

***MIRADA II  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Tuesday, September 2, 2025***

***6:00 P.M.***

***Location:***

***Hilton Garden Inn***

***26640 Silver Maple Parkway***

***Wesley Chapel, Florida 33544***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.***

**Mirada II Community Development District**  
c/o Kai  
2502 N. Rocky Point Dr. Suite 1000  
Tampa, FL 33607  
813-565-4663

Board of Supervisors  
**Mirada II Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Mirada II Community Development District is scheduled for **Tuesday, September 2, 2025, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Larry Krause*

Larry Krause  
District Manager  
813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** MIRADA II COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Tuesday, September 2, 2025

**Time:** 6:00 P.M.

**Location:** Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chair	
Lorie Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Brittany Crutchfield	Assistant Secretary	

**ZOOM:** <https://us02web.zoom.us/j/3900480969>

Call In: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: \*6

## ***Regular Meeting Agenda***

*For the full agenda packet, please contact [mirada@hikai.com](mailto:mirada@hikai.com)*

### **I. Call to Order / Roll Call**

### **II. Audience Comments – (limited to 3 minutes per individual on agenda items)**

### **III. Administrative Items**

A. Consideration/Approval of the August 4, 2025, Regular Meeting and Public Hearing Minutes

**Exhibit 1**

B. Consideration/Acceptance of the Unaudited Financial Statements

1. May 2025

**Exhibit 2**

2. June 2025

**Exhibit 3**

### **IV. Business Items**

A. Consideration/Adoption of Resolution 2025-19, FY 2025-2026 Amended Budget

**Exhibit 4**

1. Exhibit A – FY 2025-2026 Amended Budget

B. Consideration/Adoption of Resolution 2025-20, Delegated Award (Series 2025 Assessment Area Three)

1. Exhibit A – Form of Purchase Contract

2. Exhibit B – Forms of Master Indenture and Supplemental Indenture

3. Exhibit C – Form of Preliminary Limited Offering Memorandum

4. Exhibit D – Form of Continuing Disclosure Agreement

### **V. Staff & Vendor Reports**

- A. District Counsel
- B. District Project Manager
- C. Field Manager

1. Steadfast – August 2025 Waterway Treatment Report [Exhibit 5](#)

2. Florida Commercial Care – August 2025 Irrigation Report [Exhibit 6](#)

a. Consideration/Approval of Decoder Replacement  
Proposals - \$3,259.80 [Exhibit 7](#)

- D. District Manager

1. Presentation: Quarterly Compliance Website Audit Report [Exhibit 8](#)

**VI. Audience Comments – New Business – *(limited to 3 minutes per individual)***

**VII. Supervisor Requests**

**VIII. Adjournment**