*Mr. Ward: I will reach out to Mr. Reidy and ask him to attend the next Meeting and will swear him in at the next Meeting and Greg and I will review the Sunshine Law, etc., and you will be all set to go.*

### THIRD ORDER OF BUSINESS

### Consideration of Resolution 2021-1

#### Consideration of Resolution 2021-1, Re-Designation of the Officers of the District

*Mr. Ward: Normally, after we have a new member come to the Board, we have a resolution that redesignates the officers of the District. The way in which this Statute works is there is no required time for you to do this. Normally, most Districts that I've worked with over the years, every time there is an election, we do it unless the election was the exact same people who were on the Board before. You*

*have a new member joining you and David was obviously your Chair for many years. Your current Vice Chair is Mr. Ballinger. The balance of the Board serves as Assistant Secretaries, and I serve as Treasurer and Secretary. You should discuss who you would like to fill in those positions. We will just fill in the names when you make a decision, and we will go from there.*

*Mr. Ballinger: I no longer seek the office of Vice Chair. I would like to be elevated to an Assistant Secretary.*

*Mr. Weber: I would like to nominate Alan Refkin to Chairman. Alan is, I think, the most senior person on the Board and has a good history of what has transpired over time, is very dependable, and I'd like to suggest we nominate Alan to that position.*

Ms. LeFevre nominated Mike Weber to be Vice Chairman. Mr. Ballinger agreed.

Mr. Ward noted the Resolution would show Mr. Alan Refkin as Chairperson, Mr. Mike Weber as Vice Chair, Mr. Doug Ballinger, Ms. Mary LeFevre, and Mr. Pat Reidy as Assistant Secretaries, and himself as Secretary and Treasurer. He called for a motion to approve the Resolution as amended.

<p><b>On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, Resolution 2021-1 was adopted as amended and the Chair was authorized to sign.</b></p>
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#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Minutes**

##### **December 10, 2020 – Regular Meeting**

Mr. Ward asked if there were any corrections or additions to the December 10, 2020 Minutes.

Mr. Mike Weber indicated there was an error on page 4, Mr. Bernard reported regarding lake bank riprap. Mr. Bruce Bernard stated the lake bank rip rap was at Volterra and lake bank restoration was Valencia.

Mr. Mike Weber: indicated there was an error on page 5 “Why wouldn’t we want Ravenna to repair all that before it was turned over and given to us and we have to pay for it” was Mike Weber not Doug Ballinger, and page 6 where it says, “Mr. Mike Weber: *Yeah, it was 100 feet, 200 feet, pristine*”.

Ms. LeFevre corrected the name Judy Wilson to Julie Wilson.

Mr. Mike Weber: indicated there was an error on page 9, 4<sup>th</sup> line down “those are the”, should be (indecipherable).

Ms. LeFevre indicated there was an error where it read “Mr. Bruce Bernard reported the new properties in Radamo (ph), and Cortina (ph)...” it should read “Mr. Bruce Bernard reported the new properties in Bergamo and Cortona...”

Mr. Ballinger stated page 4 indicated he stated “if they had been turned over then there would have been...;” however, he believed this was not his statement. He noted he also was not the speaker at the bottom of page 4; he felt possibly this was Mr. Weber speaking.

Mr. Weber agreed.

Mr. Ballinger noted an error in Mr. Refkin’s statement on page 5: “task” should read “ask.” He asked about page 6, at the bottom, as Mr. Bernard’s last sentence in the paragraph felt out of place. Mr. Ward indicated there had been a subject change.

Mr. Ward indicated he would make the necessary changes. He asked if there were any additional changes; hearing none, he called for a motion.

**On MOTION made by Mr. Doug Ballinger, seconded by Ms. Mary LeFevre, and with all in favor, the December 10, 2020 Regular Meeting Minutes were approved as amended.**

## FIFTH ORDER OF BUSINESS

### Staff Reports

#### I. District Attorney

*Mr. Greg Urbancic: Two things really quick: one being, as of January 1, one of the things we will be doing with all of our contractors and contracts going forward is making sure they are registered to comply with eVerify. Every contractor as of January 1 is required to register with eVerify and certify that they are registered, so that will be one thing that we do. Technically, it applies to any business doing business in the State of Florida. They have to register with the system now, but in terms of our contractors we have to make sure they are compliant. The other thing I wanted to mention is I received a call the other day, sort of as a coming attraction, I think we are going to be getting a request from the developer in the Portofino neighborhood for some encroachments into a lake maintenance easement which is dedicated to the CDD. I don’t know the specifics, but I think it is just a brick paver walkway on each house. That will probably be something coming forward. Once we get a packet and more information, presuming it comes through, that will come to you for review. I’m sure Charlie will review that first to make sure we don’t see an issue with impacts with our lake maintenance easements. I just wanted to report that a call was made. Other than that, if you have any questions, I’ll be happy to answer.*

*Ms. LeFevre: Is there any change in the conversations we have had on Ravenna since last we spoke?*

*Mr. Ward: I’ve been the primary contact in the last month, the couple of conversations I’ve had with one of the Board Members, they are trying to move this forward. I have pushed back these HOA attorneys on deeding the property over to the CDD because of the way their HOA documents are written. In addition, they do have some extraneous requirements that they want from the CDD which I simply said no, the Staff is not going to be in a position to recommend those to you all. They were things like they want control over the District’s ability to maintain the lake and we have to notify them of this, that and the other thing. The fountain that’s there, they want to have certain maintenance standard and a certain maintenance standard for the lakes, etc. I said look, you have a*

*choice, either turn them over to us and let us do our jobs, or you can keep them and do whatever you want with them. I think the biggest issue is the turnover of the lake itself by deed to the District, but we will see how they get through that process over the next few months.*

*Mr. Alan Refkin: When we do the turnover do we pick up the fountain automatically? I mean, isn't it unusual for us to pick up a fountain?*

*Mr. Ward: It's not unheard of. We have some and we don't have others. It's not unusual. I told them, look, I think you guys ought to keep the fountain and we will just do an agreement with you so you can maintain it and do what you want with the darn thing. We don't really need it for purposes of our drainage system. They are still mulling things around. I don't think that's going to go through.*

*Mr. Refkin: but our fountains that we picked up, are they all connected to the water management system?*

*Mr. Ward: Yeah. They are all in the lake, in a particular lake somewhere.*

*Mr. Refkin: So, if we picked up something that's outside the lake and it probably doesn't suit the purpose that we designated of why we take over the responsibility. In other words, we only take over the responsibility for the fountain if it extended to the water management system, right?*

*Mr. Ward: Yes. That's the only time we would have done it.*

*Mr. Mike Weber: When you say the lake, you can keep it or turn it over, what exactly are you thinking?*

*Mr. Ward: Their association was not instructed by Miromar. It was some other development, so the footprint for the original piece of property that the builder or developer bought included a piece of an actual waterline. A pretty large piece of this community water system. They want to turn that over to the District for obvious reasons and frankly we would like to have it for obvious reasons. Their biggest issue with that is their condo documents require 100% of the owners. Their attorneys are telling them that there has to be 100% consent of the owners plus all of the lenders which, in my entire time in this business in 40 or more years now, I've never heard of a lender having to agree to turnover a lake to a governmental agency. I think they are working through that with whoever their attorneys may be to see if they can come up with another way to solve that particular problem.*

*Mr. Mike Weber: So with that being said the CDD is responsible for the lake and the maintenance of the shoreline, and if they don't turn it over, does that exempt us from the responsibility or are we still going to be responsible for maintaining the lake for water quality?*

*Mr. Ward: Based upon what happened during the Alico litigation, South Florida Water Management District held our feet to the fire, so I think the answer to the question is yes.*

*Mr. Mike Weber: That being said, are they aware of that? Are they aware of the fact that if they don't turn it over to the CDD that they are going to be responsible for the riprap, the lakeshore, the lake itself, that whole area? And the problem is that we are going to be responsible to South Florida Water Management District. If something should happen and they are refusing to turn it over, but we are held responsible, what recourse do we have in that event?*

*Mr. Urbancic: The one question I have for Charlie is, if they come back and claim we are responsible, can't we point the finger at them? That may not mean that you don't have a responsibility to fix it. I don't know all the permit situations with respect to that community, but I am familiar with the layout. Couldn't we either drag them in or somehow go after them to the extent that we are responsible for fixing their non-attentiveness in theory to the shoreline?*

*Mr. Ward: In answer to your first question, they have taken responsibility. I think the shoreline has some degradation to it at the moment. I did speak to the HOA about that and they are working on trying to get that fixed. Assuming the worst-case scenario the District could take the position that it's yours, but we have to fix it, and assess that community separately for that specific repair. We have not done that in the past and I would try to encourage us not to do that on a going forward basis, but as a last course, before we have to sue anybody, it would probably be the recommended way I would suggest we would go to solve that particular problem at that time.*

*Mr. Mike Weber: Well, wouldn't another option be to meet with them and see if the document states that their HOA will be held responsible up to the point of the turnover, if and when that happens? So that we don't have to go down that path.*

*Mr. Ward: I think if we get to the point that they can't, we will have to go down that road at that point. There is no other way to deal with the issue.*

*Mr. Mike Weber: It seems to me that we'd be better off going to their board.*

*Ms. LeFevre: I don't really see their incentive to sign something like that.*

*Mr. Mike Weber: Actually, they do if they want to hold on to it.*

*Mr. Ward: Actually, they don't want to hold on to it. The issue really is (indecipherable 30:40). 100% consent of the owners, that's realistic, but adding the lenders to that for however many units are in this community is very unrealistic, and I think that's a very long stretch by some attorney who is unfamiliar with this process, but I think they need to go through that and see where they can go. We may have a backup plan at some point in the future.*

*Mr. Mike Weber: I'm just trying to understand, number one to understand, and number two kinda figure out the Board problem.*

*Mr. Ballinger: I have talked to a Board Member over there and there are things going on that will become easier in February when there's a change of the board. The thing is that's another month away and so if we can let that dust settle, I think we might be in a better position to get something done over there like you were talking about.*

*Mr. Bruce Bernard: At the last Board meeting I told the Board I would get an estimated repair cost for the riprap at Ravenna. It came out to \$26,000 dollars.*

*Mr. Doug Ballinger: On that estimate, is that for (indecipherable)? It seems to me that's a small amount to pay to fix that major problem we've got over there because of the angle of that rock and also the size of the rocks which seem like they are moving around more than they should.*

*Mr. Bernard: Yes. The rock sizes are between 8 and 18 inches. They've got a few areas that are bare right down to the paper and they got some around towards the channel that are missing rocks at the top, and plus, like you said, the slope is a little steeper than usual, so it's a lot of things. But, just to repair what they have there right now, to get it up so it would look like it does in all the other places, it's \$26,000 dollars.*

*Mr. Doug Ballinger: For the number of problems that are obviously going wrong over there it seems like to me that would be a temporary fix instead of a permanent fix.*

*Mr. Bernard: That's probably correct. As you know Ravenna has – the riprap headwall has not been there long. With the smaller rocks it's easier for waves and stuff to move them around. If we want to go back for a permanent fix, we would have to figure some way to remove and probably put those smaller rocks down at the toe of the slope and bring in some bigger rocks up top to hold it in place so it wouldn't move.*

*Mr. Doug Ballinger: Can you get us an estimate of a more permanent fix? Especially if we are going to be inheriting this, or if we are going to give them the figure that each one of their residents over there might have to chip in for.*

*Mr. Bernard: I can do that. I can get a quote to get 2 -3 foot rocks 4 foot from the top of the bank down on the slope and taking whats there now to pushing it down to the tow.*

*Ms. LeFevre: We need to bring it up to the standards with all the other lakes.*

*Mr. Bernard: It will bring the rock sizes to the same size as the other lakes.*

*Mr. Doug Ballinger: it's 3 years and we haven't even had a hurricane. The wave action, you are so correct Mike, about the type of boats that they've got over there, if you are paying particular attention to the wave action, It comes all the way across from FGCU beach, and that problem is going to be from now on. We've run out of places for boats to ski other than the big lake, #6, and also lake #5. So, we need to fix that so it will withstand future waves in my opinion.*

*Mr. Ward: I will keep you up to speed as I have more information. Honestly, it's going to be a few months before we hear anything.*

## **II. District Engineer**

*Mr. Charlie Krebs: I also received a phone call about that encroachment over there at Portofino and mentioned to them that they need to make a submittal to the District in order to get feedback from the Board. Other than that, I have nothing else to report.*

*Mr. Mike Weber: Who reported to you?*

*Mr. Krebs: They sent it to Tim Byal, and Tim Byal forwarded it to me, and I responded to Tim that they needed to submit this to the Board if they wanted to get any type of feedback.*

## **III. Asset Manager**

**a) Operations Report December 2020**

*Mr. Bruce Bernard: The catching of the cane toads slowed down to hardly anything during this cold weather. We only got in like 160 last month and they are all medium sizes, so it will be hit and miss if we have anything until around April when we start up again with our program. Our drainage contract, MRI, is completing Phase III of our stormwater cleaning program. The only other thing we have coming up is we have Charlie working on a little drainage issue we had over in Tivoli on Modena Road where we have a berm that the CDD owns. It's cascading down and keeping an area pretty wet right against the resident's property. We are going to put in three yard drains there and drain it to the street, but that's all we have going on right now. Our lake bank restoration contractor starts Monday.*

*Mr. Bernard: It will be starting. We have a little bit of work over at St. Moritz and that lake and then we will be coming on the east side.*

*Mr. Weber: No. What I'm saying is, on the top of your second page of your report, you mentioned stocking of the lakes with fish. I was just wondering did that happen already or is that going to happen?*

*Mr. Bernard: That is done. It was done 2 weeks ago. We did our portion with Miromar, and Esplanade Lakes CDD did lake 5 and we did lake 6 with Miromar Lakes.*

**IV. District Manager****a) Financial Statements for period ending December 30, 2020 (unaudited)**

*Mr. Ward: I have nothing for you unless you have any questions on your financials. I think your audit is about finished. I will put that on the next Agenda.*

*Ms. LeFevre: I just wondered. Although, we subcontract for landscaping to Miromar. We are still responsible for landscaping as the bottom line. I'm just wondering if there has been any communication in regards to if there's been any issues? Is anybody going to give us a report?*

*Mr. Ward: The agreement that we have with the developer doesn't require them to do anything. We don't get any communications from them whatsoever. Of what's going on, the landscaping we own David's other favorite assets the monuments. We own the monuments.*

*Ms. LeFevre: But should we be?*

*Mr. Alan Refkin: Is there any way to find out what it costs Miromar to what the CDD did before? What that cost factor is? In other words, let's just say, as Mary said, this thing is being fully subbed to Miromar because they have a stake. They are going to take it over and take over that whole responsibility that we agreed to. And for that we gave up some cost, and they absorbed that cost, which they quickly, faster than a gunshot, passed out to all the residents plus, plus, plus some. Our dues went up from 14 something to 16 something almost instantaneously. When I asked Tim about that he said oh, yeah, but we threw in the beach and the kitchen sink, but I wouldn't be surprised that because they are doing some, they made some kind of a deal*



*with Estate. I would like to get my hands on what's that cost. What is it? Because if we have to take it back, what's that cost? We should really know. Has it gone up? Has it gone down? If it's gone down, I'd want to know that, but we have no idea what that cost is for what they are doing to the area. Plus, we're taking over more of the berm space. A huge berm they just built over there near Capri, that's going to be ours, right?*

*Mr. Ward: I don't know. I think it was intended to be.*

*Mr. Alan Refkin: Intended to be. I would like to get our hands proactively on what these costs are that we very well could pull in. I don't want a surprise to say Oops, that's the cost and by the way all the residents will have to be surprised with this. How do we find out from Tim what the true cost is and maybe if he is feeling all that generous, what the anticipated cost is going to be for all the new things we haven't yet got? Maybe we could get ahead of that.*

*Mr. Ward: Let's just go back a bit. I vaguely remember these numbers, ballpark. I recall when we transferred that back over to the HOA, the cost we were paying for it was roughly the same cost the HOA was paying to that vendor they use for the HOA stuff. I don't know the number, but I know the number is roughly the same number. It translated to, if my memory serves me, \$250 to \$300 dollars a unit a year from our that should have gone into you guys. What went into the HOA I don't know, and I don't know what the actual contract values were that they entered into. I certainly can ask Tim about that. One of the things that Tim did that I thought was very good was, he did work with the County on that University Overlay District and they did come to the plate and they are maintaining what they are supposed to and that cost they are picking up in your HOA should be lower than what we were paying to do all of that maintenance.*

*Mr. Alan Refkin: I don't think that's the case, or I suspect that may not be the case, and I'll tell you why. If you take a look, we were doing a one-time assessment of about \$600 dollars or something per resident after IRMA, right?*

*Mr. Ward: The issue of why we did that was the reserves needed to –*

*Mr. Alan Refkin: I know the argument on the reserves.*

*Mr. Ward: That was the whole issue.*

*Mr. Alan Refkin: That was a Nuclear war. But here is the thing, if we are talking about \$200 or \$300 dollars per resident, Miromar cranked that up to \$200 dollars per quarter, not per resident.*

*Mr. Mike Weber: How do we know that?*

*Mr. Alan Refkin: Because we were paying 14 something before and it went up to 16 something per quarter.*

*Mr. Mike Weber: What I heard was that had to do with the new berm, the new entrance, the new guardhouse –*

*Mr. Alan Refkin: No. The new guardhouse took it from 16 to 17. That's the new Guardhouse. I'm talking about a year ago. I'm not talking about this recent one. I'm okay on the recent one*

*because, yeah, we do have a new guardhouse, we do have a new entrance, and there are new costs. What I'm talking about is you go back to when we were paying 14 and something. Then the next newsletter that came out took it up 16 something. That's the exact time we turned over everything to them. They sent a letter to the residents and said, by the way, we are taking over all this, we are covering all the costs and doing all this, and it went from 14 something to 16 something. Well, if that's \$200 dollars per resident per quarter, okay, and we are talking about \$300 per whatever – there are other things in there I realize, but the fact is, you and I and Mary and Doug are guessing at what all these costs were. I would like to have some tangible numbers to know what our responsibilities would be, what our costs would be, if we took it in-house. Not that we are going to take it in-house. I'm not saying that, but I just think as a Board we probably should know. And you especially Mike, I mean, you're on top of numbers like nobody. If we are talking about that, I would like to know what these numbers are ahead of the game and say, yeah, we've got a good deal. We should keep doing it. But at least we would know what that maintenance costs.*

*Mr. Mike Weber: Can I suggest that maybe the most accurate way to come up with that number, would be getting a quote from Estates as to what they would charge us if we took over responsibility, because if we ask Miromar, they are allocating costs all over the place, so the point is going to be you are going to get the new direct cost, plus all these allocations, and then trying to weed all that out and getting something accurate. The best bet is to go to Estates and say, okay, these are the properties. We would like to know what it would cost us if we were to pay for it.*

*Mr. Alan Refkin: That's a really good suggestion, and maybe tack onto that, if the other berms that we don't have, what would the anticipated cost there if we did take those berms over so we would have a handle on what our future costs might be. But that's a good suggestion, thank you. Can we do that?*

*Mr. Mike Weber: I would think they would be open to doing that considering the magnitude of the contract, and as far as putting a quote together.*

*Mr. Alan Refkin: I think so. I think, keeping ahead of it for us is just as important as what we do on a daily basis. That's a good suggestion, thank you.*

*Mr. Ward: What I would do is probably, Bruce has on staff a really good landscaping architect. I think we should get a quote to do that for us, and they could put together exactly what we own, or should own, or what we will own, and they have some historical numbers, and maybe we can project out what we will own, and I can then put our side of it together and what that translates into as an assessment.*

*Mr. Mike Weber: That's fine. That's kind of the same thing. We are looking for somebody independent of Miromar to give us a cost.*

*Mr. Ward: The only big element is – I think the real reason – the only reason we made that decision was because of those reserves. We have no reserves for this. If you want to do it totally right, and you know the HOA is not going to enter into an agreement with us to fund our reserves, so we either have to stay out there on our own, or hindsight being what it is I would do that reserve study differently than what I did 2 or 3 or 4 years ago. That is, I would just get a*

*firm who does this for a living to do a regular reserve study for \$3,000 to \$5,000 dollars, who cares what it is, but something relatively inexpensive, but they are really good. These companies, they do a lot of them for HOAs to give you what they should be. That is something that I would do on this project if you really wanted to delve into this.*

*Mr. Mike Weber: Lets face it we got lucky when Miromar came in and said they would fund the entire cost, it saved us because we had no reserves. I for one have a conservative approach to these issues and to be without a reserve in this environment would be dangerous.*

*Mr. Alan Refkin: Didn't we get into an argument with Miromar over how the payments for the reserves were being calculated. We had calculated it one way, and they came back to us and calculated it another way. As I recall.*

*Mr. Ward: I calculated the reserves based upon the anticipated number of units within the project. If you look at it from a developer side, I think the answer to their question was, they don't have to pay any of that because there are already sufficient reserves in the existing HOA reserves account, so there wasn't a need to actually bump up any kind of an assessment that you have as residents within your HOA for the reserves. But it also, obviously, they would then also be eligible for that. They wouldn't have to pay the CDD for increasing the reserves like you would. So, it kind of benefitted both sides of the equation at that point in time.*

*Mr. Alan Refkin: I agree with Mike. I think it's only prudent to have reserves.*

*Mr. Ward: Yeah, I think it is prudent to have reserves. If we were going to move forward to that we should do a full-fledged reserves study.*

*Mr. Mike Weber: You oversee quite a few CDDs. What is the percentage that have reserves versus don't?*

*Mr. Ward: Of all of the CDDs that I have, this one happens to be the oldest one. Every other CDD that I have is new. Most of those have no operations and their HOAs have all of them. The few CDDs that I now have that are doing operations are just getting into that, so at the moment, none of them have a dime to their names. They are different from you all. That will be something that I will have to do with them probably two years from now.*

*Mr. Mike Weber: Again, I think it's dangerous not to have reserves. I'm all for doing a study. What are we talking about, a hundred dollars a unit or a thousand dollars a unit?*

*Mr. Ward: The key question, and I've said this for probably 30 years: If you want to control your own destiny, you've got to control your assets. It's as simple as that. And whatever decision you make is fine. If you don't want to do that, and you want to let it be in an HOA, that's not a bad decision, that's just the decision. But if you want to control your destiny, you need to control your assets and finances that go with it. Give us a couple of months and we will put together a plan on how to do it, and plans to get all of this done, and we will go from there.*

*Mr. Mike Weber: how is the schedule for the reserves for next year?*

*Mr. Ward: Our reserves on the drainage system are starting to be breathable at this point in time, so that's good. Landscaping was a big number. I remember millions of dollars in landscaping and zero dollars in reserved, and then as Irma blew through, we got really lucky, and I think we all got scared. Now we have some breathing room, let's take a look at again. And it's good to start now, because I'm going to start budgets in two or three months.*

*Mr. Mike Weber: That's what I was saying and take a look at the assessments.*

*Mr. Alan Refkin: Didn't we last time, when we were talking about reserves, have a dollar amount? We were talking about half a million, a million, and we were begging for a dollar amount, but then we brought down to what it would be per.*

*Mr. Ward: With the drainage system it's a little easier because the asset value is substantively lower. With a landscaping program the asset value is huge, it can be in the millions of dollars. I remember a couple of years ago we were worried about where we were going and it just didn't bind.*

*Mr. Alan Refkin: I don't think Tim wanted to go back and tell Margaret what we were thinking about, which I think even motivated them to take over the landscaping.*

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any audience comments; there were none.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at 2:50 p.m.

**On MOTION made by Mr. Doug Ballinger, seconded by Mr. Mike Weber, and with all in favor, the meeting was adjourned.**

ATTEST:

Miromar Lakes Community Development District

  
James P. Ward, Secretary

  
Alan Refkin, Chairman