

**MINUTES OF MEETING  
MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, October 10, 2019, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

**Present and constituting a quorum:**

Doug Ballinger	Vice Chairman
Alan Refkin	Assistant Secretary
Mary LeFevre	Assistant Secretary

**Absent:**

David Herring	Chairman
Michael Weber	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Attorney
Charlie Krebs	District Engineer
Bruce Bernard	Asset Manager

**Audience:**

Erin Dougherty (General HOA Manager), Heather Chaplin (HO Property Manager), David Salkow

All resident's 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. and all Members of the Board were present at roll call with the exception of Dr. David Herring and Mr. Michael Webber.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**September 12, 2019 – Regular Meeting**

Mr. Ward asked if there were any additions or corrections to the September 12, 2019 Regular Meeting Minutes. He stated the transcriptionist indicated section 4 was difficult to understand and she was unsure if this was correctly transcribed. He noted he listened and it was indeed difficult to understand. He asked if there were any corrections. Ms. Mary LeFevre stated "Further if the adjacent owner's failure



adjacent owner's failure to complete the maintenance required resulted in damage to the District's property..." Mr. Ward made a note of the correction. Ms. LeFevre stated in the same section, third paragraph, she asked Mr. Byal for an update, not Mr. Bernard, and Mr. Byal noted the median agreements, not Mr. Bernard. Mr. Ward made a note of the correction.

Mr. Doug Ballinger referenced a couple of sentences which read "He stated assuming the Board of County Commissioners ratified the Agreement the University Overlay would be abolished. Mr. Ward stated the Agreement was scheduled for Commission action on October 1, 2019." He asked about the Commission Action. Mr. Greg Urbancic reported the dissolution of the Overlay District was approved on October 1, 2019. He stated the Overlay District was abolished; however, the CDD still had an Agreement with the County for maintenance which was assumed by the HOA through the CDD/HOA Maintenance Agreement. He indicated the HOA entered into an Agreement with the County to maintain a further portion of the area; this Agreement also acknowledged the fact the HOA was responsible for maintenance through an Agreement with the CDD. Mr. Ward noted "...the Agreement was scheduled for Commission action on October 1, 2019" should actually read "the Ordinance was scheduled for..." as the Agreement was still in place with the County.

Mr. Ward asked if there were any further corrections; hearing none, he called for a motion.

**On MOTION made by Ms. Mary LeFevre, seconded by Mr. Michael Weber, and with all in favor, the September 11, 2019 Regular Meeting Minutes were approved as amended.**

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**a) Attorney**

Mr. Greg Urbancic stated he had no report.

**b) Engineer**

Mr. Charlie Krebs indicated concerns regarding lake levels were expressed at the previous Meeting. He reported he reached out to Melissa Roberts with South Florida who was not aware of any construction activities; Ms. Roberts indicated she would look into the matter further and be in contact. He stated he believed the water levels were increased due to increased rain in August.

**c) Asset Manager**

**I. September 2019 Report**

Mr. Bruce Bernard reported littoral plantings were to begin within Sienna and Portofino; these plantings would be completed within 30 days. He noted he met with the lake bank restoration contractor and obtained the proposals for Tivoli and St. Moritz for work to begin in January. He stated Mr. Ward would send the Board a copy of the Lake Management Plan which was written by GDH. Mr. Alan Refkin asked if this Plan would be available for review online. Mr.



Ward indicated it was not yet available online, but would be available online following review by the Board. Mr. Bernard indicated the Board should review the Plan draft and direct comments to himself.

Mr. Bernard noted MRI performed a video inspection of the drain from Montelago which went into the lake and up to the clubhouse; it was discovered the lines in this area were 40% to 50% blocked. He stated the basins were clean; however, the lines were blocked. He stated MRI would submit a proposal to clean the lines and the lines would be cleaned sometime next week.

Mr. Doug Ballinger noted 12 of the 14 subdivisions were completed. He asked which two subdivisions remained. Mr. Bernard responded Tivoli and St. Moritz. He reported this would complete the residential area repairs and attention would next be turned toward the common areas.

At approximately 2:11 p.m. Mr. Ward indicated the Board would take a brief recess. He called the Meeting back to order at approximately 2:14 p.m.

Discussion ensued regarding the CDD taking over stormwater assets from the developer, the timing involved in this process, inspection of assets prior to turnover, the toad problems, and pollywogs in the lakes.

Mr. Ward asked Mr. Urbancic to ensure the lake was at a depth deep enough to discourage toad reproduction prior to the District accepting the lake. Discussion ensued regarding which lake was being discussed and whether the lake was a retention pond or an actual lake.

**d) Manager**

**I. Financial Statements for the period ending August 31, 2019 (Unaudited)**

Mr. Ward had no report and there were no questions regarding the Financial Statements for the period ending August 31, 2019.

**FOURTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Ms. Mary LeFevre asked whether the District would be refunded irrigation money. Mr. Ward responded in the affirmative.

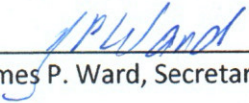
**FIFTH ORDER OF BUSINESS**

**Adjournment**

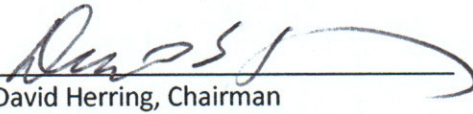
Mr. Ward adjourned the meeting at 2:20 p.m.

**On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the meeting was adjourned.**

Miromar Lakes Community Development District

  
\_\_\_\_\_

James P. Ward, Secretary

  
\_\_\_\_\_

David Herring, Chairman