

***MIRADA II
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday, October 6, 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 **Monday, October 6, 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: Monday, October 6, 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

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 Audited Financial Statements for the year ended September 30, 2024 **Exhibit 2**
- C. Consideration/Acceptance of the August 2025 Unaudited Financial Statements **Exhibit 3**

IV. Business Items

- A. Consideration/Adoption of Resolution 2026-01, Adopting FY 2026 District Objectives and Goals **Exhibit 4**
- B. Consideration/Approval of Temporary Access for Pool Construction – 11034 Rustic Timber Loop **Exhibit 5**

V. Staff & Vendor Reports

- A. District Counsel
- B. District Project Manager
- C. Field Manager
 - 1. Steadfast – September 2025 Waterway Treatment Report **Exhibit 6**
 - 2. Florida Commercial Care – September 2025 Irrigation Report **Exhibit 7**

a. Consideration/Approval of Proposals

i. Metal Gate Repair - \$4,214.38

Exhibit 8

ii. Sod Installation (St. Augustine) - \$1,944.55

Exhibit 9

iii. Sod Installation (Bahia) - \$2,172.75

Exhibit 10

iv. Battery Actuator Replacement - \$418.10

Exhibit 11

2. Gig Fiber – Consideration/Approval of Streetlight Shield
Proposal - \$515.00

Exhibit 12

D. District Manager

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

VII. Supervisor Requests

VIII. Adjournment