

**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, May 12, 2022, at 2:00 p.m. at the Library in 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
Mary LeFevre	Assistant Secretary

Absent:

Doug Ballinger	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Charlie Krebs	District Engineer
Bruce Bernard	Asset Manager
Andrew Gill	JPWard & Associates
Richard Freeman, C.P.A.	
David Beasley	

Audience:

Tim Byal
Erin Dougherty

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, with the exception of Supervisor Ballinger, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 13, 2022 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions to these Minutes.

Ms. Mary LeFevre pointed out a clerical error.

Mr. Ward asked if there were any additional corrections; hearing none, he called for a motion.

On MOTION made by Mr. Weber, seconded by Mr. Pat Reidy, and with all in favor, the April 13, 2022, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

a) Stormwater Reporting Update:

Mr. Charlie Krebs reported the Stormwater Needs Analysis was completed. He noted a copy of the Report was included in the Agenda. He noted this would be submitted to Lee County per statutory requirements.

Mr. Ward asked for a copy of this Report, and the transmittal to the County, to be sent to Mr. Andrew Gill for inclusion in the record.

III. Asset Manager

a) Operations Report May 1, 2022

b) Miromar Lakes Water Quality Sampling Report – February 2022

c) Solitude Lake Management – Fisheries Report

Mr. Bruce Bernard introduced David Beasley who would discuss the Electrofishing Study Results and Fishery Analysis Report.

Mr. David Beasley with Solitude Lake Management reported the lake had a large number of predator fish in proportion to the number of bait fish. He discussed the reasons for this. He noted the lake had some natural attributes which lent to the increased number of predator fish. He noted the reduced number of bait fish contributed to the increased number of midge flies. He noted vegetation slowly increased as the grass carp population decreased. He stated he believed grass carp would play a significant role in the future management and success of the lake while balancing the cost. He stated encouraging vegetation species that carp did not eat, designating areas for carp resistant vegetation, while at the same time having grass carp which would consume all the submersed aquatic vegetation species which became challenging in the beachfront areas, would be beneficial. He stated this would be the best long term approach to a healthy lake. He noted there were other approaches which could be taken without carp; however, utilizing carp in this balanced manner could save hundreds of thousands of dollars over the course of years and decades. He stated there was a transition which would take place over the next two to five years in the lake, and if no steps were taken, plants would return to lake and the need for herbicide treatment of the vegetation would increase.

Mr. Mike Weber asked if the fish Mr. Beasley would be recommending for consuming midge fly larvae would consume anything else in the lake, such as cane toad larvae.

Mr. Beasley stated there were no native predators for cane toads; these fish would not solve the cane toad problems. He stated he did not believe any fisheries management improvements would impact the cane toad population. He noted it was possible some sort of trapping could be implemented, and he would look into this, but he was unsure.

Mr. Weber asked if it would make sense to incorporate any of the ponds in the area in this fishery process.

Mr. Beasley responded in the affirmative; it was important to maintain good water quality and have sunfish species (bluegill and redear) in the ponds which would naturally forage insects such as mosquito larvae and midge fly larvae. He stated water quality and water movement was more important than the fish community itself in terms of controlling flying insect issues.

Mr. Ward stated the next step would be to allow Bruce and David flush out a procedure to implement this program. He noted the program would cost \$600,000 dollars over an 8 year period. He stated this was well over the bid requirement threshold; therefore, this project would need to be broken up and bid out over time. He noted he spoke with the Esplanade developer who indicated they would like to contribute a fair proportion of the cost of the program. He indicated he had not determined what the fair proportion would be yet.

Mr. Alan Refkin asked how the fair proportionate cost would be determined.

Mr. Ward stated he was unsure.

Mr. Bernard stated he would divide the cost by percentage of access to the lake; 70% of Miromar Lakes residents had boat access to the lake while only 30% of Esplanade residents had boat access. He noted Esplanade residents had access to some of the smaller lakes.

Discussion continued regarding how the cost should be divided; there being more than twice the number of units in Miromar Lakes as compared to Esplanade; Esplanade owning the actual lake; and a one-third to two-third split versus a 50-50 split.

Mr. Weber asked about the cost of the project.

Mr. Beasley responded there was \$100,000 dollars of inflation and adjusted cost in the \$651,000 dollar cost; in real dollars today, the project would cost less than \$555,000 dollars. He stated an annual inflation increase of 5% was applied to the project. He stated this project would be less expensive if completed more swiftly; however, inflation could be less than 5% and the project could cost less than \$651,000 dollars. He noted there were two known variables (and some unknown variables) to this project: vegetation and bluegill population. He noted both of these were far from success and funds should be invested in the vegetation first and foremost. He noted this cost estimate was conservative and accurate with the caveat that 8% inflation was a short term scenario and with the assumption that the carp were depleting.

Mr. Weber asked if any carp were seen in the electrofishing study.

Mr. Beasley responded in the negative; however, this was normal. He noted grass carp were rarely found when electrofishing. He explained the field of electricity was very small, perhaps the size of a boat or pickup truck, and larger fish were elusive enough to avoid the field.

Discussion ensued regarding whether there were a large number of carp in the lake; and the age expectancy of carp (possibly 16 years).

An Audience member asked if there were any way to accelerate the process and improve the healthy fish and vegetation population in the lake.

Mr. Beasley responded in the affirmative. He noted where the lake was in its grass carp cycle would play a large role in the speed of success. He stated as soon as the desirable vegetation was up to par, the predators could be harvested and bluegill could be stocked; however, the current plan indicated the habitat would take three years to get to that point. He stated if the carp cycle were favorable, things would move more quickly, or the CDD could simply spend more earlier on and do things more quickly. He noted he originally drew this up as a 4.5 to 5 year plan, but the cost was roughly \$600,000 with inflation and it seemed too much too fast, so the plan was rewritten into an 8 year plan. He stated the 4.5 year plan could be pursued if the CDD wished.

Mr. Ward asked how to determine the grass carp population.

Mr. Beasley explained this would be determined through trial and error by installing sample plantings and seeing whether the plantings were eaten quickly or thrived. He discussed different types of plantings which were in the lake.

Mr. Bernard stated there was a section of wetland plants in the lake currently which were thriving; he believed this indicated the grass carp were not plentiful.

Mr. Beasley stated he did not see these plantings; however, he felt the vegetation might be outside the diet of grass carp. He stated he saw a few coves where vegetation was growing; specifically, eel grass was growing which was low on the grass carp diet. He stated he did not see any species growing which were on the favored grass carp food list. He noted it did not take much to derail an installation program. He stated if there was a fiscal year 2023 start date, it would still make sense to plant a small area, an 800 foot area, and see what happened, just to enter next fiscal year with more knowledge.

Mr. Ward stated this could be done.

Mr. Weber stated he felt speeding up the process would be a good idea. He stated the idea of the test patch was a good idea as well. He recommended attempting to figure out how to speed up this process.

Mr. Ward stated the CDD could proceed in this manner: get the program started in the current year, plan the process, ask the questions, etc., and then in 2023 the next step could be determined. He agreed this process should be sped up, but baby steps could be taken in this first year.

Mr. Reidy asked about the bass in the lake. He agreed the process should be sped up.

Mr. Beasley responded he learned over the years with these types of projects, if the focus were on the vegetation, and water quality improved before installing the bluegill and bass, everything would come together nicely. He stated the existing bass would simply continue as they were over the next few years. He noted he was open to implementing a harvesting program on the largemouth bass sooner; however, not too quickly. He stated the bass size structuring was poor; the larger bass did not have any food to eat in general; the smaller bass were even underweight. He stated it was important to address the bass, but stocking the lake was not the answer; the bass population needed to be thinned in the future, but not too much too soon or other invasive fish types would begin to thrive.

Discussion ensued regarding what types of fish were desirable.

Mr. Beasley stated ideally the lake would have 5% to 10% coverage of vegetation species which carp would not eat, a robust population (not overstocked) of grass carp, thriving bluegill and redear population, and a largemouth bass population to keep other fish populations under control while harvesting largemouth bass annually to keep the bass population under control.

Ms. Mary LeFevre stated it sounded like a balancing act with the first step being to get the vegetation right in preparation of the fish. She stated expediting the vegetation was a good idea.

Mr. Beasley noted it was also possible to install open water fish cover to speed up the process, such as sunken trees or manmade structures; however, the vegetation was far more important.

Mr. Reidy asked whether gar served any purpose, other than to eat baitfish. He noted gar fish were not good to catch.

Mr. Beasley stated gar were not a problem in the lake; gar fish were a good component to a diverse population of predator fish. He stated he understood in terms of value to the community gar fish were less desirable than a largemouth bass. He stated if residents were excited to fish for the bass, and no one wished to fish for gar, there was reason to diminish the gar numbers. He noted right now the lake was short on baitfish and gar ate baitfish. He noted there were ways to get the residents excited to help expedite some of the action items when the time came, such as dropping artificial cover or harvesting fish. He stated anglers could play an active role in harvesting largemouth bass.

Mr. Bruce Bernard stated cane toad activity increased this month as it was mating season. He reported a lot of skimming was being done in the lakes with three to four 5-gallon buckets collected every visit. He reported MRI was onsite cleaning. He stated the water quality report was attached to the Agenda. He noted the water quality report would be conducted every three years. He indicated improving the vegetation in the lake would help with water quality.

Mr. Reidy suggested conducting a vegetation test area this year in the lake.

Mr. Ward and Mr. Bernard agreed.

Mr. Ward asked while the water quality report indicated the water quality had improved, did this mean the lake's water quality was good, great, mediocre?

Mr. Bernard stated the water quality report indicated the water quality was within sufficient standards for nutrients, turbidity, phosphates, etc.

Discussion ensued regarding water quality, how this was measured, the "bog rate" calculation, the importance and difficulty aerating the lake water, and the interconnectivity of the ponds and lake.

IV. District Manager

- a) Reminder: Notice of Qualified Elector Election – Seat 1, Mike Weber, Seat 2, Doug Ballinger, and Seat 3, Alan Refkin**
- b) Report on Number of Registered Voters as of April 15, 2022**
- c) Financial Statement for period ending April 30, 2022 (unaudited)**

Mr. Ward reminded the Board about the election approaching for Seats 1, 2, and 3. He stated the qualifying documents could be emailed in or the Board Members could go downtown and submit the documents in person.

Mr. Refkin invited Mr. Weber to go downtown with himself and Mr. Ballinger to submit the proper forms.

Mr. Ward stated as of April 15, 2022 there were 1,296 registered voters in Miromar Lakes; no action was required by the Board in this regard.

Mr. Reidy asked about the lake bank restoration item in the financial statement for period ending April 30.

Mr. Bernard responded (indecipherable).

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 members of the audience present in person, or by audio or video, with any questions or comments; there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:50 p.m.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Mike Weber, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District


James P. Ward, Secretary


Alan Refkin, Chairman