

**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, October 9, 2025 at the Library at the Beach Clubhouse, 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
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

Also present were:

James P. Ward	District Manager
Meagan Magaldi	District Attorney
John Baker	District Engineer
Richard Freeman	Asset Manager

Audience:

Heather Chapman	Master Association Property Manager
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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. Portions of these minutes may be transcribed in verbatim.

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

September 11, 2025 - Regular Meeting Minutes

To be presented at next meeting.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-1****Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc.; with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date**

Mr. Ward reported Resolution 2026-1 was an amendment to the existing agreement with Calvin, Giordano & Associates. He stated it was essentially the same agreement; however, it was changing the fixed fee schedule to an hourly rate schedule to better enable him to understand exactly what Calvin, Giordano did on a monthly basis, get a bill identifying the number of hours worked, what was done for each asset type, etc. He said he did not know how this would affect the budget, but it was a better way to manage the system on a day to day basis. He noted all the CDD's other professionals were paid an hourly rate aside from himself. He stated it would provide the CDD with a better understanding of how much time Calvin, Giordano was working in the community.

Mr. Doug Ballinger asked if it would be more expensive as a result.

Mr. Ward stated he did not know. He said he guessed the answer would be yes in some of his CDDs, Miromar Lakes being one of them, but he was unsure. He said regardless, the CDD would be paying for the actual services being rendered.

Mr. Alan Refkin noted this would also enable the CDD to address any problems which arose individually.

Discussion ensued regarding changing Calvin, Giordano & Associates to an hourly rate; whether the CDD could continue paying a flat fee and asking Calvin, Giordano to document how many hours it spent working for the CDD; documenting hours worked not being feasible without switching to an hourly rate; a correction to the language in the agreement (Mr. Ward made the necessary correction); and an hourly rate being a fair way to pay Calvin, Giordano.

On MOTION made by Patrick Reidy, seconded by Mary LeFevre, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

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

Ms. Meagan Magaldi reminded the Board to complete the ethics training requirements before the end of the calendar year.

Mr. Ward asked if any Board Members would like new links for the ethics training.

The Board responded in the affirmative.

Mr. Ward indicated new links would be sent out via email.

II. District Engineer

No report.

Mr. Ward stated the FPL crossing was about ready from an engineering standpoint, but it would take a while to get through legal, so it would not come before the Board for a couple of months.

III. Asset Manager

a) Water Quality Report August 2025

b) Asset Managers Report October 1, 2025

No report.

Mr. Refkin noted Mr. Freeman did an excellent job on the geotubing.

Mr. Ward asked about the fish population.

Mr. Richard Freeman reported it seemed to be booming. He said he was working on this year's fishery program and was working with South Florida Water Management District to possibly add some bass, but he would be speaking with biologists about it before making any decisions.

Mr. Ward asked about the grass carp.

Mr. Freeman said the grass carp were doing well. He said he was waiting on the vegetation map to see how things were developing. He noted the treatments were successful so far and he received no residential complaints.

IV. District Manager

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

Mr. Ward stated he provided a very preliminary draft of the September 30, 2025 financial statements to the Board. He noted the final year end entries were not posted yet; it would be another week or two before this was completed. He indicated he would provide the September 30, 2025 Financial Statements to the Board post audit, but these preliminary statements provided a look at where the CDD was at the end of the fiscal year.

Mr. Reidy noted the statements showed the CDD was \$35,000 dollars short.

Mr. Ward explained this was due to the discounts people are taking; what was seen in the budget was a gross number. He noted thanks to Mr. Reidy’s work the CDD was earning some decent interest income on the operating account, on average about \$5,000 dollars a month, which was excellent.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

I. Supervisor LeFevre: Status of Landscaping updates from Master Homeowners Association

Ms. LeFevre stated the regular monthly maintenance and irrigation checks were being done. She stated the landscaping vendor cut back the bougainvillea by the golf course overpass and it looked much better.

Mr. Ward asked about the berm which adjoined this community and Esplanade.

Ms. Heather Chapman reported dead trees were removed and the berm was cleaned up, but no improvements were planned for the berm.

Mr. Ward noted if the CDD were managing it, improvements would be made to the berm. He asked Ms. Chapman to encourage the HOA to make some improvements to the berm.

SIXTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any audience comments; there were none. He noted there were no members of the public present.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:16 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
James P. Ward, Secretary

Alan Refkin
Alan Refkin (Nov 14, 2025 00:36:50 EST)
Alan Refkin, Chairman

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Final Audit Report

2025-11-20

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