



**CRESTVIEW II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 25, 2026  
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**

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 0
- 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.

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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 25<sup>th</sup> 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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- 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
<b>REVENUES</b>	
Administrative Assessments	66,550
Maintenance Assessments	42,713
Debt Assessments	96,845
Interest Income	1,020
<b>TOTAL REVENUES</b>	<b>\$ 207,128</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 40,150</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 78,202</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 118,352</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 88,776</b>
Bond Payments	(91,035)
<b>BALANCE</b>	<b>\$ (2,259)</b>
County Appraiser & Tax Collector Fee	(4,122)
Discounts For Early Payments	(8,244)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (14,625)</b>
Carryover From Prior Year	14,625
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 209,784</b>	<b>\$ 207,858</b>	<b>\$ 207,128</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 34,721</b>	<b>\$ 40,150</b>	<b>\$ 40,150</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 73,268</b>	<b>\$ 76,951</b>	<b>\$ 78,202</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 107,989</b>	<b>\$ 117,101</b>	<b>\$ 118,352</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 101,795</b>	<b>\$ 90,757</b>	<b>\$ 88,776</b>	
Bond Payments	(92,561)	(91,800)	(91,035)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 9,234</b>	<b>\$ (1,043)</b>	<b>\$ (2,259)</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 151</b>	<b>\$ (13,460)</b>	<b>\$ (14,625)</b>	
Carryover From Prior Year	0	13,460	14,625	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 151</b>	<b>\$ -</b>	<b>\$ -</b>	

# 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	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	3,078	600	800	Projected Interest For 2026/2027
NAV Tax Collection	92,561	91,800	91,035	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 95,639</b>	<b>\$ 92,400</b>	<b>\$ 91,835</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 88,365</b>	<b>\$ 92,400</b>	<b>\$ 91,835</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 7,274</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 1/1/26 =	\$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](mailto: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:

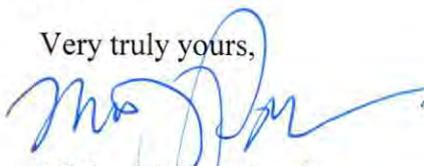
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

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,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)