



**CRESTVIEW II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 28, 2026
4:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.crestview2cdd.org
786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
Miccosukee Golf and Country Club
Pro Shop Complex Meeting Room
6401 Kendale Lakes Drive
Miami, Florida 33183
REGULAR BOARD MEETING
October 28, 2026
4:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 27, 2026 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-04 – Goals and Objectives Annual Report.....Page 5
 - 2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget....Page 8
 - 3. Discussion Regarding Flood Zones
- I. Administrative & Operational Matters
 - 1. Reminder: Ethics Training due December 31st, 2026
 - 2. General Election 2026
 - 3. Annual Engineers Report.....Page 13
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2026-10-16

Subcategory
Miscellaneous Notices

CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Crestview II Community Development District (the "District") will hold Regular Meetings in the Pro Shop Complex Meeting Room located at the Miccosukee Golf and Country Club, 6401 Kendale Lakes Drive, Miami, Florida 33183 at 4:00 p.m. on the following dates:

October 28, 2026

December 2, 2026

February 24, 2027

March 24, 2027

April 28, 2027

May 26, 2027

June 23, 2027

July 28, 2027

August 25, 2027

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

Crestview ii community development district

www.crestview2cdd.org

IPL0381534

Oct 16 2026

**CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 27, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the May 27, 2026, Regular Board Meeting and Public Hearing of the Crestview II Community Development District (the “District”) to order at 4:06 p.m. in the Pro Shop Complex Meeting Room of the Miccosukee Golf and Country Club located at 6401 Kendale Lakes Drive, Miami, Florida 33183.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Erica Olson, Vice-Chairperson Julissa Hernandez, Supervisors Miguel Rivero, and Romelio Martinez constituted a quorum and it was in order to proceed with the meeting. Seat 4 remains vacant.

Staff members in attendance were District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Gabriella Fernandez Perez of Billing Cochran, P.A.

Also in attendance were Stephen Decker, Miami, FL; Karen Decker, Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 25, 2026 Regular Board Meeting

Mr. Silva presented the minutes of the February 25, 2026, Regular Board Meeting and asked if there were any changes. A correction was noted for Item H2 regarding the attorneys’ fee adjustment.

A **motion** was made by Ms. Hernandez, seconded by Ms. Olson and unanimously passed approving the minutes of the February 25, 2026, Regular Board Meeting, as amended.

The Regular Board Meeting was then recessed and the Public Hearing was opened at 4:11 p.m.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Miami Herald* on May 7, 2026 and May 14, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Ms. Karen Decker addressed the Board, requesting information regarding District budgeting and operations, including clarification on the infrastructure owned and maintained by the District. Mr. Silva responded to Ms. Decker's inquiries.

There being no further public comments, Mr. Silva closed the Public Hearing at 4:36 p.m.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Mr. Silva presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and presented the Fiscal Year 2026/2027 Final Budget. A discussion ensued after which:

A **motion** was made by Mr. Rivero, seconded by Ms. Olson and unanimously passed approving and adopting Resolution No. 2026-02, as presented.

H. OLD BUSINESS

There was no old business at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. Silva presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and presented the proposed Fiscal Year 2026/2027 regular meeting schedule, noting the same general pattern as the prior year. A discussion ensued after which:

A **motion** was made by Ms. Hernandez, seconded by Ms. Olson and unanimously passed approving and adopting Resolution No. 2026-03, as presented.

2. Discussion Regarding No Parking Signs in Swale Areas

Mr. Rivero requested that the District contact Miami-Dade County to request the installation of no parking signs in the swale areas within the community, noting that certain vehicles had been parking on the swales and causing damage. Mr. Silva acknowledged the request and advised that staff would follow up with Miami-Dade County accordingly.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Form 1

Mr. Silva reminded Board members of their obligation to file the Statement of Financial Interests – Form 1 with the Commission on Ethics, as required by Florida law.

2. Announcing Certification of Registered Voters

Mr. Silva announced that the Miami-Dade County Supervisor of Elections had certified that the Crestview II Community Development District has 305 registered voters.

3. Announcing the Qualifying Period – Noon, Monday, June 8th – Noon, Friday, June 12th

Mr. Silva announced that the qualifying period for Seats 1, 3, and 4 would run from Noon on Monday, June 8, 2026, through Noon on Friday, June 12, 2026.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Hernandez, seconded by Ms. Olson and unanimously passed adjourning the Regular Board Meeting and Public Hearing at 4:58 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Page 1 of 1

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Crestview II Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-07 on October 23, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of October, 2026.

ATTEST:

**CRESTVIEW II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Crestview II Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and becomes EFFECTIVE this 28th day of October, 2026.

ATTEST:

**CRESTVIEW II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Crestview II Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Administrative Assessments	66,586	67,785	67,785
Maintenance Assessments	42,713	43,156	43,156
Debt Assessments	97,659	98,669	98,669
Interest Income	900	2,700	2,566
TOTAL REVENUES	\$ 207,858	\$ 212,310	\$ 212,176
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	1,875	750	750
Payroll Taxes (Employer)	145	57	57
Management	32,556	32,556	32,556
Secretarial & Field Operations	5,400	5,400	5,400
Legal	9,250	7,600	6,553
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,700	3,700	3,700
Insurance	8,100	7,606	7,606
Legal Advertisements	2,500	3,500	2,521
Miscellaneous	850	850	716
Postage	250	360	342
Office Supplies	300	325	263
Dues & Subscriptions	175	175	175
Trustee Fee	3,500	3,500	3,500
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,951	\$ 74,729	\$ 72,489
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	5,700	7,800	7,572
General Community Maintenance	500	250	0
Lawn Maintenance	15,000	13,658	13,658
Fountain Maintenance & Upkeep	3,400	1,000	593
Electricity/FPL - Fountains	10,000	11,621	11,621
Engineering/Inspections	1,250	2,800	2,800
Storm Drainage/Class V Permit	3,500	1,000	0
Lake Bank - Erosion Control	300	250	0
Maintenance/Contingency	500	250	0
TOTAL MAINTENANCE EXPENDITURES	\$ 40,150	\$ 38,629	\$ 36,244
TOTAL EXPENDITURES	\$ 117,101	\$ 113,358	\$ 108,733
REVENUES LESS EXPENDITURES	\$ 90,757	\$ 98,952	\$ 103,443
Bond Payments	(91,800)	(94,276)	(94,276)
BALANCE	\$ (1,043)	\$ 4,676	\$ 9,167
County Appraiser & Tax Collector Fee	(4,139)	(2,021)	(2,021)
Discounts For Early Payments	(8,278)	(7,292)	(7,292)
EXCESS/ (SHORTFALL)	\$ (13,460)	\$ (4,637)	\$ (146)
Carryover From Prior Year	13,460	13,460	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 8,823	\$ (146)

FUND BALANCE AS OF 9/30/25	\$70,805
FY 2025/2026 ACTIVITY	(\$4,637)
FUND BALANCE AS OF 9/30/26	\$66,168

Notes

Carryover From Prior Year Of \$13,460 used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	600	2,750	2,620
NAV Tax Collection	91,800	94,276	94,276
Total Revenues	\$ 92,400	\$ 97,026	\$ 96,896
EXPENDITURES			
Principal Payments	56,000	56,000	56,000
Interest Payments	32,920	34,040	34,040
Bond Redemption	3,480	0	0
Total Expenditures	\$ 92,400	\$ 90,040	\$ 90,040
Excess/ (Shortfall)	\$ -	\$ 6,986	\$ 6,856

FUND BALANCE AS OF 9/30/25	\$71,484
FY 2025/2026 ACTIVITY	\$6,986
FUND BALANCE AS OF 9/30/26	\$78,470

Notes

Reserve Fund Balance = \$7,611*. Revenue Fund Balance = \$70,859*.
Revenue Fund Balance Used To Make 11/1/2026 Interest Payment Of \$15,900.
* Approximate Amounts

Series 2020 Bond Refunding Information

Original Par Amount =	\$1,105,000	Annual Principal Payments Due:
Interest Rate =	2.5% - 4%	May 1st
Issue Date =	October 2020	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$795,000	

June 28, 2026

Attention:

District Manager Armando Silva (asilva@sdsinc.org)
Crestview II Community Development District
Special District Services, Inc.
The Oaks Center, 2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Crestview II Community Development District.
Yearly District Engineer's Report for Fiscal Year 2026-2027
Pursuant to Section 9.21(b) of the Master Trust Indenture as it relates to
Special Assessment Bonds, Series 2006.**

Dear District Manager,

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Crestview II Community Development District (the "District" or "CDD") and Wells Fargo Bank, National Association as trustee dated June 1st, 2006, as it relates to the Special Assessment Bonds, Series 2006, (the "CDD Project"). With this statement we are setting forth **(i)** our findings as to whether such portions of the CDD Project still owned by the District have been maintained in good repair, working order and condition, **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the CDD Project during the ensuing Fiscal Year 2026-2027, and an estimate of the amount of money necessary for such purpose, and **(iii)** the insurance carried by the CDD and whether the district has budgeted sufficient funds for policy renewal.

- (i) **District Property and Condition.** As of the date of this statement, the lake tracts shown in Exhibit 2 attached to this statement, together with the completed lakes and lake banks within the tracts, have been conveyed to the District for ownership and maintenance. Such lake tracts are in good repair, working order and condition, except for observed moderate erosion along the lake banks, and a missing segment of guardrail at the east end of the lake located at SW 164th Ct and SW 58th Ter.
- (ii) **Operations and Maintenance of District Property.** We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to [Financials – Crestview II Community Development District](#) for the FY 2026-2027 Proposed Budget).

We recommend that the District consider retaining a contractor to repair the missing segment of guardrail at the east end of the lake located at SW 164th Ct and SW 58th Ter.

- (iii) **Insurance.** The District carries general liability, property, hired non-owned auto, employment practices liability, public officials liability, and deadly weapon protection insurance under Agreement No. 100125029 with Florida Insurance Alliance, and has budgeted sufficient funds for the \$7,606 policy renewal.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

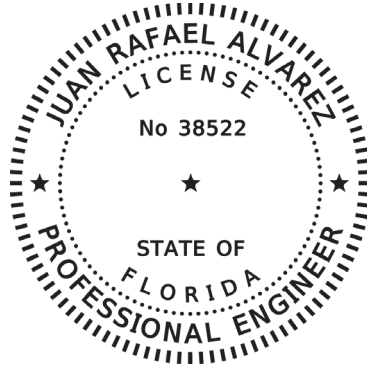
Sincerely,

Alvarez Engineers, Inc.

**Juan R
Alvarez**

Digitally signed by
Juan R Alvarez
Date: 2026.06.28
12:27:35 -04'00'

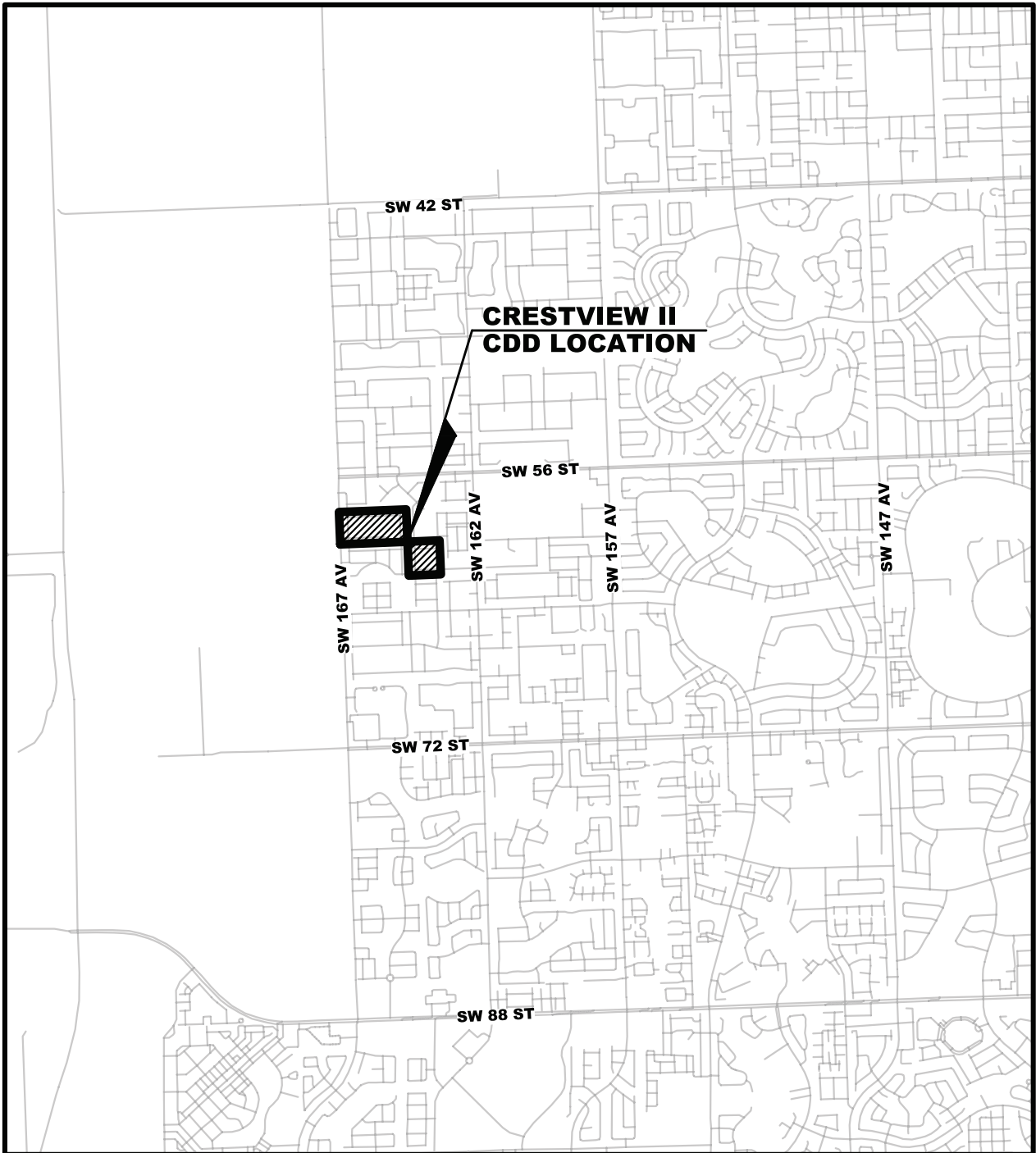
Juan R. Alvarez, PE
District Engineer
Date: June 28, 2026



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal

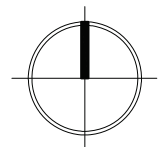
Signature must be verified on any electronic copies

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com

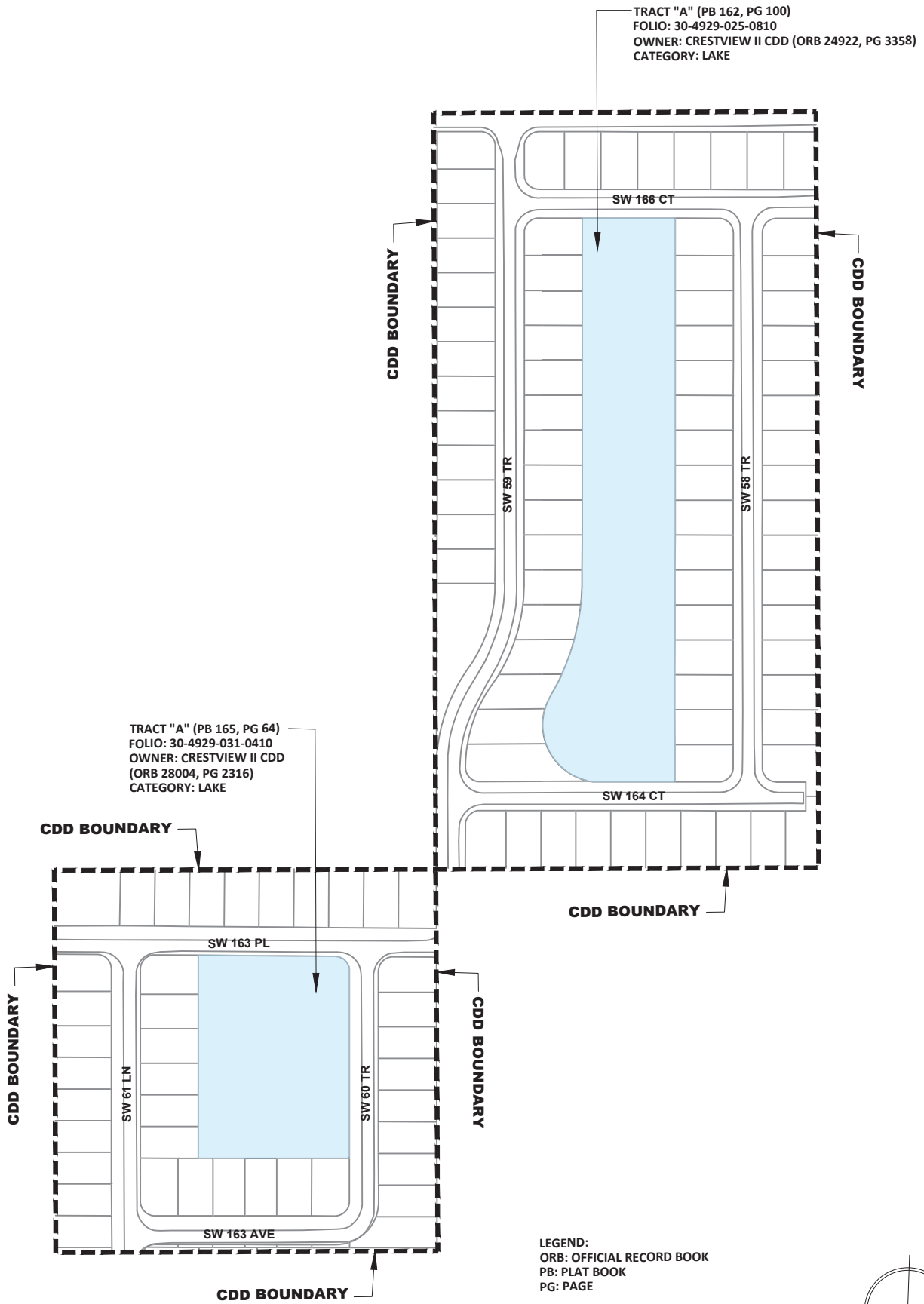


ALVAREZ ENGINEERS, INC.

**CRESTVIEW II CDD
LOCATION MAP**



0 500' 1500' 3000'



ALVAREZ ENGINEERS, INC.

CRESTVIEW II CDD
CDD LAND OWNERSHIP