

**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, May 14, 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	Asset Manager

Audience:

Mike McCain
Bill Brand

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

Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS

Consideration of Minutes

April 9, 2026 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the minutes.

One correction was made.

On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, April 9, 2026 Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS

FISCAL YEAR 2027 BUDGET

Mr. Ward noted this was the public hearing for the fiscal year 2027 budget. He discussed the public hearing process.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there was no change to the budget over the last few months. He stated the assessment rate was the same as the current year's assessment rate at \$739.98 per unit per year. He asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. He called for a motion to close the public hearing.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-3, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to adopt the budget beginning October 1, 2026 and ending on September 30, 2027.

On MOTION made by Mary LeFevre, seconded by Alan Refkin, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward explained this public hearing set into place the assessment rates, which were the same this year as last year. He asked if there were any members of the public present in person, or on audio or video with questions; there were none. He called for a motion to close the public hearing.

On MOTION made by Doug Ballinger, seconded by Mary LeFevre, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2026-4 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. Consideration of Resolution 2026-4, a resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll

Mr. Ward called for a motion.

On MOTION made by Mary LeFevre, seconded by Alan Refkin, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-5****Consideration of Resolution 2026-5, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027**

Mr. Ward noted the meeting dates would be the second Thursday of each month at 2:00 p.m. at the Miromar Lakes Beach and Golf Club, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

<p>On MOTION made by Doug Ballinger, seconded by Mary LeFevre, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.</p>

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-6****Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date**

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-6 transferred the JPWard and Associates LLC agreements over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors; however, the scope of services and fee structures remained the same.

Mr. Alan Refkin stated he asked Mr. Greg Urbancic to review the agreements.

Mr. Greg Urbancic indicated the general substance of the agreements were the same; however, there were some cleanup items which he would recommend. He indicated PFM was agreeable to the changes. He suggested allowing him to work with PFM on the forms before approval.

Discussion ensued regarding the agreements; the fees and services being identical; and the minor differences between the two contracts.

This item was deferred.

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

Mr. Greg Urbancic indicated the sovereign immunity bill passed. He explained the \$200,000 dollar and \$300,000 dollar limits have been increased to \$350,000 dollars and \$500,000 dollars. He stated, assuming the Governor signed the bill, it would take effect October 1, 2026.

II. District Engineer

No report.

III. District Asset Manager**a) Asset Manager's Report April 1, 2026**

Mr. Richard Freeman stated the electrofishing report was not attached to the Agenda; he received the report after the Agenda was posted. He stated he read the report, and he felt the program was moving backwards instead of forwards. He recommended transitioning to a different vendor for the fishery program, aquatic maintenance and preserve maintenance. He explained the vegetation was becoming a nuisance in the larger lake. He stated the bass population was higher than needed and the bluegill population was lower than needed. He suggested taking a step back and focusing on aquatic weed control in the major lake and in the fall focus on electrofishing and removal of larger bass and then consider restocking the bluegill population and getting the system back to where it needed to be.

Mr. Refkin asked about the vendor.

Mr. Freeman stated Solitude was the current vendor, but he was suggesting switching to Premier Lakes. He stated Premier Lakes was familiar with the community. He explained Premier Lakes used to work for Solitude, separated, and signed a noncompete, but this noncompete was now ended. He suggested bringing Premier Lakes in to handle the aquatic maintenance, fishery program, and preserves.

IV. District Manager**a) Supervisor of Elections Report on the Number of Registered Voters as of April 15, 2026****b) General Election Qualifying Period: June 8 - June 12, 2026 (Seats 1, 2, & 3)****c) Financial Statements for the period ending April 30, 2026 (unaudited)**

Mr. Ward stated the Supervisor of Elections indicated there were 1,387 registered voters in the District as of April 15, 2026. He noted there was no action required; the Board was fully transitioned to a qualified elector board. He stated Michael Weber's, Doug Ballinger's and Alan Refkin's terms were up this year. He stated the qualifying period was from noon on June 8 through noon on June 12, 2026. He indicated information regarding how to qualify was included in the Agenda. He explained the process.

Discussion ensued regarding whose seats were up for reelection.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

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

NINTH ORDER OF BUSINESS

Public Comments for Non-Agenda Items

Mr. Ward asked if there were any audience comments.

Mr. Mike McCain stated he wanted to be sure the CDD was handling weed control in the lake. He discussed the problems with the aquatic weeds.

Mr. Refkin stated the CDD discussed aquatic weeds and maintenance every meeting, along with cane toads.

Mr. Freeman agreed noting aquatic maintenance was a balancing act. He said he would give 30 days' notice to Solitude tomorrow and then would move on with the new vendor.

Mr. Bill Brand asked what kind of aquatic weed was taking over the lake.

Mr. Freeman responded Illinois Pondweed.

Mr. Bill Brand stated (indecipherable).

Mr. Freeman explained the CDD had been introducing grass carp for the past several years in small increments over time. He said grass carp were restocked in February, it would be another six months before more grass carp were restocked.

Mr. Bill Brand asked about spraying the aquatic weeds.

Mr. Freeman explained it was difficult to spray the aquatic weeds due to the depth of the lake.

Discussion ensued regarding a problem area which was within the Esplanade Lake Club CDD, not Miromar Lakes; Miromar Lakes and Esplanade Lakes CDDs working together to maintain the lakes throughout both Districts; residents attending CDD meetings to remain informed; how to access meeting minutes via the CDD websites; and past problems with too many grass carp stripping the lakes of aquatic plants.

Ms. Mary LeFevre asked if Mr. Reidy had anything to say about the financial statements.

Mr. Patrick Reidy stated he reviewed the financial statements and everything looked fine. He noted that the CDD had done a good job increasing the reserves needed to provide for the future. He said if everything went well the CDD would add another couple hundred thousand dollars to the reserve account; the CDD was in a good position if a storm hit to be able to make necessary repairs.

Mr. Ward agreed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:28 p.m.

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

Miromar Lakes Community Development District

Signature: James Ward
James Ward (Jun 22, 2026 08:23:44 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Alan Refkin
Alan Refkin (Jun 13, 2026 00:06:41 EDT)

Email: arefkin@aol.com

Alan Refkin, Chairman











ML - Minutes 05 14 2026

Final Audit Report

2026-06-22

Created:	2026-06-12
By:	Anastasya Beauchamps (beauchampsa@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAPTggqm4FBGF9SGOc6Xzx8ZqpeMc4KhDA

"ML - Minutes 05 14 2026" History

-  Document created by Anastasya Beauchamps (beauchampsa@pfm.com)
2026-06-12 - 8:52:56 PM GMT
-  Document emailed to arefkin@aol.com for signature
2026-06-12 - 8:53:01 PM GMT
-  Document emailed to James Ward (wardj@pfm.com) for signature
2026-06-12 - 8:53:01 PM GMT
-  Email viewed by James Ward (wardj@pfm.com)
2026-06-12 - 8:53:05 PM GMT
-  Email viewed by arefkin@aol.com
2026-06-13 - 4:04:53 AM GMT
-  Signer arefkin@aol.com entered name at signing as Alan Refkin
2026-06-13 - 4:06:39 AM GMT
-  Document e-signed by Alan Refkin (arefkin@aol.com)
Signature Date: 2026-06-13 - 4:06:41 AM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Email viewed by James Ward (wardj@pfm.com)
2026-06-19 - 11:23:50 PM GMT
-  Document e-signed by James Ward (wardj@pfm.com)
Signature Date: 2026-06-22 - 12:23:44 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
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2026-06-22 - 12:23:44 PM GMT