

Baywinds
Community Development District

Miami-Dade County Ordinance #05-205
Established 11/25/05

Agenda

Seat 1 (11/28): Nicolas Roldan – C	
Seat 3 (11/26): Larry Parks – VC	
Seat 4 (11/26): Jennifer Desa – A.S.	
Seat 2 (11/28): Leonardo Nieves – A.S.	
Seat 5 (11/28):	

Thursday
March 6, 2025
5:00 p.m.
Governmental Management Services – South Florida
2804 NE 8th Street #202, Homestead, Florida

Microsoft Teams
Meeting ID: 298 226 370 525
Passcode: oNXrdW
by phone: +1-872-240-4685
Conference ID: 692 830 47#

1. Oath of Office for Supervisors Elected at the General Election (**Seat #1 and Seat #2**) - **page 4**
2. Roll Call and Pledge of Allegiance
3. Audience Comments – *As per District's rules, each speaker has 3 minutes to provide comments*
 - A. Discussion of Fallen Tree Issues (*page 5*)
 - B. Discussion of Request from Resident at 3624 SE 2nd Drive for Lakefront Property Line - **page 7**
4. Organizational Matters - **pages 10 -14**
 - A. Consideration of **Resolution #2025-01** Certifying Results of General Election (**Seat #1 and Seat #2**)
 - B. Consideration of **Resolution #2025-02** Declaring a Vacancy on the Board of Supervisors and Appointing a Qualified Elector to the Vacant Seat (**Seat #5**)
 - C. Oath of Office for Newly Appointed Supervisor(s)
 - D. Consideration of **Resolution #2025-03** Electing Officers
5. Approval of the Minutes of the July 11, 2024 Meeting - **page 15**
6. Ratification of Agreements
 - A. Traffic Control Agreement with City of Homestead - **page 20**
 - B. Holiday Landscape Lighting Services Agreement with Rileighs Outdoor, LLC d/b/a Christmas Designers Florida - **page 28**
 - C. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024 - **page 52**
 - D. Performance Measures and Standards Required by Florida Statutes - **page 57**
7. Acceptance of Audit for Fiscal Year Ending September 30, 2024 - **page 63**
8. Consideration of **Resolution #2025-04** Designating Michael J. Pawelczyk as the District's Registered Agent and Designating Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office - **page 94**
9. Consideration of **Resolution #2025-05** Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing - **page 96 – budget; page 107- resolution**

10. Staff Reports

- A. Attorney – Stormwater System Legal Requirements Update Memorandum - **page 108**

- B. Engineer – Stormwater System Update from District Engineer - **page 112**

- C. Field Manager
 - 1) Field Report - **page 116**

 - 2) Ratification of Invoice from Ortiz Construction Services, Inc. to repair Broken Sidewalks in CDD - **page 125**

- D. CDD Manager

11. Financial Reports

- A. Acceptance of Check Register - **page 126**

- B. Acceptance of Unaudited Financials - **page 135**

12. Supervisors Requests

13. 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>