

**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, November 13, 2025 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
Mary LeFevre	Assistant Secretary
Doug Ballinger	Assistant Secretary

Absent:

Patrick Reidy	Assistant Secretary
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Also present were:

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

Audience:

Heather Chapman
Erin Dougherty
David Sailor (ph)

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

- I. September 11, 2025 - Regular Meeting Minutes**
- II. October 9, 2025 - Regular Meeting Minutes**

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

Mr. Michael Weber make a couple of corrections to the September 11, 2025 minutes.

On MOTION made by Alan Refkin, seconded by Mary LeFevre, and with all in favor, October 9, 2025 Regular Meeting Minutes were approved, and September 11, 2025 Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training before the end of the calendar year. He stated legislative session would begin in January 2026. He noted there was one bill pending which would repeal the law requiring CDDs to have self-reported goals and objectives. He discussed other potential legislative changes and noted he would keep the Board updated regarding any changes moving forward. He said often these bills fell to the wayside, but he would continue to monitor the situation.

II. District Engineer

No report.

III. Asset Manager

No report.

IV. District Manager

- a) Annual Ethics Training Reminder - due before December 31, 2025**
- b) Resident Correspondence: Vivaldi Lake Bank project**
- c) Asset Managers Report - November 1, 2025**
- d) Waterway Inspection Report - October 31, 2025**
- e) Financial Statements for the period ending October 31, 2025 (unaudited)**

Mr. Ward reported a resident complimented Richard Freeman.

Mr. Alan Refkin noted the resident (Tom) sent a letter complimenting Mr. Freeman's work on the GeoTubing at Vivaldi.

Mr. Ward noted he received phone calls from residents asking about the fish in the lakes. He stated he explained to residents that the CDD was starting to restock the lakes a little bit with the grass carp at very low levels to try to bring the level of bad materials in the lakes down. He said the CDD was putting in good fish and more plant materials; it was just a balancing act. He explained the number of different types of fish were measured with electroshock technology, so the CDD could balance the types of fish in the system and had to be careful about putting too many grass carp in the lake. He noted the plant installations also contributed to the fishery health.

Mr. David Sailor stated he was a fisherman and the fishing in the lakes was much improved. He said he did not have too much of an issue with the vegetation; however, it was growing and there were some areas where it was getting thicker, which was why he was curious what the expectation should be regarding how the carp would manage the vegetation.

Mr. Ward explained carp were tiny when put in the lakes but grew large relatively quickly, typically within a year or so. He said the expectation was, over the next 12 to 24 months, as the carp grew they would eat more and more and when they became adults the situation would be reevaluated to determine whether additional carp were needed.

Mr. Sailor discussed the types of fish he had caught in the lakes over the years. He said he caught more 3 to 5 pound fish in the last six months than he had over the last five years.

Mr. Ward stated the lakes were stocked with a lot of fish a little over a year ago, maybe two years ago. He said he believed Mr. Sailor was seeing some of the results of the stocking.

Discussion ensued regarding the benefits of the fishery program for the fishermen versus the boaters and skiers; fishermen enjoying the new fish and plantings; skiers not enjoying the plants; how the carp were stocked in the lake (all in one location and then the carp could swim where they liked, carp were not territorial).

Mr. Weber explained Miromar did not own both lakes in their entirety; the Esplanade CDD also owned a portion of the lakes. He asked if Miromar Lakes CDD was responsible for the big lake which was owned by Esplanade.

Mr. Ward explained the fishery program costs were split with Esplanade on a percentage basis. He noted the northern lake was maintained by Esplanade Lake Club CDD and the other lake (Miromar's lake) was maintained by the Miromar Lakes CDD. He noted the fishery program was for both lakes, the costs were shared, and the fish were stocked in both lakes as needed.

Mr. Ward stated cane toads were becoming more problematic in the southwest Florida area and he expected the cane toads to become more problematic in the Miromar Lakes community.

Discussion ensued regarding Mr. Freeman providing the number of cane toads in the community; female cane toads laying thousands of eggs; and Mr. Ward seeing a huge rise in cane toad numbers in his other CDD communities.

FOURTH ORDER OF BUSINESS

Supervisor's Requests

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

Ms. Mary LeFevre stated a landscaping review would be completed every six months. She said she noticed the landscaping along Ben Hill Griffin was being trimmed which was good.

Mr. Refkin noted the landscaping looked better. He thanked Mary for her assistance and efforts in this regard.

FIFTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any audience comments.

Ms. Dougherty: (indecipherable).

Discussion ensued regarding how nice it was the club was open for use.

SIXTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:24 p.m.

On MOTION made by Mary LeFevre, seconded by Alan Refkin, 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 (Dec 11, 2025 15:20:17 EST)
Alan Refkin, Chairman

ML - Meeting Minutes 11/13/2025

Final Audit Report

2025-12-25

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