

**MIROMAR LAKES**  
**SOUTH**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

**REGULAR MEETING**  
**AGENDA**

**May 10, 2018**

# Miromar Lakes South Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

May 2, 2018

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Miromar Lakes South Community Development District

Dear Board Members:

A Regular Meeting of the Miromar Lakes South Community Development District's Board of Supervisors will be held on Thursday, May 10, 2018 at 11:30 a.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2018-03, Approving Proposed Budgets for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
4. Consideration of Resolution 2018-04, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date
5. Acceptance of Unaudited Financials as of March 31, 2018
6. Approval of October 12, 2017 Public Hearing and Regular Meeting Minutes
7. Other Business
8. Staff Reports
  - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
  - B. District Engineer: *Hole Montes*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - i. 0 Registered Voters in District as of April 15, 2018
    - ii. NEXT MEETING DATE: August 9, 2018 at 11:30 A.M.
9. Supervisors' Requests

10. Public Comments

11. Adjournment

If you have any questions, please do not hesitate to contact me at 239-464-7114.

Sincerely,



Chesley "Chuck" E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810**

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Miromar Lakes South Community Development District (“**District**”) prior to June 15, 2018, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The operating and debt service budgets prepared by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

**DATE:** August 9, 2018

**HOUR:** 11:30 A.M.

**LOCATION:** Miromar Development Corporation  
10801 Corkscrew Road, Suite 305  
Estero, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

ATTEST:

**MIROMAR LAKES SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## **Exhibit A**

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2019  
PROPOSED BUDGET  
UPDATED MAY 2, 2018**



**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
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**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 03/31/2018	Projected through 9/30/2018		
<b>REVENUES</b>					
Developer contribution	\$ 95,141	\$ 35,075	\$ 45,846	\$ 80,921	\$ 177,091
Interest	-	21	-	21	-
Total revenues	<u>95,141</u>	<u>35,096</u>	<u>45,846</u>	<u>80,942</u>	<u>177,091</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	4,306	1,080	3,226	4,306	4,306
Management/accounting/recording	35,000	17,500	17,500	35,000	35,000
Legal	5,000	6,240	4,000	10,240	5,000
Engineering	5,000	2,236	2,764	5,000	5,000
Audit	5,000	-	5,000	5,000	5,000
Assessment roll preparation	2,500	-	2,500	2,500	2,500
Arbitrage rebate calculation	500	-	500	500	500
Postage	100	-	100	100	100
Legal advertising	1,000	234	766	1,000	1,000
Annual district filing fee	175	175	-	175	175
Insurance	5,500	4,400	1,100	5,500	7,500
Contingencies	360	162	198	360	360
Office supplies	-	65	-	65	-
Website	700	-	650	650	650
Total professional	<u>65,141</u>	<u>32,092</u>	<u>38,304</u>	<u>70,396</u>	<u>67,091</u>
<b>Field Operations</b>					
Other contractual services	30,000	-	-	-	100,000
Utilities	-	-	-	-	10,000
Total field operations	<u>30,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>110,000</u>
Total expenditures	<u>95,141</u>	<u>32,092</u>	<u>38,304</u>	<u>70,396</u>	<u>177,091</u>
Net increase/(decrease) of fund balance	-	3,004	7,542	10,546	-
Fund balance - beginning (unaudited)	2,732	(10,546)	(7,542)	(10,546)	-
Fund balance - ending (projected)	<u>\$ 2,732</u>	<u>\$ (7,542)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional Services**

Supervisors	\$	4,306
<p style="margin-left: 20px;">Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.</p>		
Management/accounting/recording		35,000
<p style="margin-left: 20px;"><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$35,000 annual fee is inclusive of district management, general fund accounting and recording services.</p>		
Legal		5,000
<p style="margin-left: 20px;">As a local government attorney, Coleman, Yovanovich and Koester, PA provides on-going representation specializing in legal issues concerning public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances, contracts, infrastructure and community development.</p>		
Engineering		5,000
<p style="margin-left: 20px;">Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>		
Audit		5,000
<p style="margin-left: 20px;">Statutorily required for the District to undertake an independent examination of its books, Assessment roll preparation</p>		
<p style="margin-left: 20px;">The District has a contract with AJC and Associates to prepare the annual assessment</p>		
Arbitrage rebate calculation		500
<p style="margin-left: 20px;">To ensure the District's compliance with all Tax Regulations, annual computations are</p>		
Postage		100
<p style="margin-left: 20px;">Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>		
Legal advertising		1,000
<p style="margin-left: 20px;">These expenditures relate to advertisements for monthly meetings, special meetings, public hearings, public bids, etc.</p>		
Annual district filing fee		175
<p style="margin-left: 20px;">Annual fee paid to the Department of Economic Opportunity.</p>		
Insurance		7,500
<p style="margin-left: 20px;">The District carries public officials and general liability insurance . The limit of liability is set at \$1,000,000 per occurrence.</p>		
Contingencies		360
<p style="margin-left: 20px;">Bank charges and other miscellaneous expenses incurred during the year.</p>		
Website		650
<p style="margin-left: 20px;">Cost to maintain required website and URL.</p>		
Total professional services		67,091

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field Operations**

Other contractual services 100,000

It is anticipated that during the fiscal year, the District will assume ownership and responsibility for the maintenance of the 11 acres of storm water ponds, 184 acres of preserves and associated interconnecting pipes and control structures as well as a central irrigation pumping station. Additionally, there will be an annual monitoring and reporting requirement related to the success of the preserve area maintenance.

Maintenance	90,000
Monitoring and Reporting	<u>10,000</u>
Total	100,000

Utilities 10,000

Intended to cover the cost of electricity for irrigation pump station.

Total field operations	<u>110,000</u>
Total expenditures	<u><u>\$ 177,091</u></u>

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Revenue and Expenditures	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 03/31/2018	Projected through 9/30/2018		
<b>REVENUE</b>					
Special assessment: off-roll	\$ 315,778	\$ -	\$ 106,599	\$ 106,599	\$ 690,000
Total revenue	<u>315,778</u>	<u>-</u>	<u>-</u>	<u>106,599</u>	<u>690,000</u>
<b>EXPENDITURES</b>					
Principal	-	-	-	-	400,000
Interest	170,778	-	106,599	106,599	290,000
Total expenditures	<u>170,778</u>	<u>-</u>	<u>106,599</u>	<u>106,599</u>	<u>690,000</u>
Net increase/(decrease) in fund balance	145,000	-	(106,599)	-	-
Beginning fund balance (unaudited)	100,000	153,250	-	153,250	153,250
Ending fund balance (projected)	<u>\$245,000</u>	<u>\$ 153,250</u>	<u>\$ (106,599)</u>	<u>\$ 153,250</u>	<u>153,250</u>

Use of fund balance:

Debt service reserve account balance (required)	(100,000)
Principal and Interest expense - November 1, 2019	(139,200)
Projected fund balance surplus/(deficit) as of September 30, 2019	<u>\$ (85,950)</u>

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2017 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Balance</b>
09/22/17					10,000,000
05/01/18	-	2.90%	106,599.40	106,599.40	10,000,000
11/01/18		2.90%	145,000.00	145,000.00	10,000,000
05/01/19	400,000	2.90%	145,000.00	545,000.00	9,600,000
11/01/19		2.90%	139,200.00	139,200.00	9,600,000
05/01/20	415,000	2.90%	139,200.00	554,200.00	9,185,000
11/01/20		2.90%	133,182.50	133,182.50	9,185,000
05/01/21	424,900	2.90%	133,182.50	558,082.50	8,760,100
11/01/21		2.90%	127,021.45	127,021.45	8,760,100
05/01/22	8,760,100	2.90%	127,021.45	8,887,121.45	-
<b>Total</b>	<b>10,000,000</b>		<b>1,195,407.30</b>	<b>11,195,407.30</b>	

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

## RESOLUTION 2018-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Miromar Lakes South Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the effective date of Ordinance No. 10-42 creating the District was the 29<sup>th</sup> day of October, 2010; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 8<sup>th</sup> day of November, 2018, at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 10, 2018 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.



Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

\_\_\_\_\_  
**CHAIR/VICE CHAIR**

\_\_\_\_\_  
**SECRETARY/ASSTISTANT SECRETARY**

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Miromar Lakes South Community Development District (the "District") in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board, to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 8, 2018  
TIME: 11:30 A.M.  
PLACE: Miromar Development Corp.  
10801 Corkscrew Road  
Suite 305  
Estero, Florida 33928

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

\_\_\_\_\_  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 8, 2018**

TIME: **11:30 A.M.**

LOCATION: **Miromar Development Corp.  
10801 Corkscrew Road, Suite 305  
Estero, Florida 33928**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 8, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Miromar Lakes South Community Development District to be held at Miromar Development Corp., 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, on November 8, 2018, at 11:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above, the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2015), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
LANDOWNERS' MEETING - NOVEMBER 8, 2018**

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**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Miromar Lakes South Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. _____	_____
2. _____	_____
3. _____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2018**



**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2018**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 3,335	\$ -	\$ 3,335
Accounts receivable	112	-	112
Investments			
Reserve 2017	-	100,000	100,000
Cost if issuance 2017	-	53,250	53,250
Total assets	<u>\$ 3,447</u>	<u>\$ 153,250</u>	<u>\$ 156,697</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	\$ 3,090	\$ -	\$ 3,090
Developer advance	7,899	-	7,899
Total liabilities	<u>10,989</u>	<u>-</u>	<u>10,989</u>
<b>FUND BALANCES</b>			
Unassigned	(7,542)	153,250	145,708
Total fund balances	<u>(7,542)</u>	<u>153,250</u>	<u>145,708</u>
Total liabilities and fund balances	<u>\$ 3,447</u>	<u>\$ 153,250</u>	<u>\$ 156,697</u>

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Developer contribution	\$ -	\$ 35,075	\$ 95,141	37%
Interest and miscellaneous	-	21	-	N/A
Total revenues	<u>-</u>	<u>35,096</u>	<u>95,141</u>	37%
<b>EXPENDITURES</b>				
<b>Professional</b>				
Supervisor's fees	-	1,080	4,306	25%
Management	2,917	17,500	35,000	50%
Audit fees	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation*	-	-	2,500	0%
Legal	-	6,240	5,000	125%
Engineering	109	2,236	5,000	45%
Postage	-	-	100	0%
Insurance	-	4,400	5,500	80%
Legal advertising	-	234	1,000	23%
Contingencies	25	162	360	45%
Office supplies	65	65	-	N/A
Annual district filing fee	-	175	175	100%
Website	-	-	700	0%
Total professional	<u>3,116</u>	<u>32,092</u>	<u>65,141</u>	49%
<b>Field operations</b>				
Other contractual services	-	-	30,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>30,000</u>	0%
<b>Other fees &amp; charges</b>				
Total expenditures	<u>3,116</u>	<u>32,092</u>	<u>95,141</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(3,116)	3,004	-	
Net change in fund balances	(3,116)	3,004	-	
Fund balances - beginning	(4,426)	(10,546)	2,732	
Fund balances - ending	<u>\$ (7,542)</u>	<u>\$ (7,542)</u>	<u>\$ 2,732</u>	

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017  
FOR THE PERIOD ENDED MARCH 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment - on roll	\$ -	\$ -	\$ 242,575	0%
Special assessment: off-roll	-	-	482,824	0%
Total revenues	<u>-</u>	<u>-</u>	<u>725,399</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	145,000	0%
Interest	-	-	580,263	0%
Total debt service	<u>-</u>	<u>-</u>	<u>725,263</u>	0%
Net change in fund balances	-	-	136	
Fund balances - beginning	<u>153,250</u>	<u>153,250</u>	<u>659,167</u>	
Fund balances - ending	<u>\$ 153,250</u>	<u>\$ 153,250</u>	<u>\$ 659,303</u>	

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2017  
FOR THE PERIOD ENDED MARCH 31, 2018**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
Capital outlay	3,441,814	9,665,000
Total expenditures	3,441,814	9,665,000
 Excess/(deficiency) of revenues over/(under) expenditures	(3,441,814)	(9,665,000)
 <b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	3,441,814	9,665,000
Total other financing sources/(uses)	3,441,814	9,665,000
 Net change in fund balances	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

1 **MINUTES OF MEETING**  
2 **MIROMAR LAKES SOUTH**  
3 **COMMUNITY DEVELOPMENT DISTRICT**  
4

5 A Public Hearing and Regular Meeting of the Miromar Lakes South Community  
6 Development District's Board of Supervisors were held on Thursday, October 12, 2017 at 1:00  
7 p.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida  
8 34928.  
9

10 **Present and constituting a quorum were:**

11		
12	Tim Byal	Chair
13	Michael Elgin	Vice Chair
14	Jeffrey Staner	Assistant Secretary
15	Rich Pomeroy	Assistant Secretary
16	Mark Geschwendt	Assistant Secretary

17 **Also present were:**

18		
19		
20	Chuck Adams	District Manager
21	Greg Urbancic	District Counsel
22	Carlie Krebs	District Engineer
23	Jim Wilson	Grandezza Community Resident
24	Peter Dersley	Grandezza Community Resident

25  
26  
27 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

28  
29 Mr. Adams called the meeting to order at 1:02 p.m. Supervisors Byal, Elgin, Pomeroy  
30 and Geschwendt were present, in person. Supervisor Staner was not present at roll call.  
31

32 **SECOND ORDER OF BUSINESS**

**Public Comments**

33  
34 Mr. Jim Wilson, a resident of Grandezza, asked for the details of a proposal related to the  
35 Engineer's Report. Mr. Adams stated that would be better entertained, during the Public Hearing.

36 ***\*\*\*Mr. Staner arrived at the meeting at approximately 1:23 p.m.\*\*\****

37  
38 **THIRD ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption  
of an Assessment Roll and the Imposition  
of Special Assessments Relating to the  
Financing and Securing of Certain Public  
Improvements**

43 **A. Affidavit/Proof of Publication**

44 Mr. Adams presented the proof of publication for today's Public Hearing and Regular  
45 Meeting.

46 **B. Mailed Notice to Property Owners**

47 Mr. Adams presented the mailed "Notice to Property Owners". Mr. Adams stated that  
48 there are five affected property owners in this case and they are all owned by the same entity.

- 49 • *Hear testimony from the affected property owners as to the property and*  
50 *advisability of making the improvements and funding them with special*  
51 *assessments on the property.*
- 52 • *Thereafter, the governing authority shall meet as an equalizing board to hear*  
53 *any and all complaints as to the special assessments on a basis of justice and*  
54 *right.*

55 **\*\*\*Mr. Adams opened the Public Hearing.\*\*\***

56 **C. Consideration of Resolution 2018-01, Authorizing District Projects for Construction**  
57 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving,**  
58 **Confirming, and Levying Special Assessments on Property Specially Benefitted By**  
59 **Such Projects To Pay the Cost Thereof; Providing For the Payment and the**  
60 **Collection of Such Special Assessments By the Methods Provided For By Chapters**  
61 **170, 190, and 197 Florida Statutes; Confirming the District's Intention To Issue**  
62 **Special Assessment Bonds; Providing For True-Up Payments; Making Provisions**  
63 **Relating To the Transfer of Real Property To Governmental Bodies; Providing For**  
64 **the Recording of an Assessment Notice; Providing For Severability, Conflicts and an**  
65 **Effective Date**

66 Mr. Urbancic presented Resolution 2018-01. This is the second step of the Master  
67 Assessment Process. At a prior meeting the Board adopted the Master Engineer's Report and the  
68 Master Assessment Methodology, both dated, August 10, 2017. Today, the Supervisors, sitting  
69 as the equalizing board, would hear comments and testimony as to whether to change the manner  
70 in which assessments are levied. The Master Assessment Report and the Master Assessment  
71 Methodology will be adopted, as part of the Resolution, which provides for the payment of the  
72 Special Assessments that will formally be equalized through this process. A future Resolution  
73 will supplement this Resolution and will adopt the Supplemental Engineer's Report and  
74 Supplemental Assessment Methodology, as they relate to the Series 2017 Bonds.

75 Mr. Adams explained the following exhibits and details:

76 ➤ Master Engineer’s Report: The Board previously approved this Report, which relates to  
77 the infrastructure costs and land acquisition, within the boundaries of the Miromar Lakes South  
78 CDD only; it did not have any impact to any adjacent properties; however, there might be some  
79 offsite improvements to help facilitate the development of the property, such as constructing  
80 turning lanes in and out of the property, on the adjacent roadways.

81 ➤ Engineer’s Report: The Report identifies the overall costs of development, including  
82 items, such as earthwork, roadways, utilities, water management, landscaping, community  
83 privacy, on and off-site wetland mitigation, off-site impacts and acquisition of public lands.

84 ➤ Overall costs identified in the Engineer’s Report are \$17,258,000.

85 ➤ The land acquisition component relates to acquiring environmental lands, within the  
86 property and the Panther Mitigation property in Collier County, to offset the development of this  
87 property, along with the credits that go with that property.

88 ➤ The Master Assessment Methodology Report: The Methodology takes into consideration  
89 the costs in the Master Engineer’s Report and spreads those costs on a per-acre, per-developable  
90 acre basis, based upon special and peculiar benefit.

91 ➤ Assessment Methodology Report Construction Fund: Added to the \$17,258,000 is the  
92 Debt Service Reserve, Capitalized Interest, Costs of Issuance, Underwriter’s Discount and those  
93 are rounded up for a total of \$20,660,000, over the total acres and out-of-boundary modifications  
94 of 277 acres, resulting in a per acre assessment of \$74,467. It was not anticipated that the entire  
95 \$20,660,000 would be levied but that amount will be validated in Circuit Court.

96 Mr. Urbancic described the product types and the Equivalent Residential Unit (ERU)  
97 values and the annual payments to retire the debt. Mailed Notices were sent to all affected  
98 property owners.

99 Mr. Urbancic asked for comments or testimony from the affected property owners.

100 There were no comments or testimony from the affected property owners.

101 **\*\*\*Mr. Adams closed the Public Hearing.\*\*\***

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**On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, Resolution 2018-01, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefitted By Such Projects To Pay the Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By the Methods Provided For By Chapters 170, 190, and 197 Florida Statutes; Confirming the District’s Intention To Issue Special Assessment Bonds; Providing For True-Up Payments; Making Provisions Relating To the Transfer of Real Property To Governmental Bodies; Providing For the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date, was adopted.**

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**D. Consideration of Resolution 2018-02, Supplementing Resolution 2018-01 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments On and Peculiar To Property Specially Benefitted (Apportioned Fairly and Reasonably) By the District’s Projects; Approving and Adopting a Supplement To the Engineer’s Report for the 2017 Project Entitled First Supplemental Engineer’s Report for Miromar Lakes South Community Development District prepared By hole Montes, Inc. Dated October 12, 2017; Approving and Adopting the Miromar Lakes South Community Development District First Supplemental Special Assessment Methodology Report Prepared By AJDC Associates Dated October 12, 21017, Which Sets Forth the Specific Terms of the Miromar Lakes South Community Development District Special Assessment Revenue Note, Series 2017; Providing For the Supplementation of the Special Assessments as Set Forth In the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date**

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Mr. Adams presented Resolution 2018-02. This Resolution supplements Resolution 2018-01; essentially, it considers the Supplemental Engineer’s Report and the Supplemental Assessment Methodology Report.

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Mr. Urbancic stated that this relates to Resolution 2018-01; it levies the Master Lien and sets the 2017 Project and ensures that the lien book is kept up; it adopts the Supplemental Engineer’s Report and Supplemental Assessment Methodology, both dated October 12, 2017. The Supplemental Engineer’s Report refines what was defined in the 2017 project, within the

143 Master Project, and updated some of the costs. Essentially, the Supplemental Methodology  
144 calculated the figures for the actual assessments, with respect to the issuance of the 2017Note, so  
145 that the District can memorialize such, on the District’s lien book, and what will be collected,  
146 through the processes set up through the Trust Indenture. This Resolution adopts the  
147 Supplemental Reports and tells the District to make notations in the lien book.

148 Mr. Adams explained the terms of the Note, the financing and terms thereof.

149 **\*\*\*Mr. Adams opened the Public Hearing.\*\*\***

150 Mr. Peter Dersley, a Grandezza Community resident, asked about stormwater  
151 management and discharge into the southern canal, from the District.

152 Mr. Adams replied that the Public Hearing should be closed first, since the question  
153 involved a mechanical and engineering discussion.

154 **\*\*\*Mr. Adams closed the Public Hearing.\*\*\***

155

**On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, Resolution 2018-02, Supplementing Resolution 2018-01 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments On and Peculiar To Property Specially Benefited (Apportioned Fairly and Reasonably) By the District’s Projects; Approving and Adopting a Supplement To the Engineer’s Report for the 2017 Project Entitled First Supplemental Engineer’s Report for Miromar Lakes South Community Development District prepared By hole Montes, Inc. Dated October 12, 2017; Approving and Adopting the Miromar Lakes South Community Development District First Supplemental Special Assessment Methodology Report Prepared By AJDC Associates Dated October 12, 21017, Which Sets Forth the Specific Terms of the Miromar Lakes South Community Development District Special Assessment Revenue Note, Series 2017; Providing For the Supplementation of the Special Assessments as Set Forth In the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date, was adopted.**

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178 **FOURTH ORDER OF BUSINESS**

**Consideration of True-Up Agreement**

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180 Mr. Adams stated that Mr. Urbancic distributed a revised True-Up Agreement.

181 Mr. Urbancic explained the purpose of the True-Up Agreement and how true-up  
182 payments are calculated. Periodically, during the platting process, the Methodology Coordinator

183 and Manager will run tests every time a parcel is platted to ensure balance is maintained with the  
184 units and per acre figures, going forward. If the amounts do not balance, it may result in a true-  
185 up payment.

186

**On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, the True-Up Agreement, was approved.**

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191

Mr. Byal stated that this was the third or fourth time, in a series of meetings specifically  
192 on this issue, that these documents have been discussed; this is more of a “clean up”, in terms of  
193 the documents. The documents have been worked on for the last six months.

194

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2017**

195

196

197

198 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2017. The  
199 District is Developer-funded on an as-needed basis, through funding requests.

200

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes**

201

202

**A. August 10, 2017 Public Hearing and Regular Meeting**

203

204 Mr. Adams presented the August 10, 2017 Public Hearing and Regular Meeting Minutes  
205 and asked for any additions, deletions or corrections.

206

**On MOTION by Mr. Byal and seconded by Mr. Elgin, with all in favor, the August 10, 2017 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

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**B. September 21, 2017 Continued Public Hearing, Public Hearings and Regular Meeting**

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214 Mr. Adams presented the September 21, 2017 Continued Public Hearing, Public Hearings  
215 and Regular Meeting Minutes and asked for any additions, deletions or corrections.

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**On MOTION by Mr. Byal and seconded by Mr. Elgin, with all in favor, the September 21, 2017 Continued Public Hearing, Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**C. September 28, 2017 Continued Public Hearings and Regular Meeting**

Mr. Adams presented the September 28, 2017 Continued Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Byal and seconded by Mr. Pomeroy, with all in favor, the September 28, 2017 Continued Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS Other Business**

There being no other business, the next item followed.

**EIGHTH ORDER OF BUSINESS Staff Reports**

**A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

There being no report, the next item followed.

**B. District Engineer: *Hole Montes***

There being no report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: May 10, 2018 at 11:30 A.M.**

Mr. Adams stated that the next meeting will be held on May 10, 2018 at 11:30 a.m., at this location. He suspected there will be a need to have a meeting prior to that date, due to the activity in the construction.

**NINTH ORDER OF BUSINESS Supervisors' Requests**

There being no Supervisors' requests, the next item followed.

**TENTH ORDER OF BUSINESS Public Comments**

255 Mr. Dersley stated that there was flooding in Grandezza, the southern neighboring  
256 community, where he resides. The Grandezza stormwater management system was also  
257 designed by Hole Montes and it operated as designed, during the recent hurricane and storm  
258 events. While he believed that the system the District will install will be in accordance with the  
259 requirements of various agencies, one of the statements by the District verified that the water  
260 would run from the CDD to the Estero River and that the Estero River has sufficient hydraulic  
261 capacity to convey the runoff from CDD, based on agency-designed criteria; however, he was  
262 not sure of the accuracy of that statement, based on recent experiences and flooding. Three  
263 weeks ago, the ditch that the CDD drained into breached into Grandezza; the berm height is  
264 19'2" below sea level and there was a 100-yard stretch where water was flowing heavily into  
265 Grandezza. It took two days to ease the flow of water because flooding was 2' deep and trees  
266 were in the roads. A town meeting will be held next Thursday to discuss the situation and  
267 potential solutions. As this District proceeds with its system, his issue is whether the system has  
268 adequate hydraulic capacity to convey the runoff from the District, based on agency criteria. He  
269 is pressuring The Village to clean the canals. The drainage ditch at the corner of Corkscrew  
270 Road and the I-75 on-ramp is full of debris and he is working with the County to get it cleaned.  
271 He asked what the District can do to ensure that the waterways are maintained.

272 Mr. Byal asked if he was familiar with the Lee County Water Management Study (Study)  
273 and what that did for the Estero River. Mr. Dersley was not familiar with that Study. Mr. Byal  
274 stated that the County conducted studies of all tributaries in the County; it established a  
275 maximum construction for each of the tributaries, based on its evaluation of the historic water  
276 levels in the tributaries. A discharge rate was derived, in order to maintain the historic levels.  
277 SFWMD adopted those levels; therefore, any project developed near the Estero Basin must  
278 maintain, at a maximum, those discharge rates; those restricted discharge rates are required of  
279 any new or future development, since that Study was adopted. When pulling a SFWMD Permit,  
280 that will be the maximum discharge rate.

281 Discussion ensued regarding the Estero River, storm events, stormwater drainage systems  
282 and permitting.

283 Mr. Dersley stated that, at the last meeting with the County, there was agreement to a  
284 berm along the southern boundary and asked when it would be installed. Mr. Byal replied that,  
285 based on the conditions in the Zoning Resolution, at that time, the berm and improvements along  
286 the southern border were also contingent on the southern parcels adjacent to it. The District's

287 current construction does not include development along the southern border; it is concentrated  
288 more to the northern half of that section. There is a section of the Development Order (DO),  
289 which is the next step in permitting, specific to the corner of Estero and Ben Hill Griffin  
290 Parkway. He believed that was permitted as a “clear and fill”, at the time; if that parcel is  
291 cleared and filled, then the berm would be built. Regarding the stormwater question, the only  
292 construction on the south property line is one outfall structure, which is a discharge structure  
293 built pursuant to the South Florida Environmental Research Permit, and discharges into that  
294 canal. There is one point of discharge for the current construction.

295 Mr. Dersley asked if installing hardscaping, roofing and parking lots causes additional  
296 water discharge than prior to the construction. Mr. Byal replied no.

297 Discussion ensued regarding the District’s mitigation areas.

298

299 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

300

301 There being no further business to discuss, the meeting adjourned.

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**On MOTION by Mr. Byal and seconded by Mr. Pomeroy, with  
all in favor, the meeting adjourned at approximately 1:37 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

**MIROMAR LAKES SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**8Ci**



# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2018

2018 PRECINCT	NAME OF CDD	# REG VOTERS
	Babcock Ranch	0
40, 124	Bayside Improvement	2,662
40	Bay Creek	803
	Beach Road Golf Estates	0
	Bonita Landing	0
125	Brooks I of Bonita Springs	2,239
125	Brooks II of Bonita Springs	1,618
	East Bonita Beach	0
80	Mediterra North	412
66	Miromar Lakes South	0
64	Moody River Estates	1,065
25	Parklands Lee	473
25	Parklands West	510
5	River Hall	805
123	River Ridge	1,408
60	Stoneybrook	1,671
5	Verandah East	525
5	Verandah West	844
60	University Square	0
9, 32	Waterford Landing	578
	WildBlue	

Send to: Daphne Gillyard [gillyardd@whassociates.com](mailto:gillyardd@whassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)