

**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, August 14, 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
John Baker	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

July 10, 2025 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes.

A correction was made.

<p>On MOTION made by Michael Weber, seconded by Patrick Reidy, and with all in favor, the July 10, 2025 Public Regular Meeting Minutes were approved as corrected.</p>

THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-12**

Consideration of Resolution 2025-12, A Resolution Of The Board Of Supervisors Of Miromar Lakes Community Development District Approving An Amendment To The Facilities Maintenance Agreement; Adding Monument Signs; Rescinding Prior Action Taken By The Board Relating To The Maintenance Of The District's Monument Signs; Providing For Severability, Conflicts And An Effective Date

Mr. Ward reported in 2014 the monuments along the entranceway were owned by the Community Development District and were maintained as a part of CDD operations. He reported the CDD Board in 2014 did not wish to maintain the monuments, so an agreement with the Master HOA allowing the Master HOA to maintain the monuments was drawn up; however, the agreement was never signed. He stated as such, this Resolution amended the existing maintenance agreement with the Master HOA to include the monuments. He asked if there were any questions.

Mr. Michael Weber asked if the Master HOA was on board with this amendment of the maintenance agreement.

Mr. Ward responded the Master HOA indicated it was willing to sign the amended agreement.

Mr. Greg Urbancic stated the Master HOA was still developer controlled, and he spoke with the developer's lawyer who indicated the appropriate individual would sign the agreement. He stated he understood the Master HOA already made improvements to the monuments including light replacement and would be cleaning the monuments as well.

On MOTION made by Patrick Reidy, seconded by Doug Ballinger, and with all in favor, Resolution 2025-12 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

II. District Engineer**a) FPL - Miromar Lakes / FGCU electrical easement project plan**

Mr. Alan Refkin asked if the stormwater management system extended all the way out toward the north gate, San Lorenzo, and the other northern neighborhoods.

Mr. John Baker indicated he would ask Charlie Krebs if the stormwater management system to the north had been turned over to the CDD yet.

Mr. Refkin discussed the new northern neighborhoods and the importance of bringing all the stormwater management system under the CDD umbrella.

Mr. Ward stated last year during the storm events Florida Power and Light (FPL) encountered an issue being able to provide service to a substantial number of units in Miromar Lakes due to insufficient FPL facilities. He stated as such, FPL asked the CDD if it would be willing to allow a water crossing of electric facilities under one of the CDD's lake to improve the electric service to Miromar Lakes homes. He said the CDD was in the early stages of discussion with FPL; theoretically he did not see there being a problem, but physically it could be a big issue, so there was a lot of discussion needed to ensure the District was protected while providing FPL access to improve the electric service. He noted he was unsure of what lake FPL wished to access. He explained the paperwork said Lake Como Way, Via Salerno and Via Navona; these were the locations, but he was unsure which communities would be affected.

Discussion ensued regarding where FPL would be making improvements.

III. Asset Manager

- a) Asset Managers Report August 1, 2025**
- b) Waterway Inspection Report dated July 30, 2025**

Mr. Richard Freeman stated lately he was receiving complaints about the vegetation in lakes 5-6 and south, both sides. He stated the low water level was not helping the situation. He explained it was a bit of a balancing act between the vegetation and the fishery program because the fish need vegetation to hide in, but he was aware it was becoming an issue. He stated he was working with the vendor on some corrective actions, one of which was to spray more aquatic herbicide, mechanical cutting and possibly adding more grass carp to keep up with the vegetation. He noted the balance of the vegetation with the fish would be an ongoing project.

Mr. Ward asked how often the vendor was evaluating the vegetation.

Mr. Freeman responded the vendor did mapping of the submerged vegetation and the fish habitats once a month and made recommendations each month. He stated the maintenance was done weekly. He stated the vendor may have to put more effort into the control measures, especially in the cove areas where the boats were running and the water was shallow.

Mr. Ward asked what was measured in the mapping program.

Mr. Freeman explained the mapping program was specifically for the fishery and mapped where the forage fish were going and had someplace to hide. He stated he used the mapping program to determine where the submerged vegetation was starting to get out of control so it could be treated. He said he was working with the vendor to develop a plan of action for vegetation treatment.

Mr. Pat Reidy asked which fish were considered predator fish.

Mr. Freeman responded Gar, largemouth bass, and smallmouth bass. He stated the unwanted predator fish were electro-fished so trophy size bass could grow.

Mr. Reidy asked where the east berm was located.

Mr. Freeman explained the location of the east berm.

IV. District Manager

a) Financial Statement for period ending July 31, 2025 (unaudited)

No report.

Mr. Reidy asked about the \$150,000 dollars which had not yet been collected according to the financial statements.

Mr. Ward stated he went back and double checked the assessment rolls to see exactly how much was put on the tax rolls. He explained the numbers were definitely correct, but he did not know who exactly had not paid.

Mr. Reidy asked if there was a way to determine who had not paid yet.

Mr. Ward stated he was going to reach out to the tax collector in a couple of weeks to ask.

Ms. Mary LeFevre noted there was an error in the financial statements on page 7.

Mr. Ward made note of the error.

Ms. LeFevre asked why with only three months left in the budget the CDD had only spent 64% of the budget when it should have spent 92% of the budget by this time of the year.

Mr. Ward explained this was a cash based financial statement, so the expenditures in July were really June expenditures; the financial statements were always one month behind. He stated the other reason was Mr. Freeman was doing a good job keeping costs low. He noted one more reason was the budget needed to have an extra \$400,000 dollars in cash to run the District for the last three calendar months of the year.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

- I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association**
- II. Inspection Report of Buffer Enhancement Project**

Ms. LeFevre stated she was pleased the Master HOA responded well to the CDD regarding the Landscaping Report she submitted and planned to do a lot of maintenance and improvements as a result. She discussed several of the Master HOA's planned maintenance tasks.

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.

SEVENTH ORDER OF BUSINESS

Announcement of Next Meeting

Next Meeting – September 11, 2025

EIGHTH ORDER OF BUSINESS

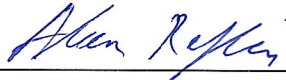
Adjournment

The meeting was adjourned at approximately 2:30 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, Chairman