

**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 12, 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
Charlie Krebs	District Engineer
Richard Freeman	District Asset Manager

Audience:

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

Mr. 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 on Agenda Items

THIRD ORDER OF BUSINESS

Consideration of Minutes

January 8, 2026 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections or deletions to the minutes; there were none.

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, January 8, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic indicated he was still monitoring the Legislative Session which was about one month into the process. He stated he would keep the Board updated.

II. District Engineer

Mr. Charlie Krebs stated he was glad to be back but had no report.

III. District Asset Manager

- a) Asset Manager's Report January 1, 2026**
- b) Waterway Inspection Report - January 1, 2026**
- c) Water Quality Report - November 2025**

Mr. Richard Freeman stated the lake bank restoration would begin soon with the cooperation of the vendor; he included photos of the areas which would be restored.

Ms. Mary LeFevre asked where the Ficus hedge mentioned in the Asset Manager's Report was located.

Mr. Freeman responded it was by FGCU's land.

Mr. Reidy discussed the pond by Bellini controlled by the CDD; a resident complained noting the pond was overgrown and the fountain needed maintenance.

Mr. Freeman said he would take a look at the pond and see what could be done about the growth. He noted the CDD did not maintain the fountain, and he was unsure who did.

Mr. Weber said the complaint was about the aesthetic of the Pond and how terrible it looked and then he brought up the fountain.

Discussion ensued regarding the fountain; who maintained the fountain; typically, neighborhoods maintained the local fountains; and the CDD only maintained two aesthetic fountains located in Porto Romano.

Mr. Freeman indicated he would look into the pond in Bellini. He discussed the fishery program noting the grass carp installation had to be pushed back due to the recent cold fronts; the carp would likely be installed in mid-March.

Discussion ensued regarding how nice and clear the lake looked.

Mr. Weber asked about the water report.

Mr. Ward noted the water quality remained consistent.

IV. District Manager

a) Financial Statements for the period ending December 31, 2025 (unaudited)

b) Financial Statements for the period ending January 31, 2026 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

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

Ms. LeFevre stated she had to back out of the landscaping tour. She asked Mr. Freeman to discuss the landscaping.

Mr. Freeman discussed the landscaping inspection and conditions after the recent frost. Most of his comments were (indecipherable).

SIXTH ORDER OF BUSINESS

Public Comments for Non-Agenda Items

Mr. Ward asked if there were any audience comments.

Ms. Heather Chapman stated she spoke with someone who went fishing on the lake; the fisherman was pleased with the water quality and the health of the fish. She asked about (indecipherable).

Mr. Freeman responded it was red plankton due to killing off the submerged vegetation. He stated it had since been cleaned up.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:12 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 (Mar 13, 2026 11:34:13 EDT)
James P. Ward, Secretary

Alan Refkin
Alan Refkin (Mar 12, 2026 15:02:20 EDT)
Alan Refkin, Chairman









ML - Minutes 2/12/2026

Final Audit Report

2026-03-13

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