

**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, September 10, 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 w/PFM
Cori Dissinger	Assistant District Manager w/PFM
Vivian Carvalho	Senior District Manager w/PFM
Susan Singer	Senior Accountant w/PFM
Tanya Montgomery	Accountant w/PFM
Greg Urbancic	District Counsel
Richard Freeman	Asset Manager w/CGA

Audience:

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

Ms. 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. She listed the Board Members and staff present as above.

SECOND ORDER OF BUSINESS

Consideration of Minutes

August 5, 2026 - Regular Meeting Minutes

Ms. Carvalho asked if there were any additions, corrections, or deletions to the minutes.

One correction was made.

On MOTION made by Mary LeFevre, seconded by Patrick Reidy, and with all in favor, August 5, 2026, Regular Meeting Minutes were approved as corrected.

THIRD ORDER OF BUSINESS

Staff Reports

I. District Counsel

No report.

II. District Engineer

No report.

III. District Asset Manager

a) Asset Manager's Report September 1, 2026

Mr. Richard Freeman reported the District was going through an audit with FDEP and MPDS and we must gather everything that the FDEP is asking for. He reported an on-site inspection would be done on October 12, 2026.

Mr. Michael Weber asked if this was a normal or special audit.

Mr. Freeman explained the District was a co-permittee with Lee County as an MPDS holder since the waterway joins into the Estero River. He explained there were 32 districts and counties on the same permit and FDEP pulled four different entities from the permit to audit annually. He reviewed the information provided to FDEP for the audit including funds spent on pipe cleaning, lake banks, plantings, fisheries, etc. He noted it was simply the CDD's turn for an audit.

Mr. Ward asked how the submerged vegetation looked in Lake 5 and Lake 6.

Mr. Freeman responded that the submerged vegetation was improving. He said he hoped to get through the summer we can get a handle on this while still having a good amount of submerged vegetation for the grass carp to veg on but keeping them in check. He noted he did not receive as many complaints from boaters this month.

Mr. Michael Weber indicated he went boating this weekend and the vegetation was noticeably different than it had been. A few weeks back the vegetation was floating everywhere and recently it was pretty much gone. And riding around the lake, it looks a whole lot better and has improved.

Mr. Ward stated he appreciated the quality of the Asset Manager's Report provided by Mr. Freeman. He asked about the cane toads.

Mr. Freeman responded the cane toads were still in full swing but that they are pretty much in full swing all year round. We have skimmed at least two million plus this month.

District Manager

b) Meeting Dates for Fiscal Year 2026-2027:

– **NEXT MEETING: Thursday, October 8, 2026, Regular Meeting**

c) Commission on Ethics Required Annual Ethics Training Memorandum

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

e) Financial Statements for the period ending August 31, 2026 (unaudited)

Ms. Carvalho reported the next meeting was scheduled for October 8, 2026. She reminded the Board to complete the ethics training. She said the memo was sent out.

Mr. Weber stated he did not see the hyperlinks in the memo.

Mr. Ward showed the board where to find the hyperlinks.

Mr. Alan Refkin described how he completed the ethics training and where he found the hyperlinks.

Mr. Ward stated he would send the hyperlink to Mr. Weber separately.

Discussion continued regarding the ethics training videos.

Ms. Carvalho asked if there were any questions regarding the financial statements.

Mr. Patrick Reidy asked about the assessments.

Mr. Ward stated the CDD was at 97%, so the assessments were pretty much fully collected.

Mr. Reidy stated the CDD had about \$58,000 dollars in interest collected in July. He said he believed the CDD would hit its target. He noted the residents were paying \$729 dollars in operating costs, which was excellent, and this year the CDD was adding \$240,000 to the reserve account.

Ms. Mary LeFevre asked if PFM had any insight into how much the CDD should have in its reserve account.

Ms. Carvalho noted CDDs were not required to have a reserve study completed by statute. She said it was recommended to have a reserve study done, however, and once this was done, the standard would be set for the reserve account. She asked if the CDD had a reserve study done yet.

Mr. Ward responded in the negative. He noted every CDD was different and had different amounts in reserve accounts. He said the state did not have a standard amount for reserve accounts, nor a standard method to determine how much should be in a reserve account; each CDD had to make this determination on its own.

Discussion ensued regarding past hurricanes and how much was spent in the past; how much might be needed in the future; how to figure out how much needed to be in the account; and possibly reducing the assessment rate after the reserve account goal was met.

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

Ms. Mary LeFevre had no updates.

Ms. Carvalho asked if there were any Supervisor's Requests; there were none. She asked if Mr. Charlie Krebs was present.

Mr. Ward responded that Mr. Krebs was not present in person nor online and he did not hear from him.

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

Ms. Carvalho asked if there were any public comments.

Ms. Heather Chapman indicated planting was done in the 100-acre berm, and more would be done within the next 30 days.

SIXTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:17 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 (Oct 19, 2026 07:58:42 EDT)

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

Signature: Alan Refkin
Alan Refkin (Oct 16, 2026 23:23:59 EDT)

Email: arefkin@aol.com
Alan Refkin, Chairman

ML - Minutes 09 10 2026.for Signature

Final Audit Report

2026-10-19

Created:	2026-10-16
By:	Anastasya Beauchamps (beauchampsa@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAB-YBoYVDVleZRd1GXF6jr4Gnb66DNwRV

"ML - Minutes 09 10 2026.for Signature" History

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2026-10-16 - 6:57:06 PM GMT
-  Document emailed to arefkin@aol.com for signature
2026-10-16 - 6:57:10 PM GMT
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2026-10-16 - 6:57:10 PM GMT
-  Email viewed by James Ward (wardj@pfm.com)
2026-10-16 - 6:57:19 PM GMT
-  Email viewed by arefkin@aol.com
2026-10-17 - 3:23:21 AM GMT
-  Signer arefkin@aol.com entered name at signing as Alan Refkin
2026-10-17 - 3:23:57 AM GMT
-  Document e-signed by Alan Refkin (arefkin@aol.com)
Signature Date: 2026-10-17 - 3:23:59 AM GMT - Time Source: server - Signature Appearance Selected: TYPE
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Signature Date: 2026-10-19 - 11:58:42 AM GMT - Time Source: server - Signature Appearance Selected: TYPE
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