

**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, December 12, 2019, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

David Herring	Chairman
Doug Ballinger	Vice Chairman
Alan Refkin	Assistant Secretary
Michael Weber	Assistant Secretary
Mary LeFevre	Assistant Secretary

Also present were:

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

Audience:

Tim Byal
Erin Dougherty

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.

SECOND ORDER OF BUSINESS

Consideration of Minutes

November 11, 2019 – Regular Meeting

Mr. Ward asked if there were any additions or corrections to the November 11, 2019 Regular Meeting Minutes. Mr. Ballinger noted on page 1 "Aaron" should be spelled "Erin." Mr. Weber indicated on pages 3 and 4 "Webber" should be spelled "Weber." Mr. Refkin indicated Mr. Weber's name was also spelled incorrectly on the bottom of page 2.

Mr. Ballinger asked if on page 4 the phrase which read "sending out an email about the CDD through Taylor Morrison" was correct. Mr. Ward responded in the negative.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the November 11, 2019 Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS

Staff Reports

a) Attorney

No report.

b) Engineer

No report.

c) Asset Manager

I. November 2019 Report

Mr. Bruce Bernard reported the Lake Bank Restoration would begin January 16, 2020 and would take approximately two and a half months to complete. He reported 4:45 came up with a plan to mitigate the cane toad issue. Ms. Mary LeFevre asked if the cane toad plan included the entirety of Miromar Lakes. Mr. Bernard responded in the negative; the plan was to mitigate the toad problem in the area which was having difficulties with the toads. He explained if the toad problem spread, the plan was in place to address the toad difficulties. He noted most of the toads were emanating from the smaller lakes; the larger lakes had better flow which discouraged toad development.

Mr. Bernard indicated the depressed drainage grate in Verona Lago would be fixed tomorrow. He reported two broken drainage grates were replaced in Porto Romano this past week.

d) Manager

I. Financial Statements for the period ending November 30, 2019 (Unaudited)

There were no questions regarding the Financial Statements. Mr. Ward had no report.

FOURTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Weber reported there was a resident who was essentially building a sea wall on the lake. He recommended this be investigated. Mr. Ward indicated he would have this investigated. He noted Mr. Bernard informed him of some riprap going in around the docks on the water's edge. Discussion ensued regarding rocks being placed on the water's edge, the seawall, the resident being given notice the seawall could not be constructed due to beach maintenance easement requirements, and beach maintenance easement requirements.

Mr. Ward reported a couple of months ago he was contacted by the then owner of the undeveloped portions of the property called San Marino who wished to modify the South Florida Water Management District permit for this property. He stated the owner retained Waldrop Engineering to modify the SFWMD permit; Waldrop Engineering coordinated with the CDD team regarding this modification. He stated Mr. Charlie Krebs attended a meeting with Waldrop Engineering and SFWMD to ensure the proposed modification was consistent with CDD permits. He stated last week Miromar Development had a contract to purchase the San Marino property and closed on this purchase last week. He indicated Mr. Tim Byal wished to discuss this item with the CDD. He stated Mr. Charlie Krebs would ensure any CDD decision would be consistent with the Corp of Engineers permit. He indicated he understood the two permits (SFWMD and Corp of Engineers) were not currently consistent; however, the developer would work to ensure consistency between permits.

Mr. Tim Byal distributed a narrative and a map of the San Marino area. Mr. Refkin asked how the CDD was affected by this change. Mr. Byal responded the CDD was not affected. He explained the history of the property which led to this point and the SFWMD permit. He noted the South Florida Water Management District permit required the property owner and the CDD to be co-permittees for this corrected modified permit. He indicated there was no cost to the CDD and no work was required to be completed. He noted San Marino never transferred over the water management system to the CDD; he would work with San Marino to have these water management systems properly assigned to the CDD. He noted it was important to fix the permit situation before moving forward with the water management system transfer process. He asked for the CDD's approval to become a permit co-applicant.

Dr. David Herring asked if Mr. Krebs felt becoming a co-applicant for the permit and modifying the permit was the right decision for the CDD. Mr. Krebs responded in the affirmative; this was the perfect scenario: modify the permit, leave the lake in its current condition, stay in compliance with the Corp permit and the mitigation permit, and there would be no impact on CDD land. Mr. Greg Urbancic concurred. Dr. Herring asked if there was a legal document which assured there would be no cost incurred by the CDD. Mr. Ward responded this would be a simple document to draw up. He indicated he had no problem with the permit modification as long as it was consistent with the Corp of Engineer's permit and there would be no cost to the CDD. Discussion ensued regarding the motion: move to authorize the District to be a co-permittee on the modification to the South Florida Water Management District permit for San Marino subject to it being consistent with the Corp of Engineers permit and a CDD agreement with Miromar to pay the costs of modifying the SFWMD permit and authorizing Mr. Ward to sign.

On MOTION made by Dr. David Herring, seconded by Mr. Alan Refkin, and with all in favor, the District was authorized to be a co-permittee on the modification to the South Florida Water Management District permit for San Marino, subject to it being consistent with the Corp of Engineers permit and subject to a CDD agreement with Miromar to pay the costs of modifying the SFWMD permit, and Mr. Ward was authorized to sign.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 2:25 p.m.

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

Miromar Lakes Community Development District



James P. Ward, Secretary



David Herring, Chairman