

***MIRADA II  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Tuesday, September 16, 2025***

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

***Location:***

***Hilton Garden Inn  
2155 Northpointe Pkwy  
Lutz, Florida 33558***

***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 16, 2025, at 6:00 P.M.** at the **Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558.**

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 16, 2025

**Time:**               6:00 P.M.

**Location:**         Hilton Garden Inn  
2155 Northpointe Pkwy  
Lutz, Florida 33558

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**
  - 3. July 2025 **Exhibit 4**
- C. Ratification of Addendum #6 (Green Areas Circled in Red) – Florida Commercial Care - \$3,596/month **Exhibit 5**

### **IV. Business Items**

- A. Consideration/Adoption of Resolution 2025-19, FY 2025-2026 Amended Budget **Exhibit 6**
  - 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. Safety Culture Report conducted on August 27, 2025 **Exhibit 7**
2. Steadfast – August 2025 Waterway Treatment Report **Exhibit 8**
3. Florida Commercial Care – August 2025 Irrigation Report **Exhibit 9**
  - a. Consideration/Approval of Proposals:
    - i. Decoder Replacement Proposal - \$3,259.80 **Exhibit 10**
    - ii. Addendum #7 (Wall and Buffer Along Tyndall Only) - \$2,682.00/month **Exhibit 11**
    - iii. Tree Replacement - \$2,873.56 **Exhibit 12**
  4. Florida Brothers – Repair & Replacement of Signs - \$4,188.95 **Exhibit 13**

### **D. District Manager**

1. Presentation: Quarterly Compliance Website Audit Report **Exhibit 14**

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

## **VII. Supervisor Requests**

## **VIII. Adjournment**