

**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, February 9, 2023, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

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

Also present were:

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

Audience:

Erin Dougherty	General Manager
Heather Chapman	Master HOA Manager

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

SECOND ORDER OF BUSINESS

Consideration of Minutes

January 12, 2023 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes.

Discussion ensued regarding the difference between a detention area and a retention area; no changes were made to the Minutes.

On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, the January 12, 2023, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reported he was monitoring the state legislation's upcoming bills. He noted one bill he was watching would put into effect ethics training requirements for special district supervisors. He indicated this bill had failed many times. He stated he would keep the Board updated.

II. District Engineer

No report.

III. Asset Manager

a) Operations Report February 1, 2023

Mr. Richard Freeman reported he started a photo board for the Board's perusal. He stated a meeting with Earth Balance to discuss the wetland plantings would be held on February 28, 2023.

Mr. Bruce Bernard indicated Mr. Beasley with Solitude would also be in attendance at the meeting on February 28, 2023. He noted the first plantings would go in at the end of March; no fences would be required around these plantings.

Mr. Freeman indicated the compliance inspector would be done with FDOT and Collier County the first week of May; the CDD would be traveling around sites in Miromar with the inspector to ensure the District was in compliance.

Mr. Bernard indicated this had to do with the yearly report done for the NDPES; he explained this was Miromar Lakes' year for the audit/inspection.

Mr. Freeman reported the rip rap in Isola Bella was supposed to be completed the first week of February, but hopefully would be completed within the next 7 days. He stated lake 6G, the final treatment should be completed next week; and regarding the development plans for a retention area and landscape improvements, he was waiting for a preliminary drawing.

Mr. Reidy asked where the 22 foot long 15 inch drainage pipe would be located.

Mr. Bernard responded the pipe would be in Valencia. He indicated the pipe would not be installed until April when season was over. He noted it should only take a day or so to complete the installation.

Ms. Mary LeFevre asked if the developer's plan was for a retention area or a detention area.

Mr. Freeman responded it was actually a detention area.

IV. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2023:

- 1. Proposed Fiscal Year 2024 Budget - March 9, 2023, at 2:00 P.M.**
- 2. Public Hearings: Fiscal Year 2024 Budget Adoption – May 11, 2023, at 2:00 P.M.**
- 3. June 8, 2023, meeting moved to June 5, 2023, at 2:00 P.M.**

b) Financial Statements for period ending January 31, 2023 (unaudited)

Mr. Ward stated he wished to discuss the existing detention areas. He indicated he was putting a hold on the budget process until the detention areas were properly scoped, the current number of plants were determined, and then a two to three year plan could be developed as a part of the capital program.

Ms. Mary LeFevre stated she did not believe the Board had agreed to do anything in this regard.

Mr. Ward concurred, but noted he was going to develop this plan for the FY 2024 budget proposal and then the Board could make its decision regarding moving forward with the plan in the context of the entire budget.

Mr. Alan Refkin stated Mr. Ward was simply going to provide some options to the Board.

Discussion ensued regarding the budget; the detention areas being in terrible condition; the possibility of a scope of service for the detention areas; and the Board not being obligated to approve any proposed scope of service for the detention areas.

Mr. Refkin explained Mr. Ward would simply be providing options to the Board to better enable the Board to make an informed decision.

Ms. LeFevre discussed the various detention areas which she visited, most of which were hidden by trees and bushes. She stated the detention area which was visible and was being complained about was visible only because a resident cut down the foliage which had been planted to hide the detention area. She stated she wondered if it was truly the CDD's responsibility and all of the residents of Miromar Lakes' responsibility to beautify this detention area. She indicated the CDD had been talking about having reserves for landscaping, and she felt she would rather see the funds stay in the reserves for landscaping than be spent beautifying an area which was purposely negatively augmented by a single resident.

Mr. Ward stated he just wanted the Board to look at the issue in the context of a larger picture; the Board was welcome to approve, deny, or change the proposed plan in any way it wished. He stated the budget process would probably begin in April. He stated Bruce indicated the landscaping which was part of the CDD's facility, because of Hurricane Ian and other issues, was in poor condition, so Bruce would take photos and the Board would review the photos at the next meeting. He noted he has had no communication regarding improvement of this area from the Master HOA. He reported the June 8 meeting was moved to June 5.

FOURTH 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 members present in person, or on audio/video with any questions or comments; there were none.

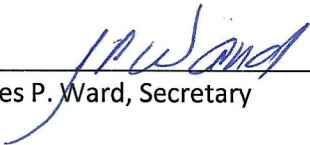
FIFTH ORDER OF BUSINESS

Adjournment


Mr. Ward adjourned the meeting at approximately 2:16 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, Secretary



Michael Weber, Vice-Chairman