

**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, July 10, 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

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

Consideration of Minutes

June 12, 2025 – Public Hearings and Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; there were none.

Mr. Alan Refkin asked if Mr. Ward corrected the October meeting date as directed by the Board during the last meeting.

Mr. Ward stated he thought he had changed the date but apparently had not. He indicated he would make sure the date was corrected. He asked Cori to correct the date; the October meeting would be held on the second Thursday of the month.

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, the June 12, 2025 Public Hearing Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-11

Consideration Resolution 2025-11, a Resolution of the Board of Supervisors of Miromar Lakes Community Development District Accepting Conveyances relating to the Stormwater Management within the Bellavista At Miromar Lakes Condominium; Authorizing the Chairman or the Vice Chairman (in the Chairman’s absence) to execute such Conveyance documents to the extent necessary to evidence the District’s acceptance; providing for severability; providing for conflicts; and providing for an effective date

Mr. Ward stated Resolution 2025-11 was the “Alan Refkin Resolution.” He said through much perseverance the Bellavista documents were complete.

Mr. Refkin indicated they were not quite complete. He was still waiting for one page from Marie.

Mr. Greg Urbancic indicated it was okay; the page could be added.

Mr. Refkin asked to move forward and approve the Resolution without the final page to move things forward.

Mr. Ward stated this was the standard package, the standard resolution, to accept the conveyances; it included Bills of Sale, easement documents and necessary legal descriptions for access and maintenance for all the facilities. He noted all the documents were received this morning, except for one page which was missing a signature. He indicated he would get the page signed. He asked if there were any questions; hearing none, he called for a motion to adopt the resolution subject to the one signature.

On MOTION made by Mary LeFevre, seconded by Michael Weber, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

Mr. Ward asked if Mr. Urbancic prepared a memo regarding the Legislative Session.

Mr. Urbancic responded there was not much which affected the CDD, most bills failed, but he could prepare a memo for next month.

Mr. Ward indicated Cori would send some information to Mr. Urbancic for Mr. Urbancic’s use.

II. District Engineer

Mr. Charlie Krebs reported the Kaufman project was still being reviewed by the County. He stated there were two reviewers who had not responded yet. He indicated the due date for completion by the County was July 7, so he would contact the County to see what was going on. He noted there were several applications into the County which were 60 to 90 days past the due dates, so the County was likely just behind.

Mr. Ward asked if pushing the County was out of the question.

Mr. Krebs responded he would reach out to the County reviewers; he knew both reviewers and was comfortable talking with them about the applications.

III. Asset Manager**a) Asset Managers Report July 1, 2025**

Mr. Richard Freeman stated the fishery program biologist did some mapping recently and it was noted the submerged vegetation was getting out of control. He said the recommendation was to stock additional grass carp. He noted the program had already stocked 675 grass carp, and an additional 200 grass carp were recommended using money from the capital fund. He explained the extra grass carp would help keep the submerged vegetation in check.

Mr. Michael Weber stated he agreed the vegetation was getting out of control.

Mr. Freeman indicated next fiscal year's budget would focus on additional mapping and stocking additional bait fish for bass fishing.

Ms. Mary LeFevre stated she did not hear any complaints about fishing anymore.

Mr. Doug Ballinger noted his grandchildren went fishing off his dock yesterday, but the vegetation made fishing off the dock difficult.

Mr. Freeman indicated now was the time to stock the additional 200 grass carp, so this would be done. He stated he had the proposal from the vendor and was just waiting for the go-ahead from the Board.

Mr. Refkin said go ahead.

Mr. Freeman discussed the east berm which needed trimming. He said he was working with Heather to make sure this was taken care of.

IV. District Manager**a) Financial Statement for period ending June 30, 2025 (unaudited)**

No report.

FIFTH ORDER OF BUSINESS**Supervisor's Requests****Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association.**

Ms. LeFevre discussed the Landscaping. She said one issue was defining who owned and was responsible for maintenance of the monuments. She stated last month this was discussed a bit, and she understood there was a separate maintenance agreement for the monuments, but she did not know how much was the CDD's responsibility. She indicated the monuments were a mess. She asked if the CDD was responsible for maintaining the monuments.

Mr. Ward stated he and Mr. Urbancic spoke before the meeting, searched their memories, and the CDD did approve something in October of 2014, an agreement with the Master HOA, and there was an agreement in the system, but it was never executed. He stated the agreement required the Master HOA to maintain all the monuments, but it was a very old agreement, and it never got signed; however, the Master HOA had been maintaining the monuments since that time. He said theoretically the Master HOA was supposed to be maintaining the monuments.

Ms. LeFevre stated she gave a copy to Mark Bataglia and would see what Mr. Bataglia had to say. She noted the monument closest to Gulf Coast Town Center could be a great piece for the community but was a mess right now. She said the other monument was very disheveled and had broken lights. She stated the monuments should be on somebody's list for maintenance. She stated the bottom line was, however, that they did a great job doing what they said they were going to do in the report. She noted there were areas which needed attention and were mentioned in the follow up suggestions; on Ben Hill Griffin there were some overgrown trees which should be on a regular maintenance schedule, but she worried there was no regular maintenance schedule. She said as far as she was concerned, her report was complete.

SIXTH 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. There were no audience member present in person.

SEVENTH ORDER OF BUSINESS**Announcement of Next Meeting**

Next Meeting – August 14, 2025

EIGHTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:15 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


James P. Ward, Secretary


Alan Refkin (Aug 26, 2025 13:53:15 EDT)
Alan Refkin, Chairman

Minutes 7/10/2025

Final Audit Report

2025-08-28

Created:	2025-08-28
By:	Cori Dissinger (coridissinger@jppardassociates.com)
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-  Document created by Cori Dissinger (coridissinger@jppardassociates.com)
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