

**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 12, 2025, 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:

Alan Refkin	Chairperson
Michael Weber	Vice Chairperson
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Charlie Krebs	District Engineer
Richard Freeman	Asset Manager
Bob Adams	Asset Manager

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

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS

Consideration of Minutes

May 8, 2025 – 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 Michael Weber, seconded by Mary LeFevre, and with all in favor, the May 8, 2025 Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

I. FISCAL YEAR 2026 BUDGET

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 were no members of the public present in person. He asked if there were any members of the public via audio or video with questions or comments; there were none. He called for a motion to close the public hearing.

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

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-8, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion to approve the budget beginning October 1, 2025 and ending on September 30, 2026.

On MOTION made by Alan Refkin, seconded by Patrick Reidy, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2026 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 Alan Refkin, seconded by Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public via audio or video with questions or comments; there were none. He called for a motion to close the public hearing.

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

II. Board Comment

Mr. Ward noted Resolution 2025-9 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board; there were none.

III. Consideration of Resolution 2025-9, a Resolution of the Board of Supervisors imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date

Mr. Ward called for a motion.

On MOTION made by Alan Refkin, seconded by Michael Weber, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-10

Consideration of Resolution 2025-10, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026

Mr. Ward noted the meeting dates would be the second Thursday of each month at 2:00 p.m. at the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. He noted the Resolution allowed the CDD to advertise all meetings once in September, it 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; hearing none, he called for a motion.

On MOTION made by Alan Refkin, seconded by Doug Ballinger, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training requirement for this year before the calendar year end, and to file Form 1 by July 1, 2025. He said some of the bills he had been watching died, but he would keep the Board updated.

Mr. Alan Refkin stated he thought the ethics training was due by the end of last calendar year.

Mr. Urbancic explained the ethics training was an annual requirement and was required to be completed again for this year by December 31, 2025; for the Form 1 required to be filed by July 1, 2026.

Mr. Ward noted his team would send out emails with ethics training links. He indicated he would continue to remind the Board to complete the ethics training.

II. District Engineer

Mr. Charlie Krebs reported the District received South Florida's approval for the Kaufman project; the County was still in the review process. He said he believed the deadline for the County's review was June 27th, 2025. He stated for next month's meeting he would be able to provide either comments from the County or permit approval.

III. Asset Manager

- a) Asset Managers Report June 1, 2025**
- b) Water Quality Report May 2025**

Mr. Richard Freeman stated lake bank restoration would start next week. He discussed which lakes would be restored.

Mr. Ward asked about the fish restocking program.

Mr. Freeman indicated the fish restocking program was pretty much finished for the year; the vendor was asking if the District was open to stocking a couple of additional grass carp which were not keeping up with the vegetation. He said he told the vendor to wait a couple of months and so more aquatic maintenance could be done to see if the vegetation could be managed in this way. He said he would revisit the question of stocking additional grass carp in a couple of months if necessary.

Mr. Ward asked how many fish were stocked.

Mr. Freeman stated the lakes were stocked with an estimated 64,000 pounds of fish, estimated to be around 32,000 bluegills. He said he had new netting installed at the control weir to keep the newly stocked fish in the lake system. He said 300 grass carp were stocked in the lakes this year. He said he was trying to stock the grass carp in a tiered system, some older, some younger, as grass carp ate less plant material as they aged. He said the vendor was currently electrofishing and working to determine how the bluegill were faring.

Mr. Ward asked about cane toads.

Mr. Freeman indicated cane toad activity was minimal at the moment. He said the vendor was skimming the lakes for tadpoles and would keep up on the skimming to try to prevent the cane toads from coming on shore.

Mr. Ward asked about midge flies.

Mr. Freeman indicated he had not done any midge fly treatment as he had not received any complaints about midge flies recently.

IV. District Manager

- a) Goals and objectives reporting requirements for CDD's 2025**
- b) Important Meeting Dates for Fiscal Year 2025:**
 - 1. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)**
- c) Financial Statement for period ending May 31, 2025 (unaudited)**

Mr. Ward stated the performance measures and standards were the same this year as last year. He asked for approval.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, the performance measures and standards were approved.

Mr. Ward stated he got the (indecipherable 9:50). He said by the end of the month the District would receive \$2,500 dollars on it, so it would double to about \$4,000 dollars, maybe \$4,500 dollars, on a monthly basis.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Status of Landscaping updates from Master Homeowners Association.

Mr. Ward asked if there were any Supervisor's Requests.

Mr. Refkin stated all the paperwork had gone through. He thanked Charlie Krebs and Greg Urbancic for completing the paperwork. He said Marie had the paperwork and he believed they would have a board meeting next week and would hopefully approve it. He discussed the history of this project which started during COVID. He discussed how difficult it was to get this project to move forward. He said

Marie indicated she believed the board wanted to do the project and had the funds, so assuming there were no further complications, and the easements were approved, the project would move forward.

Ms. Mary LeFevre stated she, Richard Freeman, Walter Morales, and Hunter Warren (ph) from Miromar, went on a tour of the property today and reviewed the results of landscaping program. She said for the most part, the landscaping vendor did what they said they would do. She stated there were thousands of new plantings, not necessarily plantings that she or Richard would have chosen for certain locations, but there were plantings. She stated there were a couple of places which needed attention, in particular, the Ben Hill Griffin corridor on the northwest side, particularly the area between the golf course bridge and the golf course maintenance area, unfortunately this was not owned by the CDD, so the CDD did not have any influence. She said she would write a summary of her findings to be on file. She stated the golf course owned the area which needed attention.

Mr. Refkin said that area had been a problem for years.

Ms. LeFevre noted the trees were in need of trimming.

Mr. Freeman stated the Sables were in poor condition, and the oak trees needed to be lifted.

Mr. Refkin agreed this was a problem area.

Discussion continued regarding the trees all along Ben Hill Griffin needing trimming and thinning.

Mr. Ward asked who was present for the tour.

Ms. LeFevre said Hunter Warren, who worked for Mark, and Walter Morales who was an arborist; both gentlemen worked for Miromar. She said Mr. Warren and Mr. Morales both agreed the area along Ben Hill Griffin needed some attention and the trees needed trimming. She discussed the importance of getting maintenance scheduled for multiple areas including the monuments.

Discussion ensued regarding the monuments needing sprucing up; the CDD having a separate monument maintenance agreement with the Master HOA; and what the maintenance standards were in the monument maintenance agreement.

Mr. Greg Urbancic indicated the agreement stated the monuments were required to be kept in "good condition and repair;" it defined the two monument signs installed by the District. He said the agreement was very vague.

Discussion continued regarding the monument sign landscaping needing maintenance; the use of native plants, bushes and grasses to fill in some spaces along the Ben Hill Griffin berm as opposed to arboricola; and the areas which now looked beautiful after the landscaping.

Discussion ensued regarding the assessment rate but was largely (indecipherable).

EIGHTH ORDER OF BUSINESS

Public Comments

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any audience comments; there were none.

NINTH ORDER OF BUSINESS

Announcement of Next Meeting

Next Meeting – July 10, 2025

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:25 p.m.

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

Miromar Lakes Community Development District


James P. Ward, Secretary


Alan Refkin, Chairman