CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

LANDOWNERS' MEETING & REGULAR BOARD MEETING

NOVEMBER 18, 2026

5:00 P.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.crestviewwestcdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center – Conference Room
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
LANDOWNERS' MEETING
November 18, 2026
5:00 p.m.

A. Call to Order
B. Proof of Publication……Page 1
C. Establish Quorum
D. Consider Adoption of Election Procedures……Page 3
E. Election of Chairperson for Landowners' Meeting
F. Election of Secretary for Landowners' Meeting
G. Approval of Minutes
    1. November 20, 2024 Landowners' Meeting Minutes....…….....Page 6
H. Election of Supervisors
    1. Determine Number of Voting Units Represented or Assigned by Proxy…….Page 9
    2. Nomination of Candidates
    3. Casting of Ballots……..Page 10
    4. Ballot Tabulations
I. Certification of the Results
J. Landowners' Comments
K. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
58074	IPL0382414	Legal Ad - IPL0382414	Notice of Landowners' Meeting & Board Meeting	1.0	79.0L

ATTENTION: Crestview West CDD IP
2501A Burns Road
Palm Beach Gardens, FL 33410
LArcher@sdsinc.org

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING and REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Crestview West Community Development District will hold a Landowners' Meeting and Regular Board Meeting at **5:00 p.m., or as soon thereafter as can be heard, on November 18, 2026,** in a Conference Room of the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors for the Crestview West Community Development District. The purpose of the Regular Board Meeting is to consider any business that may lawfully and properly come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website (www.crestviewwestcdd.org) or by contacting the District Manager at nnguyen@sdsinc.org, 561-630-4922 and/or toll free at 1-877-737-4922.

The meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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 these meetings should contact the District Manager at nnguyen@sdsinc.org, 561-630-4922 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

Meetings may be cancelled from time to time without advertised notice.

CRESTVIEW WEST community development district

www.crestviewwestcdd.org

PUBLISH: MIAMI HERALD 10/22/26 & 10/29/26
IPL0382414
Oct 22,29 2026

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 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.

2.0 insertion(s) published on:
10/22/26 Print, 10/29/26 Print

Print Tearsheet Link

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Sherry Chasteen

Sworn to and subscribed before me on Oct 29, 2026, 8:48 AM EDT

AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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PUBLISH: MIAMI HERALD 10/22/26 & 10/29/26
IPL0382414
Oct 22,29 2026

SPECIAL DISTRICT (CDD)
ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.

c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.

b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 20, 2024

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 20, 2024, Landowners' Meeting of the Crestview West Community Development District (the "District") to order at 5:00 p.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Landowners' Meeting had been published in the *Miami Herald* on October 24, 2024, and October 31, 2024, as legally required.

C. ESTABLISH QUORUM

Ms. Nguyen stated that the attendance of Karen Davila, Eric Polanco, and Tommy Espinoza, legal owners of residential dwelling units in the District, were present and therefore, constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel, Liza Smoker, of Billing, Cochran, Lyles, Mauro and Ramsey, P.A.

Also in attendance was: Ana Ibarra, of Miami, Florida.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Ms. Nguyen presented the Election Procedures. The landowners reviewed the Election Procedures and stated that the procedures were acceptable and approved, as presented.

E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

The landowners elected Ms. Nguyen to serve as Chairperson to preside over this Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

For meeting recording purposes, the landowners elected Ms. Nguyen to serve as Secretary for this Landowners' Meeting.

G. APPROVAL OF MINUTES

1. November 10, 2022, Landowners' Meeting

Ms. Nguyen asked if there were any revisions to the November 10, 2024, Landowners' Meeting minutes. There being no revisions, the November 10, 2024, Landowners' Meeting Minutes were approved, as presented.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Ms. Nguyen stated that there were a total of **3 Voting Units**, which were being represented by the landowners within the District.

2. Nomination of Candidates

Ms. Nguyen stated that the terms of office for *Karen Davila, Eric Polanco and Ana Ibarra* were expiring and it would be in order to nominate candidates to fill the expiring terms of office.

The landowners nominated the following persons to be considered for election: *Karen Davila, Eric Polanco, and Ana Ibarra*.

Ms. Nguyen called for additional nominations from the floor. There being no further nominations, Ms. Nguyen closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

Ms. Nguyen stated that it would now be in order to cast ballots for the candidates listed: *Karen Davila, Eric Polanco, and Ana Ibarra.* Furthermore, Ms. Nguyen stated that the two (2) candidates receiving the highest number of votes would each be elected to a four (4) year term of office and the remaining candidate would be elected to a two (2) year term of office, with the term of office of each successful candidate commencing upon election.

4. Ballot Tabulations

Ms. Nguyen tabulated the ballots and announced that *Karen Davila and Eric Polanco* had each received **3 votes**; and *Ana Ibarra* received **1 vote**. The landowners' consensus resulted in Karen Davila (Seat 1) and Eric Polanco (Seat 2) each serving a 4-year term of office (will serve up to the Election in November, 2028); and Ana Ibarra (Seat 5) will serve a 2-year term of office (will serve up to the Election in November, 2026).

I. CERTIFICATION OF RESULTS

Ms. Nguyen asked the landowners if there were any objections to the procedures or results of the election. There being no comments or objections to the election results or procedures, Ms. Nguyen declared the election results complete, final and certified.

J. LANDOWNERS' COMMENTS

There were no comments from the landowners.

K. ADJOURNMENT

There being no further business to discuss, the Landowners' Meeting was adjourned by acting Chairperson, Nancy Nguyen, at 5:10 p.m. There were no objections.

Secretary	Chairperson

LANDOWNER PROXY

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Crestview West Community Development District** to be held on November 18, 2026 at 5:00 p.m. in the Kendall Executive Center 2nd Floor Conference Room located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner/Entity

_____ _____
Signature of Legal Owner (or Authorized Representative) **Date**

Parcel(s) Description(s)*{Folio Number(s)} **# of Units/Acres**

_____ _____

_____

_____

*Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), Florida Statutes (2026), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT # _____

OFFICIAL BALLOT

CRESTVIEW WEST
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

ELECTION OF BOARD SUPERVISORS

NOVEMBER 18, 2026

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **Crestview West Community Development District,** constituting _____ Acre(s)/Lot(s)/Unit(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate	**Number of Votes**
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

{The two (2) candidates receiving the highest number of votes shall each be elected for a four (4) year term each; the candidate receiving the next highest number of votes shall be elected for a two (2) year term.}

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

_____

_____

_____

AGENDA
CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center – Conference Room
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
REGULAR BOARD MEETING
November 18, 2026
5:00 p.m.

A. Call to Order

B. Proof of Publication……...Page 12

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public for Items Not on the Agenda

I. Approval of Minutes

1. May 20, 2026 Regular Board Meeting & Public Hearing……..Page 14

J. Old Business

1. Staff Report, as Required

K. New Business

1. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget….Page 18
2. Consider Resolution No. 2026-06 – Goals and Objectives Annual Report……...Page 23

L. Administrative & Operational Matters

M. Board Member & Staff Closing Comments

N. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
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AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
58074	IPL0379279	Legal Ad - IPL0379279	Crestview West CDD	1.0	74.0L

ATTENTION: Crestview West CDD IP
2501A Burns Road
Palm Beach Gardens, FL 33410
LArcher@sdsinc.org

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Crestview West Community Development District** (the "District") will hold Regular Meetings in the Conference Room at Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at **5:00 p.m.** on the following dates:

October 21, 2026
November 18, 2026
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
September 15, 2027

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 nnguyen@sdsinc.org 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.

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Crestview WEST community development district
www.crestviewwestcdd.org

IPL0379279
Oct 9 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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1.0 insertion(s) published on:
10/09/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

Sworn to and subscribed before me on Oct 29, 2026, 8:48 AM EDT

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

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Crestview WEST community development district
www.crestviewwestcdd.org

IPL0379279
Oct 9 2026

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 20, 2026

A. CALL TO ORDER

District Manager Nancy Nguyen called the May 20, 2026, Regular Board Meeting of the Crestview West Community Development District (the "District") to order at 5:04 p.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the Miami Herald on April 30, 2026, and May 7, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairwoman Karen Davila, and Supervisors Ana Ibarra, and Tommy Espinoza constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Gabriella Fernandez-Perez of Billing Cochran, P.A.

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. March 18, 2026, Regular Board Meeting

Ms. Nguyen presented the March 18, 2026, Regular Board Meeting minutes and asked if there were any comments and/or changes.

Ms. Fernandez-Perez indicated a scrivener's error on agenda item H. 1. and stated that the fiscal year should be changed from 2020/2021 to 2026/2027.

Ms. Nguyen noted the scrivener's error.

There being no additional changes, a **motion** was made by Ms. Davila, seconded by Mr. Espinoza and unanimously passed approving the March 18, 2026, Regular Board Meeting minutes, as amended (changing the fiscal year on agenda item H. 1. from 2020/2021 to 2026/2027).

NOTE: At approximately 5:06 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the Miami Herald on April 30, 2026, and May 7, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2026/2027 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Ms. Nguyen presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Espinoza, seconded by Ms. Davila and unanimously passed to approve and adopt Resolution No. 2026-02, as presented; thereby setting the 2026/2027 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 5:07 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

There was no old business to discuss at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Ms. Nguyen presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Davila, seconded by Ms. Ibarra and unanimously passed to approve and adopt Resolution No. 2026-03, *as presented*; thereby setting the 2026/2027 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

2. Consider Resolution No. 2026-04 – Calling for a Landowners' Meeting

Ms. Nguyen presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the resolution. She further advised that as of April 29, 2026, the District had 223 qualified electors. Ms. Nguyen explained that the Supervisors of the District will continue to be elected through Landowners' elections. Ms. Nguyen provided the Election Procedures, proxy form and sample ballot. Furthermore, Ms. Nguyen stated that the term of office for Seat 3 (currently held by Jannette Gonzalez), Seat 4 (currently held by Tommy Espinoza), and Seat 5 (currently held by Ana Ibarra) are expiring in November 2026.

A **motion** was made by Mr. Espinoza, seconded by Ms. Davila and passed unanimously approving and adopting Resolution No. 2026-04, as presented; setting the Landowners' Meeting for November 18, 2026, at 5:00 p.m. in the Kendall Executive Center second floor conference room located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193; and authorizing publication of the Landowners' Meeting, as required by law.

J. ADMINISTRATIVE AND OPERATIONAL MATTERS

1. Discussion Regarding Qualified Elector Certification (223 Voters)

NOTE: Thie item was discussed during to New Business, Item 2. Consider Resolution No. 2026-04 - Calling for a Landowners' Meeting.

Ms. Nguyen advised that as of April 29, 2026, the District had 223 qualified electors. Ms. Nguyen explained that the Supervisors of the District will continue to be elected through Landowners' elections.

K. BOARD MEMBER AND STAFF CLOSING COMMENTS

Ms. Fernandez-Perez reminded the Board Members of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026. She also reminded the Board Members of their four-hour required ethics training. The deadline to complete their training is December 31, 2026.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until November 18, 2026.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Davila, seconded by Mr. Espinoza and passed unanimously adjourning the Regular Board Meeting at approximately 5:17 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Crestview West Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant Secretary of the District is authorized by the Board to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 18th day of November, 2026.

ATTEST:

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Crestview West
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Administrative Assessments	59,137	**59,572**	59,572
Maintenance Assessments	2,234	**2,234**	2,234
Debt Assessments	168,769	**168,830**	168,830
Other Revenues	0	**0**	0
Interest	840	**1,900**	1,853
TOTAL REVENUES	**$ 230,980**	**$ 232,536**	**$ 232,489**
EXPENDITURES			
MAINTENANCE EXPENDITURES			
Engineering - Annual Report/Inspections	1,100	**2,800**	2,800
Special Projects	500	**125**	0
Miscellaneous Maintenance	500	**125**	0
TOTAL MAINTENANCE EXPENDITURES	**$ 2,100**	**$ 3,050**	**$ 2,800**
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	4,000	**1,400**	1,400
Payroll Taxes	306	**107**	107
Management	21,348	**21,348**	21,348
Legal	7,000	**6,580**	6,580
Assessment Roll	6,500	**6,500**	6,500
Audit Fees	3,700	**3,700**	3,700
Insurance	7,300	**7,269**	7,269
Legal Advertisements	2,750	**3,000**	1,987
Miscellaneous	575	**575**	335
Postage	200	**100**	86
Office Supplies	350	**200**	179
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,000	**3,000**	3,000
Continuing Disclosure Fee	350	**350**	350
Website Management	1,450	**1,450**	1,450
Administrative Contingency	150	**150**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 59,154**	**$ 55,904**	**$ 54,466**
TOTAL EXPENDITURES	**$ 61,254**	**$ 58,954**	**$ 57,266**
REVENUES LESS EXPENDITURES	**$ 169,726**	**$ 173,582**	**$ 175,223**
Bond Payments	(158,643)	**(161,300)**	(161,300)
BALANCE	**$ 11,083**	**$ 12,282**	**$ 13,923**
County Appraiser & Tax Collector Fee	(4,602)	**(2,223)**	(2,223)
Discounts For Early Payments	(9,206)	**(8,045)**	(8,045)
EXCESS/ (SHORTFALL)	**$ (2,725)**	**$ 2,014**	**$ 3,655**
Carryover From Prior Year	2,725	**2,725**	0
NET EXCESS/ (SHORTFALL)	**$ 0**	**$ 4,739**	**$ 3,655**

FUND BALANCE AS OF 9/30/25	$37,977
FY 2025/2026 ACTIVITY	$2,014
FUND BALANCE AS OF 9/30/26	$39,991

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Notes
Carryover from prior year of $2,725 used to reduce Fiscal Year 2025/2026 Assessments.
Carryover from prior year of $4,065 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET

CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**6,350**	6,264
NAV Tax Collection	158,643	**161,300**	161,300
Total Revenues	**$ 159,843**	**$ 167,650**	**$ 167,564**
EXPENDITURES			
Principal Payments	63,000	**60,000**	60,000
Interest Payments	95,500	**96,750**	96,750
Bond Redemption	1,343	**0**	0
			.
Total Expenditures	**$ 159,843**	**$ 156,750**	**$ 156,750**
Excess/ (Shortfall)	**$ -**	**$ 10,900**	**$ 10,814**

FUND BALANCE AS OF 9/30/25	$211,177
FY 2025/2026 ACTIVITY	$10,900
FUND BALANCE AS OF 9/30/26	$222,077

Notes
Reserve Fund Balance = $40,250*. Revenue Fund Balance = $181,827*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Principal &
Interest Payment Of $110,775 -
Principal Payment Of $63,000 & Interest Payment Of $47,775.
* Approximate Amounts

Series 2014 Bond Information

Original Par Amount =	$2,562,000	Annual Principal Payments Due:
Interest Rate =	4.00% - 5.00%	November 1st
Issue Date =	November 2014	Annual Interest Payments Due:
Maturity Date =	November 2044	May 1st & November 1st
Par Amount As Of 9/30/26:	$1,911,000	

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Crestview West Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-07 on November 20, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of November, 2026.

ATTEST:	**CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Crestview West Community Development District
2024/2025 Performance Measures and Standards Report

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

Performance Measures:

- All Meetings publicly noticed as required.
  Achieved: Yes ☑ No ☐
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.
  Achieved: Yes ☑ No ☐
- District records retained as required by law, and readily available to the public.
  Achieved: Yes ☑ No ☐

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
  Achieved: Yes ☑ No ☐
- District amended budget within 60 days following the end of the fiscal year.
  Achieved: Yes ☑ No ☐
- District accounts receivable/payable processed for the year.
  Achieved: Yes ☑ No ☐
- "No findings" for annual financial audit
  Achieved: Yes ☑ No ☐
  - If "no" explain: _____

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

Performance Measures:

- District insurance policies reviewed and in place.

  Achieved: Yes ☑ No ☐

- Contracted Services obtained for all District operations.

  Achieved: Yes ☑ No ☐

- All District contracts in compliance.

  Achieved: Yes ☑ No ☐