



**CRESTVIEW II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 23, 2022  
4:00 P.M.**

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

[www.crestview2cdd.org](http://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**  
March 23, 2022  
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. October 27, 2021 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Staff Report as Required
- H. New Business
  - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget....Page 5
  - 2. Discussion Regarding Lake Water Quality (MR)
- I. Administrative & Operational Matters
  - 1. Discussion Regarding General Election Qualifying Period (Seat #1 & #3): **Noon, Monday June 13, 2022 through Noon, Friday, June 17, 2022**
- J. Board Member & Staff Closing Comments
- K. Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

10/13/2021

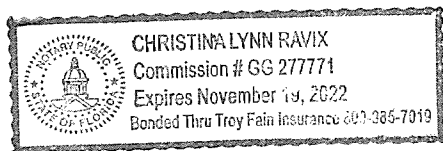
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Guillermo Garcia*

Sworn to and subscribed before me this  
13 day of, OCTOBER, A.D. 2021

*C. Ramirez*

(SEAL)  
GUILLERMO GARCIA personally known to me



**CRESTVIEW II COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2021/2022 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 27, 2021
- November 24, 2021
- February 23, 2022
- March 23, 2022
- April 27, 2022
- May 25, 2022
- June 22, 2022
- July 27, 2022
- September 28, 2022

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 305-777-0761 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 insure 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 305-777-0761 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  
10/13

21-20/0000556317M

**CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 27, 2021**

**A. CALL TO ORDER**

District Manager Armando Silva called the October 27, 2021, Regular Board Meeting of the Crestview II Community Development District (the “District”) to order at 4:01 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 Daily Business Review* on October 13, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the Vice Chairperson Julissa Hernandez and Supervisors Miguel Rivero and Diane Vento constituted a quorum and it was in order to proceed with the meeting.

Staff members in attendance were District Manager Armando Silva of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**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. April 28, 2021, Regular Board Meeting & Public Hearing**

Mr. Silva presented the minutes of the April 28, 2021, Regular Board Meeting & Public Hearing, and asked if there were any changes.

There being no changes, a **motion** was made by Ms. Hernandez, seconded by Ms. Vento and unanimously passed approving the minutes of the April 28, 2021, Regular Board Meeting & Public Hearing, as presented.

**G. OLD BUSINESS**

**1. Staff Report, as Required**

There was no old business to discuss at this time.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Mr. Silva presented Resolution No. 2021-06, entitled:

**RESOLUTION NO. 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title into the record and provided an explanation for the document. He indicated that there was an operating fund balance of approximately \$36,862 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Hernandez, seconded by Mr. Rivero and unanimously passed to approve and adopt Resolution No. 2021-06, *as presented*, thereby setting the amended/revised budget for the 2020/2021 fiscal year.

**2. Discussion Regarding Exterior Columns Maintenance – SW 167<sup>th</sup> Avenue (DV)**

Ms. Vento stated that the columns located along SW 167<sup>th</sup> Avenue were dirty and needed pressure cleaning. In addition, some of the columns had the stucco caps chipping away. A discussion ensued after which the Board requested that Mr. Silva obtain a proposal to paint the columns and another proposal to repair the stucco caps. Mr. Silva acknowledged the request and stated that he would provide more information at an upcoming meeting.

**3. Discussion Regarding Duck Removal Services (DV)**

Ms. Vento advised that last week there was an individual in the community catching ducks and had a vehicle that seemed to be part of an animal removal company. Mr. Silva advised that the District was not aware of this and that no animal removal services had been requested. Mr. Rivero also stated that he had recently witnessed a Miami-Dade County truck in the community, which was removing Giant African Snails. Mr. Silva suspects that the animal removal may have been a service being provided by Miami-Dade County, but he suggested that a photo of the trucks be taken so that he could contact them for more information.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Staff Report, as Required**

Mr. Silva stated that unless an emergency were to arise, the Board would not need to meet until after the New Year.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board Member or Staff closing comments.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Vento, seconded by Ms. Hernandez and unanimously passed to adjourn the Regular Board Meeting at 4:37 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

**RESOLUTION NO. 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Crestview II Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 25, 2022 at 4:00 p.m. in the Pro Shop Complex Meeting Room at the Miccosukee Golf and Country Club located at 6401 Kendale Lakes Drive, Miami, Florida 33183, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 23<sup>rd</sup> day of March, 2022.

**ATTEST:**

**CRESTVIEW II  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson

Crestview II  
Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**



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- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET
<b>REVENUES</b>	
Administrative Assessments	74,179
Maintenance Assessments	35,149
Debt Assessments	97,659
Interest Income	60
<b>TOTAL REVENUES</b>	<b>\$ 207,047</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Aquatic Maintenance	3,500
General Community Maintenance	500
Lawn Maintenance	14,000
Fountain Maintenance & Upkeep	6,400
Electric/FPL - Fountains	6,300
Engineering/Inspections	1,250
Lake Bank - Erosion Control	300
Maintenance/Contingency	790
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 33,040</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	1,875
Payroll Taxes (Employer)	145
Management	29,844
Secretarial & Field Operations	5,400
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,800
Insurance	6,900
Legal Advertisements	750
Miscellaneous	1,000
Postage	275
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,000
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 71,139</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 104,179</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 102,868</b>
Bond Payments	(91,800)
<b>BALANCE</b>	<b>\$ 11,068</b>
County Appraiser & Tax Collector Fee	(4,139)
Discounts For Early Payments	(8,279)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (1,350)</b>
Carryover From Prior Year	1,350
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	63,988	74,191	74,179	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	33,625	35,149	35,149	Expenditures/.94
Debt Assessments	109,872	97,659	97,659	Bond Payments/.94
Interest Income	88	60	60	Interest Projected At \$5 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 207,573</b>	<b>\$ 207,059</b>	<b>\$ 207,047</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Aquatic Maintenance	6,984	3,500	3,500	No Change From 2021/2022 Budget
General Community Maintenance	575	500	500	No Change From 2021/2022 Budget
Lawn Maintenance	16,299	14,000	14,000	No Change From 2021/2022 Budget
Fountain Maintenance & Upkeep	366	6,400	6,400	No Change From 2021/2022 Budget
Electric/FPL - Fountains	3,912	6,300	6,300	No Change From 2021/2022 Budget
Engineering/Inspections	975	1,250	1,250	No Change From 2021/2022 Budget
Lake Bank - Erosion Control	0	300	300	No Change From 2021/2022 Budget
Maintenance/Contingency	0	790	790	No Change From 2021/2022 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 29,111</b>	<b>\$ 33,040</b>	<b>\$ 33,040</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	975	1,875	1,875	Supervisor Fees
Payroll Taxes (Employer)	75	145	145	Supervisor Fees * 7.65%
Management	28,584	28,980	29,844	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	5,400	5,400	5,400	No Change From 2021/2022 Budget
Legal	6,756	9,250	9,250	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Insurance	6,207	6,500	6,900	Insurance Estimate
Legal Advertisements	470	750	750	No Change From 2021/2022 Budget
Miscellaneous	741	1,000	1,000	No Change From 2021/2022 Budget
Postage	154	275	275	No Change From 2021/2022 Budget
Office Supplies	113	400	375	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	0	3,000	3,000	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 61,600</b>	<b>\$ 69,800</b>	<b>\$ 71,139</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 90,711</b>	<b>\$ 102,840</b>	<b>\$ 104,179</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 116,862</b>	<b>\$ 104,219</b>	<b>\$ 102,868</b>	
Bond Payments	(104,888)	(91,800)	(91,800)	2023 P & I Payments Less Interest
<b>BALANCE</b>	<b>\$ 11,974</b>	<b>\$ 12,419</b>	<b>\$ 11,068</b>	
County Appraiser & Tax Collector Fee	(2,001)	(4,139)	(4,139)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,395)	(8,280)	(8,279)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 2,578</b>	<b>\$ -</b>	<b>\$ (1,350)</b>	
Carryover From Prior Year	0	0	1,350	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 2,578</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	8	25	10	Projected Interest For 2022/2023
NAV Tax Collection	104,888	91,800	91,800	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 104,896</b>	<b>\$ 91,825</b>	<b>\$ 91,810</b>	
<b>EXPENDITURES</b>				
Principal Payments	46,000	51,000	50,000	Principal Payments Due In 2023
Interest Payments	22,102	38,603	37,340	Interest Payments Due In 2023
Bond Redemption	0	2,222	4,470	Estimated Excess Debt Collections
Transfer To Construction Fund	0	-	-	
<b>Total Expenditures</b>	<b>\$ 68,102</b>	<b>\$ 91,825</b>	<b>\$ 91,810</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 36,794</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2020 Bond Refunding Information**

Original Par Amount =	\$1,105,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.5% - 4%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2020		
Maturity Date =	May 2037		

Par Amount As Of 1/1/22 = \$1,059,000

# Crestview II Community Development District Assessment Comparison

	Fiscal Year 2019/2020 <u>Assessment*</u>	Fiscal Year 2020/2021 <u>Assessment*</u>	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Projected Assessment*</u>
Administrative	\$ 527.16	\$ 529.21	\$ 618.26	<b>\$ 618.17</b>
Maintenance	\$ 263.30	\$ 280.22	\$ 292.91	<b>\$ 292.91</b>
<u>Debt</u>	<u>\$ 934.58</u>	<u>\$ 915.61</u>	<u>\$ 813.83</u>	<u><b>\$ 813.83</b></u>
Total	\$ 1,725.04	\$ 1,725.04	\$ 1,725.00	<b>\$ 1,724.91</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 120