



**CRESTVIEW II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 25, 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

February 25, 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. October 22, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 12
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|---|------|-------|
| 57945 | IPL0279672 | Legal Ad - IPL0279672 | Crestview II CDD - Fiscal Year 2025/2026 | 1.0 | 82.0L |

ATTENTION: Crestview II Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**CRESTVIEW II COMMUNITY
 DEVELOPMENT DISTRICT
 FISCAL YEAR 2025/2026
 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 22, 2025**
- December 3, 2025**
- February 25, 2026**
- March 25, 2026**
- April 22, 2026**
- May 27, 2026**
- June 24, 2026**
- July 22, 2026**
- August 26, 2026**

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
 IPL0279672
 Oct 13 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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**CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 22, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the October 22, 2025, Regular Board Meeting of the Crestview II Community Development District (the “District”) to order at 4:11 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 the Chairperson Erica Olson, Vice Chairperson Julissa Hernandez and Supervisors Miguel Rivero and Romelio Martinez 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 Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (via conference call).

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. July 23, 2025, Regular Board Meeting & Public Hearing

Mr. Silva presented the minutes of the July 23, 2025, Regular Board Meeting and Public Hearing and asked if there were any changes. There being no changes, a **motion** was made by Ms. Hernandez, seconded by Mr. Rivero and unanimously passed approving the minutes of the July 23, 2025, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. Silva presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated the Operating Fund as of September 30, 2025, had a positive balance. A discussion ensued regarding the increased legal cost due to the fence project. A discussion ensued after which:

A **motion** was made by Ms. Olson, seconded by Ms. Hernandez and unanimously passed approving and adopting Resolution No. 2025-06, *as presented*, thereby approving the Amended Final 2024/2025 Fiscal Year Budget.

2. Consider Resolution No. 2025-07 – Adopting Goals and Objectives Annual Report

Mr. Silva presented Resolution No. 2025-07, entitled

RESOLUTION NO. 2025-07

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.

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals had been met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Ms. Hernandez, seconded by Mr. Rivero and unanimously passed accepting Resolution No. 2025-07, as presented, further adopting the Crestview II Community Development District’s Goals and Objectives Annual Report, further authorizing the publication on the District website

3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website

Mr. Silva presented the County Interlocal Access Agreement the “ILA”) for access to advertising the District’s legal publications on the County’s website. Mr. Silva executed the ILA; however, the County is now requesting that the District provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel had prepared a resolution to adhere to the County’s request.

4. Consider Resolution No. 2025-08 – Interlocal Access Agreement and Authorized Signatories

Mr. Silva presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Erica Olson as Chairperson, and Julissa Hernandez as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Ms. Hernandez, seconded by Mr. Martinez and unanimously passed approving and adopting Resolution No. 2025-08; thereby authorizing Armando Silva as District Manager, Erica Olson as Chairperson, and Julissa Hernandez as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative & Operational Matters to discuss.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Everyone exchanged best wishes for the holiday season.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Hernandez, seconded by Mr. Rivero and unanimously passed adjourning the Regular Board Meeting at 4:49 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2026-01

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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 25th day of February, 2026.

ATTEST:

**CRESTVIEW II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Crestview II
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2026/2027 BUDGET |
|--|------------------------------------|
| REVENUES | |
| Administrative Assessments | 66,550 |
| Maintenance Assessments | 42,713 |
| Debt Assessments | 96,845 |
| Interest Income | 1,020 |
| TOTAL REVENUES | \$ 207,128 |
| EXPENDITURES | |
| MAINTENANCE EXPENDITURES | |
| Aquatic Maintenance | 6,500 |
| General Community Maintenance | 500 |
| Lawn Maintenance | 15,000 |
| Fountain Maintenance & Upkeep | 2,600 |
| Electric/FPL - Fountains | 10,000 |
| Engineering/Inspections | 1,250 |
| Storm Drainage/Class V Permit | 3,500 |
| Lake Bank - Erosion Control | 300 |
| Maintenance/Contingency | 500 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 40,150 |
| ADMINISTRATIVE EXPENDITURES | |
| Supervisor Fees | 1,875 |
| Payroll Taxes (Employer) | 145 |
| Management | 33,432 |
| Secretarial & Field Operations | 5,400 |
| Legal | 9,250 |
| Assessment Roll | 6,000 |
| Audit Fees | 3,800 |
| Insurance | 8,200 |
| Legal Advertisements | 2,750 |
| Miscellaneous | 800 |
| Postage | 250 |
| Office Supplies | 275 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 3,500 |
| Continuing Disclosure Fee | 350 |
| Website Management | 2,000 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 78,202 |
| TOTAL EXPENDITURES | \$ 118,352 |
| REVENUES LESS EXPENDITURES | \$ 88,776 |
| Bond Payments | (91,035) |
| BALANCE | \$ (2,259) |
| County Appraiser & Tax Collector Fee | (4,122) |
| Discounts For Early Payments | (8,244) |
| EXCESS/ (SHORTFALL) | \$ (14,625) |
| Carryover From Prior Year | 14,625 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| Administrative Assessments | 69,626 | 66,586 | 66,550 | Expenditures Less Interest & Carryover/.94 |
| Maintenance Assessments | 39,509 | 42,713 | 42,713 | Expenditures/.94 |
| Debt Assessments | 96,844 | 97,659 | 96,845 | Bond Payments/.94 |
| Interest Income | 3,805 | 900 | 1,020 | Interest Projected At \$85 Per Month |
| TOTAL REVENUES | \$ 209,784 | \$ 207,858 | \$ 207,128 | |
| EXPENDITURES | | | | |
| MAINTENANCE EXPENDITURES | | | | |
| Aquatic Maintenance | 6,480 | 5,700 | 6,500 | \$800 Decrease From 2025/2026 Budget |
| General Community Maintenance | 0 | 500 | 500 | No Change From 2025/2026 Budget |
| Lawn Maintenance | 13,654 | 15,000 | 15,000 | No Change From 2025/2026 Budget |
| Fountain Maintenance & Upkeep | 2,218 | 3,400 | 2,600 | \$800 Decrease From 2025/2026 Budget |
| Electric/FPL - Fountains | 10,544 | 10,000 | 10,000 | No Change From 2025/2026 Budget |
| Engineering/Inspections | 1,825 | 1,250 | 1,250 | No Change From 2025/2026 Budget |
| Storm Drainage/Class V Permit | 0 | 3,500 | 3,500 | No Change From 2025/2026 Budget |
| Lake Bank - Erosion Control | 0 | 300 | 300 | No Change From 2025/2026 Budget |
| Maintenance/Contingency | 0 | 500 | 500 | Maintenance/Contingency |
| TOTAL MAINTENANCE EXPENDITURES | \$ 34,721 | \$ 40,150 | \$ 40,150 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| Supervisor Fees | 675 | 1,875 | 1,875 | Supervisor Fees |
| Payroll Taxes (Employer) | 132 | 145 | 145 | Supervisor Fees * 7.65% |
| Management | 31,644 | 32,556 | 33,432 | CPI Adjustment |
| Secretarial & Field Operations | 5,400 | 5,400 | 5,400 | No Change From 2025/2026 Budget |
| Legal | 8,080 | 9,250 | 9,250 | No Change From 2025/2026 Budget |
| Assessment Roll | 6,000 | 6,000 | 6,000 | As Per Contract |
| Audit Fees | 3,600 | 3,700 | 3,800 | Accepted Amount For 2025/2026 Audit |
| Insurance | 7,608 | 8,100 | 8,200 | Fiscal Year 2025/2026 Expenditure Was \$7,606 |
| Legal Advertisements | 3,144 | 2,500 | 2,750 | Costs Have Increased Due To Closing Of The Miami Business Review |
| Miscellaneous | 677 | 850 | 800 | \$50 Decrease From 2025/2026 Budget |
| Postage | 55 | 250 | 250 | No Change From 2025/2026 Budget |
| Office Supplies | 228 | 300 | 275 | \$25 Decrease From 2025/2026 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2025/2026 Budget |
| Trustee Fee | 3,500 | 3,500 | 3,500 | No Change From 2025/2026 Budget |
| Continuing Disclosure Fee | 350 | 350 | 350 | No Change From 2025/2026 Budget |
| Website Management | 2,000 | 2,000 | 2,000 | No Change From 2025/2026 Budget |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 73,268 | \$ 76,951 | \$ 78,202 | |
| TOTAL EXPENDITURES | \$ 107,989 | \$ 117,101 | \$ 118,352 | |
| REVENUES LESS EXPENDITURES | \$ 101,795 | \$ 90,757 | \$ 88,776 | |
| Bond Payments | (92,561) | (91,800) | (91,035) | 2027 Principal & Interest Payments |
| BALANCE | \$ 9,234 | \$ (1,043) | \$ (2,259) | |
| County Appraiser & Tax Collector Fee | (1,986) | (4,139) | (4,122) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (7,097) | (8,278) | (8,244) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 151 | \$ (13,460) | \$ (14,625) | |
| Carryover From Prior Year | 0 | 13,460 | 14,625 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 151 | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CRESTVIEW II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 3,078 | 600 | 800 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 92,561 | 91,800 | 91,035 | Maximum Debt Service Collection |
| Total Revenues | \$ 95,639 | \$ 92,400 | \$ 91,835 | |
| EXPENDITURES | | | | |
| Principal Payments | 53,000 | 56,000 | 60,000 | Principal Payments Due In 2027 |
| Interest Payments | 35,365 | 32,920 | 30,600 | Interest Payments Due In 2027 |
| Bond Redemption | 0 | 3,480 | 1,235 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 88,365 | \$ 92,400 | \$ 91,835 | |
| Excess/ (Shortfall) | \$ 7,274 | \$ - | \$ - | |

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 1/1/26 = | \$851,000 | | |

Crestview II Community Development District Assessment Comparison

| | Fiscal Year 2023/2024 Assessment* | Fiscal Year 2024/2025 Assessment* | Fiscal Year 2025/2026 Assessment* | Fiscal Year 2026/2027 Projected Assessment* |
|----------------|---|---|---|---|
| Administrative | \$ 629.50 | \$ 578.94 | \$ 554.89 | \$ 554.59 |
| Maintenance | \$ 281.48 | \$ 332.01 | \$ 355.95 | \$ 355.95 |
| <u>Debt</u> | <u>\$ 813.83</u> | <u>\$ 813.83</u> | <u>\$ 813.83</u> | <u>\$ 813.83</u> |
| Total | \$ 1,724.81 | \$ 1,724.78 | \$ 1,724.67 | \$ 1,724.37 |

* Assessments Include the Following :

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

Community Information:

| | |
|-------------------------|----------|
| Total Units | 120 |
| Total Units | 120 |
| <u>Less Prepayments</u> | <u>1</u> |
| Units Billed For Debt | 119 |

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February 2, 2026

VIA E-MAIL ONLY– asilva@sdsinc.org

Mr. Armando Silva
District Manager
Special District Services
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Crestview II Community Development District
Our File: 732.05290**

Dear Armando:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

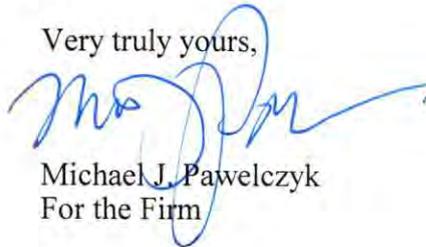
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Armando Silva
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael J. Pawelczyk", with a long horizontal flourish extending to the right.

Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)