

**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, June 11, 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:

Heather Chapman
Erin Dougherty

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 2:05 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 14, 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, May 14, 2026 Regular Meeting Minutes were approved.

THIRD 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 agreement 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 asked if Mr. Greg Urbancic reviewed the agreements.

Mr. Greg Urbancic responded in the affirmative. He stated the current agreements included his suggested changes.

Mr. Michael Weber asked if any of the changes were significant.

Mr. Urbancic stated cleanup items were incorporated such as clarifying insurance requirements, cleaning up the notice sections, etc., but he did not feel any of the changes individually would be considered significant.

Mr. Ward thanked Mr. Urbancic and noted he used the altered agreements as a template for a few of his other CDDs. He asked if there were any questions; hearing none, he called for a motion.

Discussion ensued regarding Mr. Ward's 15-year history with Miromar Lakes CDD.

On MOTION made by Alan Refkin, seconded by Michael Weber, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

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

Mr. Ward noted Mr. Richard Freeman was on vacation. He reported the CDD switched from Solitude to a new vendor, Premier Lakes, so he anticipated better reports from Premier Lakes going forward.

Mr. Doug Ballinger stated he appreciated the fishery report with pictures and descriptions showing exactly what was in the lakes.

IV. District Manager**a) Next Meeting: July 9, 2026****b) Request to move August meeting from 8/13/2026 to 8/6/2026****c) General Election Qualifying Period: June 8 - June 12, 2026 (Seats 1, 2, & 3)****d) June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)****e) Financial Statements for the period ending May 31, 2026 (unaudited)**

Mr. Ward asked if the Board would be willing to move the August 13 meeting to August 6, 2026.

The Board agreed.

Mr. Ward stated he would send out new calendar invites for the meeting on August 6, 2026. He noted the Board Members all qualified for their corresponding seats; there were no other qualified candidates on the ballot.

Ms. Mary LeFevre asked about Form 1 filing and ethics training.

Mr. Ward responded Form 1 was due by July 1. He discussed how to file Form 1 on the ethics website and where to indicate completion of the ethics training requirement.

Discussion ensued regarding the ethics training requirement from 2025 and the upcoming requirement for 2026.

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.

Ms. LeFevre asked about the 100-acre berm.

Ms. Heather Chapman responded it was the berm between Miromar Lakes and Esplanade.

SIXTH ORDER OF BUSINESS

Public Comments for Non-Agenda Items

Mr. Ward asked if there were any audience comments.

A gentleman representing the new vendor, Premier Lakes, stated he requested a lake tour and tomorrow at 1:00 p.m. he would be taking a pontoon ride to look at the weeds in the lake.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:17 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 (Jul 12, 2026 09:33:57 EDT)

Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Alan Refkin
Alan Refkin (Jul 10, 2026 18:39:35 EDT)

Email: arefkin@aol.com
Alan Refkin, Chairman

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Final Audit Report

2026-07-12

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