

**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 13, 2023, 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	Chair
Michael Weber	Vice Chair
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

Also present were:

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

Audience:

Erin Dougherty
Rich Pomoroy
Heather Chapman

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 Hearing

THIRD ORDER OF BUSINESS

Consideration of Minutes

June 5, 2023 – Regular Meeting Minutes

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

Mr. Mike Weber asked if anything additional had been learned about the FGCU dock.

Mr. Alan Refkin stated he had not heard anything. He indicated his concern was about the rules which would be applied to the dock, whether there would be regulations in place regarding who would be permitted on the dock, the hours of dock operation, whether music or alcohol would be permitted, etc. He stated the request for dock approval was previously withdrawn before these questions could be asked or answered.

Mr. Ward indicated no additional information regarding FGCU's intentions was available.

On MOTION made by Mike Weber, seconded by Alan Refkin, and with all in favor, the June 5, 2023, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

FISCAL YEAR 2024 BUDGET

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

I. FISCAL YEAR 2024 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 Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the audience present in person or via audio or video with questions regarding the fiscal year 2024 budget.

Ms. Mary LeFevre asked if the expansion of San Marino impacted the CDD's proposed budget.

Mr. Ward indicated he believed the revised unit count for the San Marino expansion was included in this budget, but he was unsure. He asked if there were additional questions or comments; hearing none, called for a motion to close the Public Hearing.

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

II. Board Comment and Consideration

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

III. Consideration of Resolution 2023-2, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2024

Mr. Ward noted the assessment rate was \$739.42, an increase of \$119 dollars designed to increase the reserve account. He called for a motion to approve the budget beginning October 1, 2023 and ending on September 30, 2024.

On MOTION made Patrick Reidy, seconded by Mary LeFevre, and with all in favor, Resolution 2023-2 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of assessments, the adoption of an assessment role and approval of the methodology.

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 asked if there were any members of the audience present in person, or via audio or video with questions or comments.

Ms. LeFevre asked if the increase of \$119 was basically for the reserves.

Mr. Ward responded in the affirmative.

Ms. LeFevre asked how much the District would have in reserves next year.

Mr. Ward responded it was anticipated there would be \$1,180,000 dollars for capital reserves and almost \$300,000 dollars for operation reserves. He asked if there were any additional questions or comments; hearing none, he called for a motion to close the Public Hearing.

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

II. Board Comment and Consideration

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

III. Consideration of Resolution 2023-3, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology

Mr. Ward called for a motion.

On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-4

Consideration of Resolution 2023-4, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2024

Mr. Ward indicated Resolution 2023-4 set the meeting dates for fiscal year 2024 on the second Thursday of each month at 2:00 p.m. in the Library at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. He indicated the dates and times could be changed if necessary. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mary LeFevre, seconded by Mike Weber, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

Mr. Weber indicated he received an email from a resident in Ravenna, who used to be his neighbor, who was being assessed for rip rap. He noted this resident had believed the CDD was responsible for rip rap. He indicated he prepared a response to the email but wished to share the response prior to sending it out as the email potentially could be sent to everyone in Ravenna. He stated his response was essentially the CDD had not accepted responsibility of the rip rap or the drainage system in Ravenna, and until the transfer occurred, responsibility for the rip rap and drainage system stayed with the Ravenna residents; the only way the CDD would accept responsibility was if Ravenna brought the rip rap and drainage system up to acceptable standards.

THE RECORDING ENDS HERE.

II. District Engineer

III. Asset Manager

- a) Operations Report – July 1, 2023

IV. District Manager

- a) Financial Statement for period ending May 31, 2023 (unaudited)
- b) Financial Statement for period ending June 31, 2023 (unaudited)

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

EIGHTH ORDER OF BUSINESS

Adjournment


Mr. Ward adjourned the meeting at approximately 2:26 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



Michael Weber, Vice-Chairman