

**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 Wednesday, August 5, 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
Vivian Carvalho	Senior District Manager w/PFM
Susan Singer	Senior Accountant w/PFM
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

District Manager Vivian Carvalho called the meeting to order at approximately 2:00 p.m. She reported all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Regular Meeting

THIRD ORDER OF BUSINESS

Consideration of Minutes

July 9, 2026 - Regular Meeting Minutes

Ms. Carvalho asked if there were any additions, corrections, or deletions to the minutes; there were none.

On MOTION made by Michael Weber, seconded by Doug Ballinger, and with all in favor, July 9, 2026 Regular Meeting Minutes were approved.

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 August 1, 2026

No report.

Ms. Mary LeFevre discussed landscaping. She noted she brought some issues to the attention of Mr. Mark Battaglia who agreed to look into them. She discussed entryway landscaping issues. Much of her discussion was (indecipherable).

Mr. Alan Refkin noted the landscaping looked much improved thanks to Ms. LeFevre's efforts. He commended Ms. LeFevre.

Mr. Michael Weber asked how the new vendor for the lakes was performing.

Mr. Ward responded the new aquatic management company was off to a good start. He noted there were only minor improvements in the aquatic plants at this point; however, Mr. Freeman was very optimistic about the performance of the new vendor and the new lake management program.

Mr. Doug Ballinger asked about the cane toad count. He asked how the tadpole numbers were calculated.

Mr. Refkin responded the tadpoles were likely calculated according to the number of buckets collected.

Mr. Ward agreed.

IV. District Manager**a) Goals and Objectives Requirements for CDDs for 2026****b) Meeting Dates for Fiscal Year 2026:**

– **NEXT MEETING: Thursday, September 10, 2026, Regular Meeting**

c) Financial Statements for the period ending July 31, 2026 (unaudited)

Ms. Carvalho stated ethics training was required to be completed before the end of the calendar year. She stated her office would be sending out an email outlining the ethics training courses.

Mr. Weber asked for links to the ethics training courses to be included.

Ms. Carvalho indicated she would ensure the links were sent out as well.

Discussion ensued regarding the ethics training courses and links.

Ms. Carvalho indicated the next meeting was scheduled for September 10, 2026. She stated the District had to file goals and objectives; these goals and objectives were things such as completing an annual audit, the budget process, etc. She said these goals and objectives needed to be put into place for fiscal year 2026.

Mr. Greg Urbancic noted the goals and objectives were self-reporting; completion of these goals and objectives was only reported on the District's website. He noted legislature proposed a bill to remove this requirement; however, it never made it out of committee. He said it was important to set reasonable attainable goals for the District. He asked the Board to adopt the proposed goals and objectives.

On MOTION made by Mary LeFevre, seconded by Doug Ballinger, and with all in favor, the goals and objectives were adopted.

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

Ms. Mary LeFevre had no further updates.

Ms. Carvalho asked if there were any Supervisor's Requests; there were none.

SIXTH ORDER OF BUSINESS**Public Comments for Non-Agenda Items**

Ms. Carvalho asked if there were any public comments; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:13 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

Signature: James Ward
James Ward (Sep 14, 2026 13:22:15 EDT)

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

Signature: Alan Refkin
Alan Refkin (Sep 11, 2026 13:58:25 EDT)

Email: arefkin@aol.com
Alan Refkin, Chairman

ML - Minutes 08 05 2026

Final Audit Report

2026-09-14

Created:	2026-09-11
By:	Anastasya Beauchamps (beauchampsa@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAarl6yA1S7__aIUaSZaTwhnwhuxGKRlqg

"ML - Minutes 08 05 2026" History

-  Document created by Anastasya Beauchamps (beauchampsa@pfm.com)
2026-09-11 - 3:20:21 PM GMT
-  Document emailed to arefkin@aol.com for signature
2026-09-11 - 3:20:26 PM GMT
-  Document emailed to James Ward (wardj@pfm.com) for signature
2026-09-11 - 3:20:26 PM GMT
-  Email viewed by arefkin@aol.com
2026-09-11 - 5:57:37 PM GMT
-  Signer arefkin@aol.com entered name at signing as Alan Refkin
2026-09-11 - 5:58:23 PM GMT
-  Document e-signed by Alan Refkin (arefkin@aol.com)
Signature Date: 2026-09-11 - 5:58:25 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Email viewed by James Ward (wardj@pfm.com)
2026-09-14 - 5:22:02 PM GMT
-  Document e-signed by James Ward (wardj@pfm.com)
Signature Date: 2026-09-14 - 5:22:15 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-09-14 - 5:22:15 PM GMT