

***MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report
September, 2026**

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A SAFEbuilt® COMPANY

CGA Project No. 13-5692

October 1, 2026

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

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**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Aquatic Maintenance
2. Fishery Management
3. Cane Toad Program
4. Landscape Maintenance
5. Location Map

1. Aquatic Maintenance

The District's aquatic contractor completed scheduled inspections and maintenance activities throughout the community during September. Efforts remained focused on shoreline vegetation management, selective aquatic weed control, and preserving the health of desirable littoral plantings. Key activities included:

- Shoreline grasses and broadleaf weeds were treated throughout the community, with multiple follow-up applications performed where necessary.
- Select lakes received algae treatments in areas exhibiting elevated growth.
- Lake dye and beneficial bacteria applications were completed in targeted lakes to improve water quality and support biological balance.
- Approximately 3,650 replacement littoral plants were installed in Lakes 6M and 6N to restore shoreline vegetation and stabilize exposed banks.
- All drainage ditches (DD1 through DD6) were inspected during the reporting period.

NPDES Audit Update

The District's ongoing NPDES audit through FDEP remains in progress. District staff has been in regular communication with FDEP regarding the documentation required as part of the audit process. The majority of the requested documentation has been submitted, and staff is currently awaiting confirmation from FDEP regarding whether any additional or outstanding documents are required.

As part of the next phase of the audit, District staff is scheduled to meet with FDEP on-site on October 12 at 12:00 p.m. The site inspection is expected to include a review of active construction site activities, the golf course maintenance facility, ongoing stormwater inlet inspection and maintenance practices, and dry detention areas.

District staff will continue coordinating with FDEP, providing any additional requested documentation, and addressing follow-up items identified during the on-site inspection.

Field Photos – September 2026



Lake with aerating fountain, viewed from the shoreline.



Current lake levels .



Current detention area conditions .



Rip-rap shoreline stabilization along a residential lake bank.



Current lake conditions .

September 2026 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
Lake 1B	Treated	Grasses & Broadleafs	09/04/2026		
Lake 1A	Treated	Grasses & Broadleafs	09/04/2026		
Lake 1C	Treated	Grasses & Broadleafs	09/04/2026		
Lake 2A	Treated	Grasses & Broadleafs	09/04/2026		
Lake 3A	Treated	Grasses & Broadleafs	09/04/2026		
Lake 3B	Treated	Grasses & Broadleafs	09/04/2026		
Lake 3C	Treated	Algae	08/19/2026		
Lake 6R	Treated	Grasses & Broadleafs	08/19/2026		
Lake 6F	Treated	Grasses & Broadleafs	09/04/2026		
Lake 6L	Treated	Algae, Torpedo Grasses, Shoreline Weeds, Grasses & Broadleafs	08/19/2026, 08/24/2026, 09/09/2026		
Lake 6E	Inspected				
Lake 6D	Treated	Grasses & Broadleafs	08/26/2026		
Lake 6B	Treated	Grasses &	08/26/2026		

		Broadleafs			
Lake 6C	Treated	Grasses & Broadleafs	08/26/2026		
Lake 6K	Treated	Algae, Torpedo Grasses, Shoreline Weeds, Grasses & Broadleafs	08/19/2026, 08/24/2026, 08/26/2026, 09/09/2026		
Lake 6H	Treated	Grasses & Broadleafs	08/26/2026, 09/09/2026		
Lake 6J	Treated	Grasses & Broadleafs	08/19/2026, 09/09/2026		
Lake 6I	Treated	Grasses & Broadleafs	08/19/2026, 09/09/2026		
Lake 6A	Treated	Grasses & Broadleafs	08/26/2026, 09/09/2026		
Lake 6G	Treated	Grasses & Broadleafs	08/26/2026, 09/09/2026		
Lake 6M	Treated	Grasses & Broadleafs	08/19/2026, 09/09/2026		
Lake 6N	Treated	Grasses & Broadleafs	08/19/2026, 09/09/2026		
Lake 6O	Treated	Grasses & Broadleafs	08/19/2026, 09/09/2026		
Lake 6P	Treated	Grasses & Broadleafs	08/19/2026, 09/09/2026		
Drainage Ditch 1	Inspected				
Drainage Ditch 2	Inspected				
Drainage Ditch 3	Inspected				
Drainage Ditch 4	Inspected				
Drainage Ditch 5	Inspected				
Drainage Ditch 6	Inspected				
Lake 5/6 South	Treated	Grasses & Broadleafs	09/16/2026, 09/18/2026		9/16: beach areas. 9/18: sprayed from boat.
Lake 5/6 North (Lake Como)	Treated	Grasses, Broadleafs, Torpedo Grass & Shoreline Weeds	08/19/2026, 08/24/2026, 09/09/2026, 09/18/2026		08/24: sprayed beach areas. 9/18: sprayed from boat.
Fisheries: Vegetation Control: Ski Course & South Lake	Treated	Submersed Vegetation	Three days, ending 08/24/2026		
Fisheries	Began Mapping and Visual Inspection				

Following recent rainfall, District staff received a report of ongoing flooding near 18500 Miromar Lakes Blvd. W. District staff contacted the storm drain cleaning vendor to inspect the drainage system in this area and clean any structures determined to require maintenance. Following completion of the inspection and cleaning, District staff will continue to monitor the area during future rainfall events to confirm that the flooding issue has been resolved and determine whether any additional corrective action is necessary.

2. Fishery Management

On most of the lakes, we were focused on routine spraying for grasses and shoreline weeds. There were a few lakes that needed algae treatment as well. On the big lakes, we spent significant time spraying grasses and shoreline weeds as well, and also sprayed beach areas up high to clean them up as well.

Submersed weed treatments were performed more aggressively this past month. We targeted Illinois Pondweed in both lakes, but were mainly targeting the shallow areas in Lake Como that were causing difficulty for boaters. The large area north and west of the connector bridge was targeted, and inspection shows we had significant control. We also widened the control all around the slalom waterski course to minimize issues for skiers.

We began doing vegetation mapping on Lake Como, and will complete that as well as 5/6 South next week. A good note for the fishery is we saw many schools of shad in open water with schools of largemouth bass surface feeding on them. That is a very good sign that some of the fishery management programs are beginning to show real benefit.

3. Cane Toad Program

Tadpole activity was heavy across the property in September. Bellini, Vivaldi, and the lake north of the main gate were the most active. All three were worked several times during the month and again at the end, and all three were still producing when we finished.

Siena, Bellamare, Porto Romano, and Lagoon 4 also held tadpoles, mostly along the shallow banks. Males were calling at nearly every lake during inspections. Box traps were checked on every visit and stayed productive, with the best numbers near the lagoons.

September Totals:

- Larvae Strands Removed: 58
- Tadpoles Removed: ~2,400,000+
- Toads Removed: ~195–210

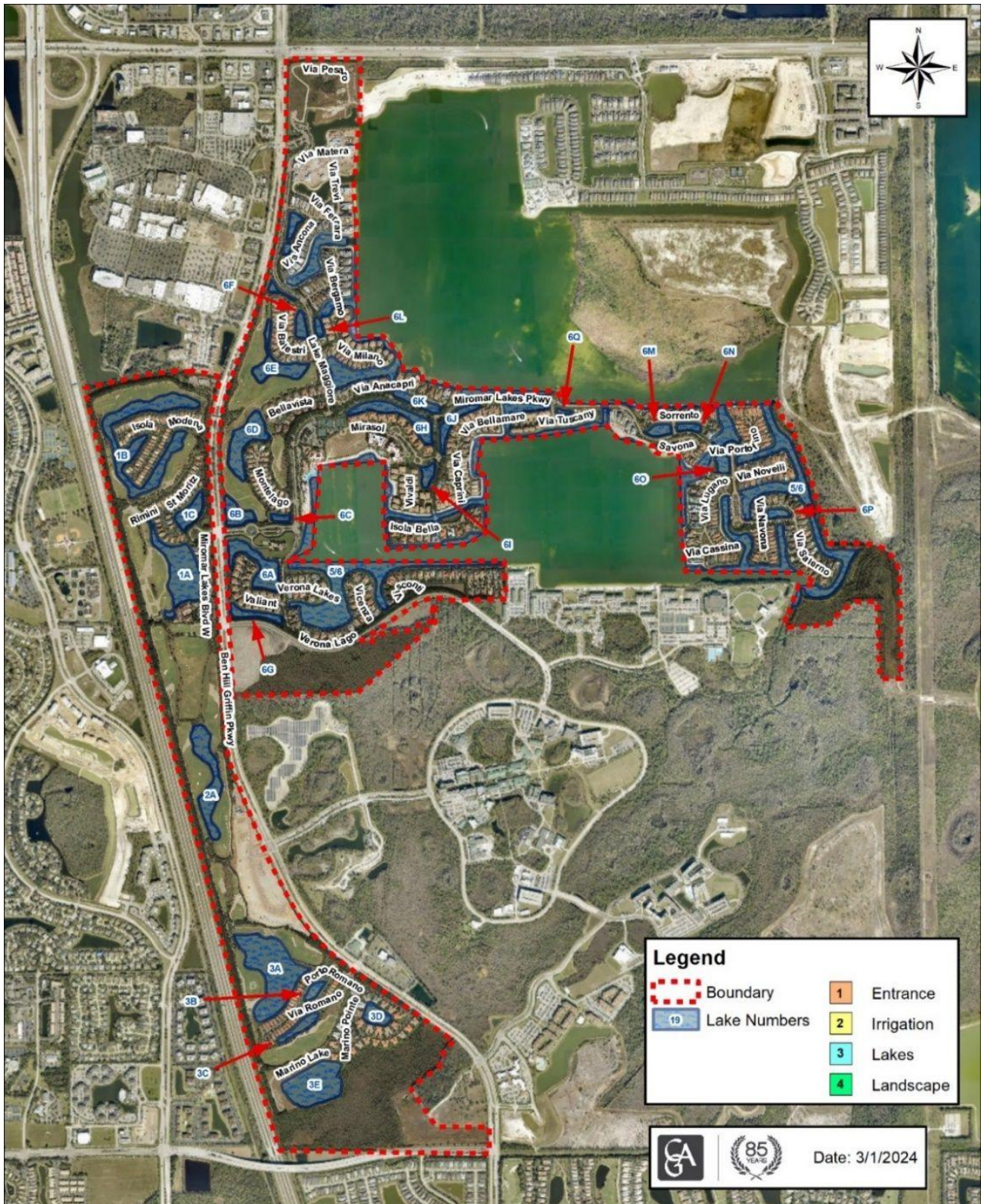
District staff and the contractor will continue intensive monitoring and removal efforts as breeding activity persists.

4. Landscape Maintenance

District staff continues to monitor the landscaping along I-75, Burnham Road, and the area near FGCU. The landscaping is currently thriving, particularly following the recent rainfall. No significant concerns were observed during the most recent inspection.

District staff will continue performing monthly inspections to monitor overall plant health, appearance, irrigation needs, and any maintenance items that may require attention.

5. Location Map

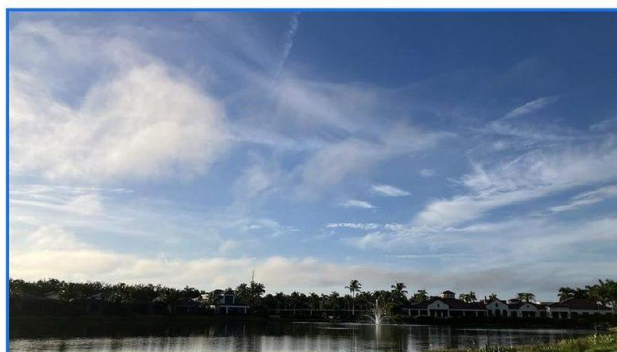


Miromar Lakes CDD - Engineer's Report Asset Map

Miromar Lakes CDD
Aquatic System
September 2026



Lake 1 A



Lake 1 B



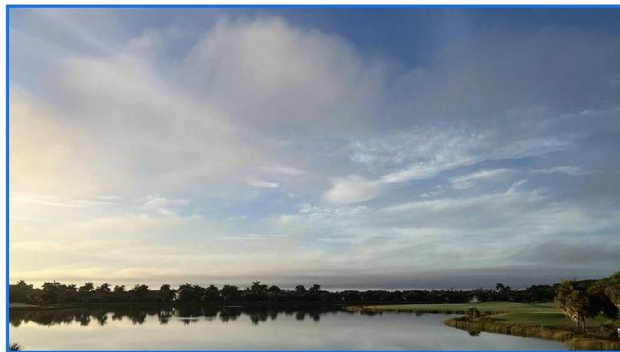
Lake 1 C



Lake 2 A



Lake 3 A



Lake 3 B



Lake 3 C



Lake 3 D



Lake 3 E



Lake 6 A



Lake 6 B



Lake 6 C



Lake 6 D



Lake 6 E



Lake 6 F



Lake 6 G



Lake 6 H



Lake 6 I



Lake 6 J



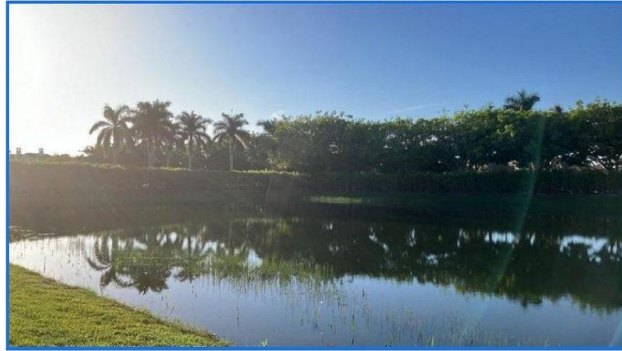
Lake 6 K



Lake 6 L



Lake 6 M



Lake 6 N



Lake 6 O



Lake 6 P



Lake 6 Q



Lake 5/6



Weir

