

**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, March 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

Consideration of Minutes

February 12, 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 Mary LeFevre, and with all in favor, February 12, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-2****Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors of Miromar Lakes Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, May 14, 2026, at 2:00 P.M. at the Miromar Lake Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913**

Mr. Ward indicated Resolution 2026-2 approved the budget and scheduled the public hearing for Thursday, May 14, 2026, at 2:00 P.M. at the Miromar Lake Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. He explained if approved today it would not bind the Board to anything within the budget; line items could be changed up until the public hearing. He indicated the budget kept the assessment rate basically the same as it was this year, \$739.98. He stated if approved the Board would not be able to go above this amount, but the rate could be lowered. He noted if the Board wished to go above \$739 dollars it should decide today, but he did not feel this was necessary. He indicated with the budget being approved, the rate would stay the same, and \$320,000 dollars would go in the capital reserve account in 2027. He stated the budget had not changed much.

Discussion ensued regarding the budget being good and the reserve account growing adequately.

Mr. Ward agreed the CDD had a decent reserve account at this point. He stated costs for services leveled off in the last year or so, which was good. He noted Richard Freeman was doing an excellent job managing the CDD's operations. He stated he would not review every line item, but he noted the fishery stocking was going into year 6 and the budget was increasing to \$120,000 dollars for fishery stocking.

Discussion ensued regarding the program being shared with Esplanade Lakes CDD.

Mr. Ward stated he was pleased with the success of fishery program. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Greg Urbancic indicated the Legislative Session was supposed to wrap up tomorrow. He stated the one bill which passed both houses provided for Supervisor recall for CDDs. He noted the two branches of legislature were trying to reconcile bills related to changing

the limits of sovereign immunity for governmental agencies. He stated he would keep the Board updated.

II. District Engineer

No report.

Mr. Ballinger discussed portions of the previous minutes labeled (indecipherable). He asked about the microphone location.

III. District Asset Manager

a) Asset Manager's Report March 1, 2026

Mr. Richard Freeman reported the problem area near Bellini was sprayed and the spike rush and torpedo grass should be cleared up soon. He reported the annual storm drain cleaning inspection was scheduled for March 30; the entire community would be inspected, and he would report the findings back to the Board; cleaning should begin in May. He noted the inspection would not be done with a camera, it would be a physical inspection. He reported 200 grass carp were stocked March 3, 2026. He noted the vendor would be working to keep the fish habitat intact while removing the tops of plants to prevent boat prop entanglement.

Mr. Ward asked how this would be done.

Mr. Freeman explained the vendor had equipment which would go through and cut the tops off the plants.

IV. District Manager

a) Financial Statements for the period ending February 28, 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 the erosion areas were completed other than mulch application. She said they also took three large trees down by the south monument to allow a better view from I-75. She explained the vendor was holding off on the mulch and pine straw because there were plants installed which might not grow if covered with mulch too soon. She noted mulch would likely go down mid-May. She stated the area by the Town Center and FGCU housing behind Target was cleaned out. She noted FGCU would be building single story affordable housing for FGCU Staff and was clearing land. She indicated FGCU would be building a new berm and installing a Clusia hedge buffer.

SIXTH ORDER OF BUSINESS

Public Comments for Non-Agenda Items

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

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:14 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 (Apr 15, 2026 07:43:41 EDT)

James P. Ward, Secretary

Alan Refkin

Alan Refkin (Apr 16, 2026 14:29:37 EDT)

Alan Refkin, Chairman









ML - Meeting Minutes 3/12/2026

Final Audit Report

2026-04-16

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