

MINUTES OF MEETING BAYWINDS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Baywinds Community Development District was held on Thursday, March 5, 2026 at 5:00 p.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida.

Present and constituting a quorum were:

Nicolas Roldan
Jennifer Desa
Leonardo Nieves
Erika Cepero

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Michael Pawelczyk
Ben Quesada
Mayra Padilla
Terry Glynn

District Counsel
District Manager
Governmental Management Services
Governmental Management Services (by phone)

FIRST ORDER OF BUSINESS

Roll Call and Pledge of Allegiance

Mr. Quesada called the meeting to order, called the roll and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS

Audience Comments – As per District's rules, each speaker had 3 minutes to provide comments

Mr. Quesada stated that no one from the general public was in attendance by phone or in person so there were no audience comments at this time.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 6, 2025 Meeting

Mr. Quesada presented the minutes from the November 6, 2025 meeting, asked for any comments or corrections, and upon hearing none, asked for a motion to approve the minutes.

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On MOTION by Mr. Roldan seconded by Ms. Desa with all in favor, the Minutes of the November 6, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution
#2026-01 Approving the
Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Mr. Quesada presented item No. 4, consideration of resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing and stated this item was included on page 7 of the agenda. He then gave a brief overview of the proposed budget stating he was not proposing any increase in the assessments. Mr. Quesada stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the May 7th meeting. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution scheduling the public hearing on May 7, 2026 at the same time and location.

On MOTION by Mr. Roldan seconded by Ms. Desa with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 7, 2026 at 500 p.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Audit for Fiscal
Year Ending in September 30,
2025**

Mr. Quesada presented the acceptance of the audit for fiscal year ending September 30, 2025, and stated the audit was included on page 19 of the agenda. He then gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

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On MOTION by Ms. Desa seconded by Ms. Cepero with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS**Discussion of:****A. Procedures for the General Election****B. Landscaping Maintenance and Arbor Services**

Mr. Quesada presented the procedures for the general election stating there were two seats coming up for election in November, seat #3, Larry Parks and seat #4, Jennifer Desa's seat. He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could also call the Supervisor of Elections.

Mr. Quesada then presented the discussion on landscaping maintenance and arbor services and gave a brief explanation of this item.

(At this point a brief discussion was held among the Board members, Mr. Quesada and Ms. Padilla relating to this item and the presented proposals for palm pruning)(The Board also requested a special workshop meeting on April 21, 2026 at 5:00 p.m. to discuss landscape maintenance items)

On MOTION by Mr. Roldan seconded by Ms. Desa with all in favor, authorizing staff to advertise a Special Workshop Meeting on April 21, 2026 at 5:00 p.m. at 2804 NE 8th Street, Suite #202, Homestead, Florida to discuss landscaping maintenance items was approved.

On MOTION by Mr. Nieves seconded by Mr. Roldan with all in favor, accepting the proposal from BrightView for hardwood/palm pruning in the amount of \$35,200 subject to execution of a Small Project Agreement was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure**

Mr. Pawelczyk gave a brief explanation relating to the adjustment to District Counsel fee structure stating the current fee structure had been in place for over 3 years. He also stated that after checking the CPI it was necessary to adjust their hourly

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rate to become effective at the beginning of the new fiscal year, October 1, 2026 and it would probably not impact the budget line item for legal services due to the District not having a much work that needed to be done.

Mr. Quesada also stated the District's fiscal year 2027 has a cushion and would be able to absorb the increase based on the current services and assessments being collected.

Mr. Pawelczyk then asked for any questions or comments from the Board and upon hearing none he asked for a motion to approve.

On MOTION by Mr. Nieves seconded by Mr. Roldan with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

B. Engineer

Mr. Quesada stated he had the storm drains inspected recently by Raptor Vac and they sent him back some pictures between Fresno and Mendicino where there were all french drains, and he stated that sediment had gotten into line there which did not connect to the outfall.

(At this point a brief discussion was held among the Board members, Mr. Quesada and Ms. Padilla relating to this item)

Mr. Quesada then asked for a motion not to exceed \$5,745 for stormwater maintenance with Raptor Vac subject to execution of a small project agreement.

On MOTION by Mr. Roldan seconded by Mr. Nieves with all in favor, accepting the proposal from Raptor Vac not to exceed \$5,745 for stormwater maintenance of 23 catch basins and 31 pipe lines subject to execution of a small project agreement was approved.

C. Field Manager – Field Report

Ms. Padilla gave a brief update relating some of the items on the field manager's report, stating she just had two things, one was, there was a tree that was hit by a vehicle at the roundabout on Mediterranean Blvd. which was removed and she had

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received a proposal in the amount of \$580 to replace it which was included in the agenda on page 61, under exhibit B.

(At this point a brief discussion was held among the Board members, Mr. Quesada and Ms. Padilla relating to this item)(The Board decided to table this item to the next meeting)

Ms. Padilla also stated she had one more item she wanted to bring to the attention of the Board which included in the agenda on page 56 of her report relating to the inspection of the pump. She stated they discovered some electrical wires were exposed and it was left opened.

Mr. Quesada stated the electrical box needed to be resecured.

Ms. Padilla also stated they called the contractor and the electrician came out to repair it so it was being taken care of and she just wanted to bring that to the attention of the Board.

(At this point a brief discussion was held among the Board members, Mr. Quesada, Ms. Padilla, and Mr. Glynn relating to this item)

Ms. Padilla then stated she had nothing else to report unless there were any questions for her.

D. CDD Manager

Mr. Quesada stated he had nothing else to report under the District Manager.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

Mr. Quesada presented the check register and the unaudited financials and asked for any comments or questions. Upon not hearing any, he asked for a motion to accept the financial reports.

On MOTION by Ms. Desa seconded by Mr. Nieves with all in favor, the Check Register and Unaudited Financials were approved.
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NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Quesada asked for any Supervisor's requests, there were no requests at this time.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Quesada asked for a motion to adjourn the meeting.

On MOTION by Mr. Nieves seconded by Mr. Roldan with all in favor the meeting was adjourned.

DocuSigned by:

Ben Quesada

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Secretary / Assistant Secretary

Signed by:

[Signature]

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Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 98F5F2EA-975E-8F98-81D1-9851671F4634

Status: Completed

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Document Pages: 25

Signatures: 12

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Ellen Acosta

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Signer Events

Ben Quesada

BQuesada@gmssf.com

Security Level: Email, Account Authentication
(None)

Signature

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Signature Adoption: Pre-selected Style

Using IP Address: 8.29.7.127

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Signed: 5/12/2026 9:03:23 AM

Electronic Record and Signature Disclosure:

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Nicolas Roldan

Nickbaywindscdd@gmail.com

Chair Baywinds CDD

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Drawn on Device

Using IP Address: 2a04:4e41:3bfc:43c3::a5fc:43c3

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Resent: 5/19/2026 11:12:41 AM

Resent: 6/9/2026 12:58:22 PM

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Signed: 6/10/2026 5:35:51 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

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Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Witness Events

Signature

Timestamp

Notary Events

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Envelope Summary Events

Status

Timestamps

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Security Checked

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Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps