

Baywinds

Community Development District

Agenda

Seat 1: Nicolas Roldan – C.	
Seat 3: Larry Parks – V.C	
Seat 4: Jennifer Desa – A.S.	
Seat 2: Leonardo Nieves – A.S.	
Seat 5: Erika Cepero – A.S.	

Thursday
September 4, 2025
5:00 p.m.

Governmental Management Services – South Florida
2804 NE 8th Street (Suite #202) Homestead, Florida
Microsoft Teams
Meeting ID: 298 226 370 525 and Passcode: oNXrdW
1-872-240-4685 and Phone Conference ID: 692 830 47#

1. Roll Call and Pledge of Allegiance
2. Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments*
3. Approval of the Minutes of the May 29, 2025 Meeting
4. Consideration of:
 - A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025
 - B. Holiday Lighting Agreement with Christmas Designers Florida c/o Holiday Outdoor Décor
5. Staff Reports
 - A. Attorney – Memorandum – 2025 Legislative Update
 - B. Engineer
 - C. Field Manager – Field Report
 - D. CDD Manager
 - 1) Form 1 Financial Disclosure Due July 1, 2025 – **everyone has filed**
 - 2) Reminder to Complete Annual Ethics Training by December 31, 2025
6. Financial Reports
 - A. Acceptance of Check Register
 - B. Acceptance of Unaudited Financials
7. Supervisors Requests
8. Adjournment

Meetings are open to the public and may be continued to a time, date, and place certain. For more information regarding this CDD please visit the website: <http://www.baywindscdd.com>