

***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

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. Presentation of Supplemental Assessment Methodology Report - \$3,245,000 Capital Improvement Revenue Bonds, Series 2025 **Exhibit 7**
- C. Presentation of Supplemental Engineer's Report **Exhibit 8**
- D. Consideration/Adoption of Resolution 2025-20, Delegated Award (Series 2025 Assessment Area Three) **Exhibit 9**

1. Exhibit A – Form of Purchase Contract
2. Exhibit B – Forms of Supplemental Indenture
3. Exhibit C – Form of Preliminary Limited Offering Memorandum
4. Exhibit D – Form of Continuing Disclosure Agreement

E. Consideration/Approval of Cost Share Agreement for TECO Streetlights **Exhibit 10**

V. Staff & Vendor Reports

A. District Counsel

B. District Project Manager

C. Field Manager

1. Safety Culture Report conducted on August 27, 2025 **Exhibit 11**

2. Steadfast – August 2025 Waterway Treatment Report **Exhibit 12**

3. Florida Commercial Care – August 2025 Irrigation Report **Exhibit 13**

a. Consideration/Approval of Proposals:

i. Decoder Replacement Proposal - \$3,259.80 **Exhibit 14**

ii. Addendum #7 (Wall and Buffer Along Tyndall Only) - \$2,682.00/month **Exhibit 15**

iii. Tree Replacement - \$2,873.56 **Exhibit 16**

4. Florida Brothers – Repair & Replacement of Signs - \$4,188.95 **Exhibit 17**

D. District Manager

1. Presentation: Quarterly Compliance Website Audit Report **Exhibit 18**

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

VII. Supervisor Requests

VIII. Adjournment