

**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, April 9, 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

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

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

March 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, March 12, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Discussion****Continuation of discussion regarding the FY 2027 proposed Budget**

Mr. Ward stated the public hearing and adoption of the FY 2027 budget was scheduled for May 14, 2026. He asked if there were any questions.

Ms. Mary LeFevre asked about the reserve account of \$2 million dollars. She asked how it compared to other CDDs of similar size.

Mr. Ward stated he was pleased with this CDD's reserve account; most of his CDDs did not have anywhere near \$2 million dollars, but also most of his CDDs were newer, still growing, and had a long way to go. He said he had a couple CDDs similar in size who had around \$1 million dollars in savings and were working to reach the \$2.5 million to \$3 million dollar range.

Mr. Patrick Reidy stated he was pleased with the reserve account and pleased it was still growing. He said he felt the assessment rate was a fair number at \$739 dollars for operating costs.

Mr. Ward noted \$739 dollars was relatively low for CDD assessments and he felt it was good to keep the assessment rate level while continuing to grow the reserve account.

Mr. Doug Ballinger asked about on-roll and off-roll properties.

Mr. Ward explained the off-roll properties were two undeveloped parcels, the sales parcel out at the front which he believed eventually would be some type of single-family product, and the other parcel was in the northeast corner of the property, which would be a multifamily product.

Mr. Ballinger asked if the CDD had 1,359 doors.

Mr. Ward stated 1,359 was the number of platted units; some had residents living in them and others were just platted lots. He said 1,359 was the fixed number of units at this point unless the developer replatted. He said 259 units was the estimated number of units the developer intended to build on the two vacant parcels.

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

Mr. Greg Urbancic indicated the recall bill was the primary bill passed which affected CDDs. He explained the recall bill allowed residents to initiate a recall petition if there were any malfeasance or neglect of duty. He said the bill was still awaiting the Governor's signature but passed unanimously by both Houses. He noted the other bills he followed failed.

II. District Engineer

No report.

III. District Asset Manager

a) Asset Manager's Report March 1, 2026

No report.

Mr. Ballinger noted some of the pictures in the Asset Manager's Report were mislabeled.

Mr. Ward stated he would ensure the labels were corrected. He noted Mr. Freeman would begin adding more information in his monthly reports with more photos.

Mr. Ballinger commented on the increasing cane toad problem.

Mr. Alan Refkin asked if more traps were needed to keep the cane toads under control.

Mr. Ward stated Mr. Freeman was monitoring the situation and if additional traps were needed Mr. Freeman would put in more traps or take them out as the situation required.

Mr. Ballinger asked if the \$30,000 dollar fishery budget increase would be split with the other CDD.

Mr. Ward responded the budget reflected Miromar Lakes' portion of the fishery cost which included a \$30,000 dollar increase.

IV. District Manager

a) Financial Statements for the period ending March 31, 2026 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. Ward asked if there were any Supervisor Requests or comments; there were none.

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 Mary LeFevre, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

Signature: *James Ward*
James Ward (May 18, 2026 14:12:46 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: *Alan Refkin*
Alan Refkin (May 16, 2026 01:06:35 EDT)

Email: arefkin@aol.com

Alan Refkin, Chairman










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Final Audit Report

2026-05-18

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