

**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 14, 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
Bruce Bernard	Asset Manager
Richard Freeman	Asset Manager

Audience:

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

Consideration of Minutes

August 10, 2023 – Regular Meeting Minutes

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

Discussion ensued regarding the minutes, a change was made to a sentence on line 66 to remove a duplicate word “along” for clarification of the records.

On MOTION made by Mike Weber, seconded by Doug Ballinger, and with all in favor, the August 10, 2023, Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2023-5**

Consideration of Resolution 2023-5, a Resolution of the Board of Supervisors of the Miromar Lakes Community Development District accepting conveyances relating to the Stormwater Management within the San Marino 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: This is the acceptance of the stormwater system for San Marino. This is one of the four that we will now cross off the list. The map that is in your agenda package depicts relatively well what we are taking. It is a very small lake in the middle of the project. Apparently, a little bit of a lake bank that you see and some drainage pipes. They are all being done by easement, bill of sale, so the District will accept by Bill of Sale the underground facilities which are the pipe works that you see marked in yellow on the map itself, and then we will take by easement the lake itself. San Marino will be keeping the fountain in the middle of the lake, they are going to keep that fountain and maintain it on an ongoing basis. The forms of the documents have all been reviewed and approved by Greg and me. If you guys are ready, just a motion to adopt Resolution 2023-5 would be in order.

Mr. Mike Weber: I assume that everything has been inspected.

Mr. Krebs: We did go out there as part of the contract that we have with San Marino to inspect everything and locate their inlets and write the easements over all the inlets that we could find and all the yard drains that were out there that we can find. We drove around and tried to look for things that were buried in the grass as much as we could. These are as complete as we could make them.

Mr. Weber: So, we are responsible for the shoreline around Lake N and Lake S?

Mr. Ward: That small lake there, Lake N, yeah.

Mr. Krebs: The rest of Lake is being completed by Miromar development right now. Once all those units have been constructed, they will finish that shoreline. I have had conversation with Mark Geshwin, they will turn all of that over once all the construction has been completed.

Mr. Weber: You mentioned drainage. I know we've had problems in the past with drainage flowing towards the lakes as opposed to towards the street. That's been checked out?

Mr. Krebs: Everything that we looked at seemed to be working. We didn't see anything in the pipes that were clogged. The inlets were clean, and everything was flowing. Just as when we did Bellini, we looked in the grates and made sure everything looked like it was clean and operable.

Mr. Bruce Bernard: We inspected it. The only issue was there was some work that needs to be done on the fence but every place else was good. The drainage is working. The erosion is coming a little bit from the center front and back. It is not from the back of the lots draining to the front. The middle of the house is draining both ways. There are a couple of areas that have little depressions, but the major portion of it is within the lake where they have a lot of field grasses and stuff. It doesn't look like the lake has been maintained spray-wise for a while. It has regular issues like every lake Miromar Lakes has had, a little erosion here and there that needs to be fixed, but it hasn't ever been maintained because we didn't own it. But if we owned it, it would've made the list we made for lake bank restoration repairs. It's going to be some repair, but it's probably about \$8,000 dollars, and it's not rip rap, it's geotubes, but again, it would've been on our regular lake bank restoration report, but we didn't own it.

Mr. Weber: My concern, as Mary said, is we are going to accept something we are going to have to spend money on.

Mr. Refkin: We did the same thing though with Sienna as I recall because Sienna had some very serious problems. We did the same thing with other areas too. I agree with Bruce. You can't find a bank that doesn't have some degree of that in there. You're never going to find the perfect bank. Even if they did it, and waited three or six months it would probably be –

Mr. Bernard: The way I look at it, even though we haven't maintained it, this needs it. These residents have been paying CDD fees for all these years and not getting any services. I think what is there, is not a major problem like Bellini or others.

Mr. Krebs: Nothing I saw would make South Florida come out and say the lake bank was in violation. It's not like we have huge erosion, so that's why. We saw minor erosion out there.

Mr. Bernard: Until we get in there with our lake contractor and spray the weeds down and stuff and see exactly what it looks like – they have weeds coming out of the lake 4.5 feet tall.

Ms. LeFevre: Who owns the permit?

Mr. Krebs: They still own the permit. If the Board accepts it, we will give Jim the completed form and transfer that permit over to the CDD.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, Resolution 2023-5 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

Mr. Krebs: The pickleball court is still under construction. What Miromar decided to do is abandon the pipes in place because they really want to get the courts installed before next season, and then we will fill those with concrete so they won't be a maintenance issue later, and then they will take the existing inlets that will remain and reconnect them to the other existing inlets to get the water to flow back towards the detention swale.

III. Asset Manager

a) Operations Report September 1, 2023

Mr. Richard Freeman: The fishery vendor is working on a game plan for next year's capital and will come up with a budget line item. Also, the fountain in Porto Romano is scheduled to be reinstalled at the end of September, and now that you have approved the Lakes, I will go ahead and issue the p.o. to the aquatic vendor for the yearly maintenance program.

Mr. Ward: What is this about the eel grass floating up and getting wind blown in areas being a challenge?

Mr. Freeman: The eel grass in the lake has been a problem as far as floating in the big lake, in the cove areas, it's been getting trapped in there. It's been a problem they have been dealing with lately. They have been staying on top of it though.

Mr. Bernard: They are bringing in a machine and it's going to go into the cove and in the channel and it's going to cut it below level, screen it to take it right up and remove it.

Mr. Ward: You also noted in here that grass carp is scheduled to be installed in October. Could you explain the next sentence: "The next 6 to 12 months are fragile since the submerged aquatic..."?

Mr. Freeman: The water temperature is so hot, the vegetation is having a hard time growing which is what the carp eat off of, so we are trying to keep on top of that and make sure the carp have enough food.

Mr. Ward: Are you saying you are putting 350 grass carp in this lake?

Mr. Freeman: In September/October we are going to put in 350 grass carp at the recommendation of the fishery vendor.

Mr. Ward: Are you saying the 350 grass carp may be too much based upon what you are seeing here, or is it fine and we just need to monitor better?

Mr. Bernard: The fragile part of it is, we just want to make sure we put just the right number of carp, not to overfill with carp and lose any of the plantings that we had done. The fragile comes from making sure the mix is so you don't overdo something, and they go out and eat everything.

Mr. Ward: Who is making the decision on how many to put in?

Mr. Bernard: The fishery people. It's their call. We discussed it. And they just want to get someone there to relieve the eel grass that's growing, but not affect the aquatic plantings because we need hiding places for the little fish when we stock.

Mr. Ward: If we could see and hear what number you get to next month? I just want to make sure you guys and the fishery guys are all in sync on the number before they go in.

Mr. Bernard: The number is minor compared to what we've had before.

Mr. Doug Ballinger: The number is about 5 percent compared to what we put in before.

Mr. Bernard: He says it's going into a 75 acre lake, but you are not going to stop the carp from going all over, so it's really 350 carp for 700 acres of lake.

IV. District Manager

a) Financial Statement for period ending August 31, 2023 (unaudited)

No report.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests.

Ms. Mary LeFevre: I'm just curious why we spent \$2,712 dollars on legal advertising.

Mr. Ward: So, when you do your public hearing for your budgets, they require a display ad. They are like quarter page ads in the newspaper. It's the Ft. Myers New Press full employment ad kind of thing.

Ms. LeFevre: We can't anticipate that? We budgeted \$1,200.

Mr. Ward: Last year they were down to the \$1,200 dollar range. But all the papers this year, all over the state, all of a sudden, the numbers have doubled. So, what I budgeted last year for every district, the legal advertising bills are double what they were from last year.

Mr. Weber: Do we want to say anything about Ravenna? As you know, we've had an ongoing issue with Ravenna for a long time. I was speaking to an ex-next-door neighbor of mine who moved to Ravenna, and he contacted me because they had a fairly large assessment, and half of that assessment was due to the rip rap along the shoreline that's all caving in that they put in not that long ago. So, he wasn't familiar with what's been going on, so I filled him in. He then started talking to some of the Board Members of Ravenna, and they were not happy with their assessment, and I told them they would not have gotten an assessment if this had been taken care of previously. So, with that, he was able to coordinate with us a conference call last month, following last month's meeting. It went pretty good. It started pretty rough. They were trying to indicate what they did was the CDD's fault, and I had Jim and Greg jump in and respond to that, so we cleared the air on exactly what they were talking about. It is amazing what their thinking is in this whole thing. Anyway, then they made it clear that they would like to get this done and we concluded by saying that we needed some documentation that Greg can look

over, so I gave the individual Greg's email address and based on my questions a few minutes ago nobody has heard a word about Greg or Jim ever receiving anything from them. So, the past month has gone by and absolutely nothing has happened. So, here we go again. It sounded good at the meeting, but they completely dropped the ball. So, I will call my ex-next-door neighbor. He was put in charge of this committee, so I will see if he can fill us in on what's going on. I'll let Jim know.

Mr. Refkin: What was their assessment?

Mr. Weber: \$12,000 dollars. Half of it is going toward the rip rap.

Mr. Ward: How many units?

Mr. Weber: 60 units.

Mr. Ward: That's a big number, \$6,000 times 60.

Mr. Weber: And again, what they learned was that this would have been completely unnecessary if they had taken care of this in the first place. I wanted to get that on the record, because we are trying again, and I think that should be reflected in the minutes.

Mr. Ward asked if there were more Board questions or comments; there were none. He asked if there were any audience comments or questions; there were none.

SIXTH ORDER OF BUSINESS

Announcement of Next Meeting

Announcement of Next Meeting – October 12, 2023

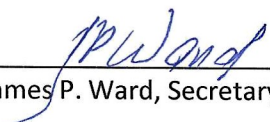
SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:20 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


Alan Refkin, Chairman