

**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 11, 2024, 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:

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

Absent:

Alan Refkin	Chairperson
-------------	-------------

Also present were:

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

Audience:

Dave Fladger
Heather Chapman

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, with the exception of Chair Refkin, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

March 14, 2024 – Regular Meeting

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

Several suggestions were made, and the Minutes were amended.

On MOTION made by Mary LeFevre, seconded by Mike Weber, and with all in favor, the March 14, 2024, Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2024-3****Consideration of Resolution 2024-3, a resolution of the Board of Supervisors approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing for Thursday, July 11, 2024, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913 on the Proposed Budget**

Mr. Ward indicated this was the start of the budget process for Fiscal Year 2025 which begins on October 1, 2024 and ends September 30, 2025. He stated the public hearing was scheduled for July 11, 2024. He indicated he would try to schedule the public hearing a little later than July 11, but he would let them know next month if this could be done. He stated the budget was not substantively different than it was in the prior year. He stated it included the landscaping and the report that Calvin Giordano's firm did for the CDD with respect to the state of the damage of the landscaping from the past few hurricanes. He noted the CDD stopped the landscaping maintenance program in 2019; the landscaping budget at that time was \$765,000 dollars a year; in 2025 with the cost increases it was believed the landscaping budget would go up to \$942,000 dollars. He said from a high end view this would change the assessment from \$740 dollars to \$1,103 dollars a unit which was above the existing cap rate. He stated if the Board chose to move forward with this, mailed notice would need to be sent to the residents. He discussed the budget, the landscaping budget, the costs of replacing damaged landscaping, cost increases across the board, cost increases at other CDDs, the reserve account, and the cash position of the District. He noted the CDD's cash position was substantively better than in 2018 and the District had sufficient funds to meet any damage incurred from hurricanes in the future, as well as enough cash to operate the District on an ongoing basis year over year.

Mr. Weber stated the CDD needed to review the contract with the Master Association before going in to discuss whether the landscaping should be a CDD or Master HOA responsibility.

Mr. Reidy asked why the landscaping was added to the budget this year.

Mr. Ward stated he thought the CDD wanted to see what the cost estimates were for purposes of including landscaping in the budget.

Mr. Reidy indicated he had no desire to take over the landscaping responsibilities from the Master HOA. He noted aside from the berms.

Ms. LeFevre discussed the cost of landscaping and the Master HOA's landscaping budget in 2018 versus today's landscaping budget.

Discussion continued regarding the landscaping and the costs involved.

Mr. Ward explained he was not saying the CDD had to include landscaping in the budget; this was simply how he was relaying the information regarding the cost of landscaping to the Board. He said the landscaping could be removed from the budget.

Mr. Weber stated the first step would be to review the Contract Agreement between the Board and the Master HOA and then schedule a meeting with the appropriate parties to discuss whether the Master Association would comply with the contract, and then the CDD could decide whether it wished to keep the landscaping in the CDD budget.

Mr. Reidy discussed the Agreement with the Master HOA; the berms being the point of contention; removing the landscaping from the budget; and possibly adding berm restoration into the budget as a separate line item.

Mr. Ward noted there was \$300,000 dollars in berm landscaping damage which needed to be fixed.

Discussion ensued regarding simply asking the Master HOA whether it would mend the berms or not and reviewing the Master HOA agreement.

Mr. Ward explained the Agreement indicated the Master HOA would maintain the landscaping and repair damage from hurricanes. He said the Master HOA was required to provide the CDD notice by May 31 if it wished to terminate the agreement so the CDD could go through the process and budget the landscaping into its next fiscal year. He indicated he did not believe the Master HOA wished to terminate the Agreement. He stated the question was whether the CDD wished to continue with the Agreement or terminate the Agreement. He noted he would send the Agreement to the Board Members. He stated he could re-run the numbers with just \$300,000 dollars for the berm landscaping repair without landscaping maintenance.

Ms. LeFevre stated the CDD needed to ask the Master HOA about the landscaping and berm repair.

Mr. Ward stated he was unsure who to contact to reach the Master HOA. He said the questions the CDD needed to ask were "Do you (Master HOA) want to terminate the contract with the CDD for purposes of the landscaping or do you want to keep it in place, and are you (Master HOA) going to abide by what was told to the CDD, that the Master HOA would replace the materials from hurricane damage which amounted to approximately \$300,000 dollars?"

Ms. Heather Chapman indicated the Master HOA was not considering terminating the Agreement with the CDD.

Ms. LeFevre asked who the Master HOA decision maker was in regard to the coverage of trees along I-75.

Ms. Chapman responded herself, Erin (ph) and Bob (ph).

Ms. LeFevre stated this was the meeting which needed to be held.

Discussion continued regarding speaking with the Master HOA about berm tree and landscaping replacement; the landscaping in general not being the issue; removing landscaping from the budget and

recalculating with \$300,000 dollars for berm landscaping repair if the Master HOA did not plan to do the berms; the reserves in the Budget; and leaving landscaping with the Master HOA.

Ms. LeFevre asked who would meet with the Master HOA to discuss the berms and landscaping.

Mr. Ward noted he could not meet with the decision makers as he could not agree to something on behalf of the CDD; however, Chair Alan Refkin could meet with the Master HOA decision makers.

Discussion continued about a representative of the CDD meeting with the Master HOA.

Mr. Ward discussed the simplicity of the existing Agreement; the remedy for failure to uphold the Agreement was simply termination of the Agreement. He indicated he would contact Mr. Refkin regarding meeting with the Master HOA on behalf of the CDD.

Mr. Weber asked if the Governor signed the new bill requiring performance measures for CDDs.

Mr. Ward responded the Governor had not signed this bill yet; the bill was still on the Governor's desk. He noted the bill covered a plethora of ideas pertaining to governmental entities; contained in this legislation was a paragraph saying a CDD had to establish goals, objectives, and performance measures for the services it provided to its constituents based upon the budget, had to measure those performance measures, and had to post the results on the CDD website. He stated the first report would not be due until October 1, 2025. He noted there were no further guidelines or instructions. He stated if this were approved the CDD would come up with a simple template which could be used to establish and report on goals, objectives, and performance measures. He noted the only reporting requirement was to post the results on the CDD website; the results were not sent to any other entities for review, so the CDD could make this very simple.

Mr. Weber noted Ms. LeFevre asked who owned the berm on Ben Hill Griffin at the last meeting; he asked if Mr. Ward had this information.

Mr. Ward responded the berm was owned by the CDD. He said he would pull up the map on the Property Appraiser's website to determine exactly what the CDD owned.

Mr. Weber summarized: the Agreement with the Master HOA would be provided to the Board Members, Mr. Refkin would arrange to meet with the Master HOA to discuss the berms and landscaping, and then the CDD Board could make decisions regarding how to move forward.

Mr. Reidy stated the line item for video stormwater pipe repair for \$52,000 dollars but should be \$45,000 dollars.

Ms. LeFevre asked why the CDD had only spent \$19,000 dollars on the video stormwater pipe repair.

Mr. Bruce Bernard explained the budget was to pay for the video of the pipes, and then to cover any necessary repairs. He explained the video was just completed and returned and would be evaluated to determine if any repairs were needed. He said if there were no repairs needed then there would be extra money for the budget.

Discussion ensued regarding the budget and video stormwater pipe repair.

Ms. LeFevre asked why the Asset Manager line item increased from \$45,000 to \$75,000 dollars.

Mr. Ward stated he would speak with the Asset Manager about this number. He said he knew the Asset Manager wanted \$75,000 dollars but he would speak with him.

Discussion continued about various line items from the budget; portions of this conversation were (indecipherable).

Discussion ensued regarding the total units sold in the District; the number of units unsold; how the number of units affected the assessment rates; and recreating the budget without the landscaping and without the berm repair for consideration at the next meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

a) New performance reporting requirements for CDDs

No report from Greg Urbancic.

II. District Engineer

No report from Charlie Krebs.

Mr. Ward asked Mr. Weber if he would like to report on the Ravenna water management system turnover.

Mr. Weber reported he received notification from Boris, the President of the Ravenna HOA, that the Ravenna HOA held a meeting and unanimously approved the CDD's easement agreements, so this was done. He indicated the next step was to put these easements on the books. He asked how long this would take.

Mr. Ward indicated Ravenna's attorney and Greg Urbancic needed to meet to finalize the easements.

Mr. Weber stated he would call Boris and ask Boris to encourage Ravenna's attorney to reach out to Mr. Urbancic.

Ms. LeFevre asked about Bella Vista.

Mr. Krebs indicated he contacted Lisa Mazell (ph) about the proposal to transfer Bella Vista's water management system to the CDD to answer any questions she might have but had no further contact with Ms. Mazell since then; therefore, he believed the proposal was still awaiting Bella Vista's Board's approval. He noted Lisa Mazell was with Bella Vista's management company.

Mr. Ward indicated he would, upon his return, ask Mr. Refkin to contact the Bella Vista HOA President.

Ms. LeFevre indicated she would contact Marie; Marie was the Bella Vista HOA President.

III. Asset Manager

a) Operations Report – April 1, 2024

Mr. Richard Freeman discussed the distribution of additional cane toad traps.

Discussion ensued regarding the costs and benefits of additional cane toad traps.

Mr. Freeman continued to discuss the operation report, work being done on CDD property, and a berm which needed attention.

Discussion ensued regarding this berm (between Portofino and Esplanade); what would be done to clean up and mulch the side of the berm facing the lakes; what should be done on the other side of the berm; what the Master HOA planned to do with the berm; again, whether the Master HOA or the CDD should take care of the berm; and the residents paying for the berm repairs whether the Master HOA or the CDD took care of it.

Mr. Weber asked about the fish cover.

Mr. Freeman explained fish cover was an artificial reef creating cover for smaller fish; the reef would be submerged beneath the water and anchored down.

IV. District Manager

a) Florida Law changes to Form 1 Filings

b) Financial Statement for period ending March 31, 2024 (unaudited)

Mr. Ward reminded the Board that Form 1 filings were due July 1, and were to be filed online with the State Ethics Commission. He indicated he would send another email to the Board with the link to file Form 1. He discussed how to file the Form 1 online. He discussed the fee charged for late filing of Form 1. He encouraged the Board to file the Form 1 in a timely manner. He discussed the ethics training requirements, how to complete the ethics training requirements, and indicated he would resend the email with the links to various free ethics training classes. He noted next year when the Board Members filed Form 1, the box for ethics training would need to be checked; this year the box should not be checked.

Mr. Reidy indicated he completed the ethics training. He discussed the three different training sessions.

Mr. Ward noted there were other training sessions available; these training sessions were not free of charge but would provide a certificate of completion.

Mr. Ward indicated this year was the general election in November and this would be on next month's agenda. He indicated he would provide information regarding how to qualify and register for the election at the next meeting.

Supervisor Mike Weber: Ravenna Water Management System turnover

The Ravenna water management system was discussed earlier in the meeting.

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

Mr. Fladger stated (indecipherable).

SIXTH ORDER OF BUSINESS

Announcement of Next Meeting

Next Meeting – May 9, 2024

SEVENTH ORDER OF BUSINESS

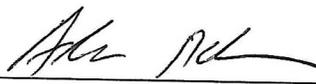
Adjournment

The meeting was adjourned at approximately 3:02 p.m.

On MOTION made by Mary LeFevre, seconded by Mike Weber, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District


James P. Ward, Secretary


Alan Refkin, Chairman