



***Baywinds***  
***Community Development District***

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**[www.baywindscdd.com](http://www.baywindscdd.com)**

**Nicolas Roldan, Chairman**

**Larry Parks, Vice Chairman**

**Jennifer Desa, Assistant Secretary**

**Leonardo Nieves, Assistant Secretary**

**Michael Rodgers, Assistant Secretary**

**March 5, 2020**



# **Baywinds**

## **Community Development District**

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5385 N. Nob Hill Road, Sunrise, Florida 33351  
Phone: 954-721-8681 - Fax: 954-721-9202

February 27, 2020

### **Board of Supervisors Baywinds Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Baywinds Community Development District** will be held on **March 5, 2020 at 5:00 p.m. at the Vineyards Clubhouse, 520 NE 37<sup>th</sup> Avenue, Homestead, FL.** Following is the advance agenda for the meeting:

1. Roll Call and Pledge of Allegiance
2. Public Comments
  - A. Mallorca HOA Resident Correspondence
3. Presentations and Discussion on Monument Lights
  - A. Dr. Electric Services Corp.
  - B. Ortiz Construction Services
4. Presentation from Christmas Designers, Inc. and Discussion about Banners
5. Presentation from Eco-Blue Regarding Lake and Discussion
6. Approval of the Minutes of the January 2, 2020 Meeting
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager – Monthly Report
  - D. Manager – Discussion of Correspondence from United States Air Force
8. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
9. Supervisors Requests
10. 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>**

February 2020

To the Homeowners of Mallorca HOA

This letter is to inform you, the homeowner, of the events that are occurring as a result of the current Board's failure to properly carry out their responsibilities. We as homeowners, are all automatic members of the Board, but we elect Board members to look after the best interest of the community, which in my opinion they have not.

We in Mallorca have Declaration and Bylaws that need to be adhered to, and to some, those are the same reasons that your property was purchased. The information kept by the management company is available to each and every homeowner as described under Florida Statue 720. Although the law is very clear, the same Board and management company have tried to create roadblocks in obtaining this information, which they were not successful and the information was gotten. Below are some of the key points that were discovered.

- The Board was negligent in letting one of the reserve accounts (US Century Bank) to go dormant, and because of this action, it has cost us the homeowners over \$825 in funds plus interest.
- The Board has failed to attend the Master Association meetings representing our community and its interest. They have not attended any of these, and there is the possibility that the designated representative is going to be removed by the Master Association members to our detriment.
- The Board has not had any regular or established meetings. Additionally, they have not kept the minutes for most of the meetings that were held. This is an important issue, because this is how the community is informed on how **your** money is being spent and what is going on as a whole. i.e. Did they get 3 bids on any project? Who are the companies? etc. It is a matter of transparency.
- The Board has no established ACC committee, who is vetting out any modifications being done?
- The Board has no established violation committee. Therefore, no violation fines can be issued.
- The gate "clickers" not being operational. The question to the Board is why did they become non-operational, when they were working?
- The callbox not having the resident's names nor numbers, but having names and numbers of people that have sold their homes months before.
- FAP charges over \$450 monthly for janitorial services, yet the poop stations are always full.

Enclosed you will find a financial report, obtained at the offices of FAP. All the information above and more can be verified and obtained by requesting the records at FAP.

There is an annual meeting in March and it is very important that the homeowners attend so that we may elect board members that care and will do their fiduciary duties for the HOA and follow Florida Statue 720. A Board member who will abide by having monthly meetings, having minutes recorded, hire a management company that is responsive and basically work together with the homeowners to make our community great again.

Thank you for your time,

A concerned neighbor

Febrero 2020

A los propietarios de Mallorca HOA

Esta carta es para informarle a usted, el propietario de la casa, sobre los eventos que están ocurriendo como resultado de la falla actual de la Junta de cumplir con sus responsabilidades. Como propietarios de viviendas, todos somos miembros automáticos de la Junta, pero elegimos a los miembros de la Junta para que velen por el mejor interés de la comunidad, lo que en mi opinión no tienen.

En Mallorca tenemos declaraciones y estatutos que deben cumplirse, y para algunos, esas son las mismas razones por las que se compró su propiedad. La información que mantiene la compañía administradora está disponible para todos y cada uno de los propietarios de viviendas como se describe en la Estatua 720 de Florida. Aunque la ley es muy clara, la misma Junta y compañía administradora han intentado crear obstáculos para obtener esta información, lo cual no tuvieron éxito y se obtuvo la información. A continuación, se presentan algunos de los puntos clave que se descubrieron.

- La Junta fue negligente al dejar inactiva una de las cuentas de reserva (US Century Bank), y debido a esta acción, nos ha costado a los propietarios más de \$825 en fondos más intereses.
- La Junta no asistió a las reuniones de la Asociación de Maestros (Master) que representan a nuestra comunidad y sus intereses. No han asistido a ninguno de éstos, y existe la posibilidad de que el representante designado sea removido por los miembros de la Asociación Maestra para nuestra disuasión.
- La Junta no ha tenido reuniones regulares o establecidas. Además, no han guardado las actas de reuniones para la mayoría de las reuniones que se celebraron. Este es un tema importante, porque así es como se informa a la comunidad sobre cómo se gasta su dinero y qué está sucediendo en su conjunto. es decir, ¿obtuvieron 3 ofertas en algún proyecto? ¿Quiénes son las empresas? etc. Es una cuestión de transparencia.
- La Junta no tiene un comité ACC establecido, ¿quién está investigando las modificaciones que se están realizando?
- La Junta no tiene un comité de violación establecido. Por lo tanto, no se pueden emitir multas por violación.
- Los "clickers" de la puerta no están operativos. La pregunta a la Junta es ¿por qué dejaron de funcionar cuando estaban trabajando?
- El callbox no tiene los nombres ni los números del residente, pero tiene nombres y números de personas que han vendido sus casas meses antes.
- FAP cobra más de \$ 450 mensuales por servicios de limpieza, sin embargo, las estaciones de popó siempre están llenas.

Adjunto encontrará un informe financiero, obtenido en las oficinas de FAP. Toda la información anterior y más puede verificarse y obtenerse solicitando los registros en FAP.

Hay una reunión anual en marzo y es muy importante que asistan los propietarios para que podamos elegir a los miembros de la junta que se preocupan y harán sus deberes fiduciarios para la Asociación de Propietarios y seguir a Florida Statue 720. Un miembro de la Junta que cumplirá con reuniones mensuales, registrando los actas de reuniones, contrate una compañía de administración que sea receptiva y básicamente trabaje junto con los propietarios para que nuestra comunidad vuelva a ser grandiosa.

Gracias por tu tiempo,

Un vecino preocupado

To All Mallorca Homeowners

The SALE of the CLUBHOUSE is being discussed in the Master Association meetings right now; Mallorca has not had any representation from 'THE BOARD' in well over a year. It is the PRESIDENT'S JOB of each HOA (NOT the management company) in the Vineyards to **notify** the community members they **volunteered** to serve of Master Association Date Meetings. The next one will be in **March**. By State Law this quasi type government entity must post meetings to be held 14 days prior to the meeting. It is posted in the Clubhouse so please check prior to the end of February 2020 for the March Meeting Date (Or try THE BOARD). This affects EACH homeowner in financial ways. I would want to be informed of how this will affect one FINANCIALLY.

Regards, a Mallorca Neighbor

Vendor	Description	Vendor Lifetime Total
All Inclusive Party		\$165.00
All Smooth	Lawn Maint.	\$19,050.00
Allstar Electric Inc.		\$7,950.50
Angel Fernandez		\$4,500.00
Artistic Renovation Consulting (signs)		\$350.00
Associated Law Group		\$5,209.50
ATC Engineering		\$800.00
Bank Adjustment		\$123.99
Brightview Landscape	Lawn Maint.	\$16,620.00
Comcast	Internet	\$7,186.45
Chateau at the Vineyards	???	\$1,169.96
Citizen Protection Inc.		\$6,276.96
City of Homestead	Electric	\$10,342.04
ECOLectric 50% Security Cameras	Security Cameras	\$3,360.00
Enrique de Jesus		\$154.62
FAP	Management Fees	\$18,535.00
FAP	Janitorial	\$16,325.00
FAP	Postage	\$1,460.23
FAP	State Filing Fee	\$122.50
FAP	???????	\$6,697.07
FAP	Supplies	\$363.33
First Insurance		\$539.39
Florida Dept of State		\$183.75
Florida Property Care Roof Cleaning	Roof Cleaning/sidewalks	\$2,521.00
FNBCT Waco FAP		\$367.88
Foster & Son	Electrical Contractors	\$7,451.80
Hi-Tech Electric & Fire (lamps front)		\$510.00
Home Depot Light Garland(Christmas)		\$74.88
IBEX Financial Insurance Payment	Installment Payment	\$8,786.08
Jackie Snow		\$73.51
JAG Insurance Group		\$2,638.93
Jiannalin Lopez	Reim of Plans on CD	\$35.00
JJ&M Representattion Iron World	Front Post	\$795.00
Marsh & McLennan	Insurance	\$1,570.00
NCT Support	Electric Repairs	\$5,469.00
PDC Accounting Services (taxes)	taxes	\$700.00
Quilla Painting Corp	????	\$3,850.00
Refund to Ian Simmons	????	\$100.00
Reinaldo Castellanos	HOA Attorney	\$2,850.00
Return Check	Bank	\$1,499.06
Return Check Fee	Bank	\$132.00
Secure Source One		\$1,851.10
Security Watch Group		\$9,282.25
Super Fun Party Rental		\$280.00
TEM	Annual Fee	\$3,076.25
TEM System	50% dep Pkg access control	\$4,238.44
Tony's Nursery	What for???	\$819.00
Transter to 1100008718510		\$5,718.32
Valley Crest	Lawn Maint.	\$11,544.00
Vineyards Master HOA	For who??	\$49.67
William LaFont	Christmas ornaments	\$365.95
Total		

BUDGET OVER, UNDER RESULTS.

Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Total 2016
		\$575.00									\$1,337.00	\$1,912.00
									\$1,115.00			\$1,115.00
									\$500.00		\$1,180.00	\$1,680.00
\$211.49	\$213.75	\$213.75	\$213.75	\$213.75	\$213.75	\$213.75	\$213.81	\$213.84	\$213.83	\$213.78	\$213.78	\$2,563.03
\$1,169.96												\$1,169.96
\$1,432.73	\$1,934.43					\$85.00			\$256.80			\$3,708.96
\$239.66	\$239.52		\$530.71	\$249.06	\$233.53		\$467.70		\$465.52	\$233.00	\$231.91	\$2,890.61
\$450.00		\$900.00	\$450.00	\$450.00		\$900.00		\$450.00	\$900.00		\$900.00	\$5,400.00
\$455.00		\$910.00	\$455.00	\$455.00		\$910.00		\$455.00	\$910.00		\$910.00	\$5,460.00
\$0.00		\$250.78										\$250.78
			\$61.25									\$61.25
						\$75.00			\$4,384.27			\$4,459.27
											\$23.88	\$23.88
											\$510.00	\$510.00
											\$74.88	\$74.88
				\$1,570.00								\$1,570.00
											\$3,850.00	\$3,850.00
\$0.00	\$57.00				\$57.00					\$57.00	\$57.00	\$228.00
\$0.00	\$12.00				\$12.00					\$12.00	\$12.00	\$48.00
\$0.00		\$9,044.00	\$1,000.00			\$1,000.00		\$500.00				\$11,544.00
\$0.00									\$27.00			\$27.00
\$3,958.84	\$2,456.70	\$11,893.53	\$2,710.71	\$2,937.81	\$516.28	\$3,183.75	\$681.51	\$1,618.84	\$8,772.42	\$515.78	\$9,300.45	\$48,546.62
Lennar											Deposits	\$40,779.28

DIFFERENCE DEPOSITED VS EXPENSES -\$7,767.34

Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Total 2017
					\$110.00	\$55.00						\$165.00
										\$4,464.35		\$4,464.35
	\$2,313.00	\$275.00										\$2,588.00
	\$715.00											\$715.00
\$2.00												\$2.00
\$1,500.00	\$500.00	\$1,500.00	\$500.00	\$1,000.00		\$500.00		\$1,000.00	\$1,000.00		\$500.00	\$8,000.00
\$213.78	\$213.70	\$213.70	\$213.70	\$213.78	\$245.95	\$233.73	\$233.73	\$233.73	\$233.73	\$233.82	\$233.82	\$2,717.17
												\$0.00
\$770.40		\$642.00	\$256.80									\$1,669.20
\$229.99	\$230.25	\$230.79		\$458.50	\$230.66	\$232.05	\$232.18	\$231.77	\$232.58	\$445.98	\$232.86	\$2,987.61
	\$900.00	\$450.00	\$450.00	\$450.00		\$900.00		\$450.00	\$900.00	\$450.00	\$450.00	\$5,400.00
	\$910.00	\$910.00	\$455.00	\$455.00		\$910.00		\$455.00	\$910.00	\$455.00	\$455.00	\$5,915.00
				\$114.06		\$140.06		\$184.68	\$79.76	\$71.20		\$589.76
		\$61.25										\$61.25
		\$3.40	\$47.07	\$270.29					\$15.49			\$336.25
		\$363.33										\$363.33
			\$61.25									\$61.25
												\$0.00
												\$0.00
												\$0.00
			\$447.76	\$322.19	\$322.19	\$328.19	\$328.19	\$328.19	\$328.19	\$322.19	\$328.19	\$3,055.28
		\$928.64		\$142.65								\$1,071.29
												\$0.00
												\$0.00
												\$0.00
			\$100.00									\$100.00
	\$769.52	\$59.46	\$59.46		\$59.46	\$59.46				\$144.80	\$59.46	\$1,211.62
	\$12.00	\$12.00	\$12.00		\$12.00	\$12.00				\$12.00	\$12.00	\$84.00
				\$508.25		\$508.25		\$1,016.50	\$1,016.50		\$508.25	\$3,557.75
										\$992.92		\$992.92
												\$0.00
			\$22.67									\$22.67
\$2,716.17	\$6,563.47	\$5,649.57	\$2,625.71	\$3,934.72	\$980.26	\$3,878.74	\$794.10	\$3,899.87	\$4,716.25	\$7,592.26	\$2,779.58	\$46,130.70
Lennar												

TURNOVER

TURNOVER BOARD

Deposits \$67,400.00

DIFFERENCE DEPOSITED VS EXPENSES \$21,269.30

Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total 2018
												\$0.00
											\$2,700.00	\$2,700.00
	\$619.10		\$2,867.05									\$3,486.15
												\$0.00
				\$350.00								\$350.00
	\$550.00	\$974.50				\$1,135.00		\$307.50				\$2,967.00
									\$0.02		\$59.46	\$59.48
	\$1,000.00	\$1,000.00	\$1,440.00		\$3,500.00							\$6,940.00
\$940.77	\$236.25	\$236.25	\$236.25	\$236.17	\$236.17	\$236.17						\$1,758.03
												\$0.00
		\$898.80										\$898.80
\$232.05	\$231.77	\$232.59	\$238.18	\$232.45	\$232.72	\$233.12	\$232.59	\$234.36	\$233.00	\$233.12	\$233.41	\$2,799.36
					\$1,680.00				\$1,680.00			\$3,360.00
	\$910.00		\$910.00		\$910.00	\$455.00		\$455.00	\$455.00	\$455.00	\$455.00	\$5,005.00
	\$900.00		\$900.00		\$900.00	\$450.00		\$450.00	\$450.00	\$450.00	\$450.00	\$4,950.00
	\$444.72	\$792.53			\$99.51						\$591.76	\$1,928.52
												\$0.00
							\$52.41		\$1,719.14			\$1,771.55
												\$0.00
					\$61.25							\$61.25
									\$265.00		\$2,256.00	\$2,521.00
	\$283.64	\$59.91		\$0.45								\$344.00
								\$7,451.80				\$7,451.80
												\$0.00
												\$0.00
		\$381.91	\$381.91	\$375.91	\$375.91	\$375.91	\$375.91	\$375.91	\$375.91	\$375.91	\$375.91	\$3,771.10
			\$73.51									\$73.51
		\$668.28										\$668.28
									\$35.00			\$35.00
								\$795.00				\$795.00
												\$0.00
								\$2,458.40			\$2,458.40	\$4,916.80
											\$350.00	\$350.00
												\$0.00
								\$1,825.00				\$1,825.00
												\$0.00
												\$0.00
\$1,016.50		\$1,658.50			\$1,524.75	\$508.25		\$508.25			\$508.25	\$5,724.50
									\$280.00			\$280.00
						\$2,875.00		\$201.25				\$3,076.25
						\$4,238.44						\$4,238.44
									\$819.00			\$819.00
\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$236.27	\$2,835.24
												\$0.00
												\$0.00
\$1,825.59	\$5,411.75	\$7,139.54	\$7,283.17	\$1,431.25	\$9,756.58	\$10,743.16	\$897.18	\$15,298.74	\$6,548.34	\$1,750.30	\$10,674.46	\$78,760.06

Turnover Board

TURN OVER BOARD

Recall

July 2018 →

Current Board

Deposits

\$72,679.55

DIFFERENCE DEPOSITED VS EXPENSES

-\$6,080.51

Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total 2019
												\$0.00
	\$5,400.00	\$2,700.00	\$2,850.00	\$2,700.00	\$2,700.00							\$16,350.00
												\$0.00
												\$0.00
												\$0.00
					\$412.50							\$412.50
\$800.00												\$800.00
	\$2.51					\$60.00						\$62.51
												\$0.00
						\$148.22						\$148.22
												\$0.00
												\$0.00
\$240.22	\$237.10	\$238.48	\$237.10	\$236.82	\$236.96	\$237.78						\$1,664.46
												\$0.00
				\$154.62								\$154.62
\$455.00			\$910.00	\$910.00		\$455.00						\$2,730.00
												\$0.00
\$46.82		\$427.24		\$217.11								\$691.17
												\$0.00
				\$130.00								\$130.00
												\$0.00
			\$539.39									\$539.39
				\$61.25								\$61.25
												\$0.00
												\$0.00
												\$0.00
												\$0.00
												\$0.00
		\$396.74	\$390.74	\$390.74	\$390.74	\$390.74						\$1,959.70
												\$0.00
			\$899.36									\$899.36
												\$0.00
												\$0.00
												\$0.00
\$552.20												\$552.20
				\$350.00								\$350.00
												\$0.00
												\$0.00
			\$525.00			\$500.00						\$1,025.00
\$59.46												\$59.46
												\$0.00
				\$1,851.10								\$1,851.10
												\$0.00
												\$0.00
												\$0.00
												\$0.00
												\$0.00
	\$472.54		\$472.54		\$472.54	\$472.54						\$1,890.16
												\$0.00
												\$0.00
\$365.95												\$365.95
\$2,519.65	\$6,112.15	\$3,762.46	\$6,824.13	\$7,001.64	\$4,212.74	\$2,264.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,697.05

Current Board

Deposits \$51,650.78 TO DATE

DIFFERENCE DEPOSITED VS EXPENSES \$18,953.73

# ESTIMATE

**Baywinds CDD**  
5385 N. Nob Hill Road  
Sunrise, FL 33351

## Dr Electric services Corp

8355 W Flagler St STE 326  
Miami, FL 33144  
Phone: (786) 329-3863  
Email: dr@drelectricmiami.com  
Web: www.drelectricmiami.com

Estimate # 000241  
Date 10/03/2019  
Business / Tax # EC 13006472

Description	Quantity	Rate	Total
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The estimate include lights for Four monuments at Vineyard ,Homestead.	1.0	\$38,000.00	\$38,000.00
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The estimate include:

1-16 In ground outdoor lights ,lighting up " The Vineyard" Monument sign.Material \$6400 Labor\$3420.

2-28 lights for landscaping facing the palms in the back of the monument.Material \$7000 Labor \$4800.

3-16 lights for monuments columns . Material \$4800 Labor \$4800.

4-Suggested 2 GFCI per monument. Total of 8. Material \$260 Labor\$360.

5-Suggested Surge Suppressor for monument electric panel .Total of 4.Material \$600 Labor \$860.

6-Demo old 30 existing lights.Labor \$3600.

7-Mechanical timer total of 4 Material \$300 Labor \$500.

8-Photocell total of 4, Material \$50 Labor \$250.

This estimate does not include :

1-Permit application.

2-The estimate its not valid after 30 days.

<b>Subtotal</b>	\$38,000.00
<b>Total</b>	<b>\$38,000.00</b>

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Baywinds CDD

# Estimate



12250 SW 129 COURT, UNIT 109  
 MIAMI FL 33186  
 T 305 255-8884 / F 305 255-5564  
 CGC # 1518016  
 email: ortiz.const.svcs@gmail.com

Date	Estimate #
9/26/2019	2019-0933

Name / Address		Project	
BAYWINDS CDD C/O CDD GOVERNMENTAL MGMT SVC 5385 N NOB HILL ROAD SUNRISE FL 33351			
Description	Qty	Rate	Total
Dig trench by 4 community signs to install LED flood lights		700.00	700.00
Run new electrical conduit and cable to install outlets for Christmas lights at entrance to community on 147 Ave entrance and 36 Ave.		1,540.00	1,540.00
Remove electrical cables and existing lamps	16	345.00	5,520.00
Install, 16, LED, flood lights to illuminate 4 community signs			
Install 28, LED, flood lights behind community sign to illuminate palm trees.	28	345.00	9,660.00
Install 16, LED J DU J Sierre, 22" lamps	16	355.00	5,680.00
4 lamps to be install on top of columns above community signs. Lamps are similar to those of Oasis			
Install 4 contactors		1,000.00	1,000.00
Install photo cells			
Install breakers			
PLEASE NOTE:			
Price includes all materials and labor to perform project.			
Electrical plans and permit fees, not included in proposal.			
WORK CANNOT BEGIN WITHOUT SIGNED PROPOSAL		<b>Total</b>	\$24,100.00



# Christmas Designers

Est. 1979

## BANNERS Quote 2020

### THE VINEYARDS – BAYWINDS CDD

We will install a total of twenty-four (24) Customer-Owned Banners on existing Banner Brackets for the various Seasons. After each Season we will remove them, perform our Banner Care program which includes cleaning and keeping them in a climate-controlled storage for the following season.

#### Spring – To be installed by Feb 1<sup>st</sup>

24	Installation, Removal & Preparation for Storage	\$ 1,560.00
24	Banner Care	\$ 300.00
	Subtotal	\$ 1,860.00
	Discount – Early installation of Holiday Program 2019	\$ (250.00)
	<b>TOTAL</b>	<b>\$ 1,610.00</b>

#### Patriotic – To be installed by May 20<sup>th</sup>

24	Installation, Removal & Preparation for Storage	\$ 1,560.00
24	Banner Care	\$ 300.00
	<b>TOTAL</b>	<b>\$ 1,860.00</b>

#### Summer – To be installed by Jul 10<sup>th</sup>

24	Installation, Removal & Preparation for Storage	\$ 1,560.00
24	Banner Care	\$ 300.00
	<b>TOTAL</b>	<b>\$ 1,860.00</b>

#### Fall – To be installed by September 30<sup>th</sup>

24	Installation, Removal & Preparation for Storage	\$ 1,560.00
24	Banner Care	\$ 300.00
	<b>TOTAL</b>	<b>\$ 1,860.00</b>

#### Holiday – To be installed by Dec 1<sup>st</sup>

24	Installation, Removal & Preparation for Storage	\$ 1,560.00
24	Banner Care	\$ 300.00
	<b>TOTAL</b>	<b>\$ 1,860.00</b>

By: \_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name, Title

Date: \_\_\_\_\_

This Quote may be withdrawn if not accepted in 30 days.  
100% due upon each seasonal installation.

**\*\* Use of Payment Services will incur related surcharges. Use of any Credit Card will incur 3.5% surcharge.**

The material contained herein is the property of Christmas Designers.  
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2020 Q19078 JC/SK 01.09.2020

**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, January 2, 2020 at 5:00 p.m. at the Vineyards Clubhouse, 520 NE 37th Avenue, Homestead, Florida.

Present and constituting a quorum were:

Nicolas Roldan	Chairman
Larry Parks	Vice Chairman
Michael Rodgers	Assistant Secretary
Leonardo Nieves	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Luis Hernandez	District Manager
Several Residents	

**FIRST ORDER OF BUSINESS                      Roll Call and Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS                      Audience Comments**

Mr. Hernandez: Moving on, as part of audience comments, Adam if you don't mind letting us know what you found.

Mr. DeMino: Ok, so for those not aware, I'm the guy that owns the property right here so we planted a tree to block the gate. The problem is, the plat that I originally looked at it wasn't specific enough, you guys were absolutely right, so I had a survey done. My property extends all the way to the inner edge of that sidewalk, it's marked, the permanent records markers are driven into the sidewalk, there's no doubt about it. It's a utility easement, I don't know why the contractor put all the trees and everything on a utility easement, but the fact of the matter is, it's still my property and I don't want the tree on it, and I'm not being mean about it, it's just that it's mine and I don't want it. So, my

resolution is this, because I learned something also, you can have double egress and ingress, so my property is zoned for no backyard vehicle or tractor. Easy enough, you guys come get the tree, fill the hole, I'll get my two empty trailers out, and we'll let the vegetation grow back, everybody is happy, the original landscape.

Mr. Parks: Do it, that makes sense, and that's all we were talking about before, it's just to find a way to get your stuff out, because it's his property, the bottom line. Did you get a copy of his survey?

Mr. Hernandez: Yes, he provided me with a copy.

Mr. Parks: Right, because I had to point out over at the other area where they put a fence right on the sidewalk, and that's where that property line is.

Mr. DeMino: Well, why the contractor, all he had to think about is moving a little bit further, creating a little bit more land, he could have had all that and it could be all part of something else, but no it's not, it's on my property.

Mr. Hernandez: Now the question to the Board and based on the request, do you want to replace the tree or do you want to remove it and that's it?

Mr. Parks: Well, if there's no gate we don't need the tree, that's what the tree was meant to replace.

Mr. Hernandez: So just the removal of the tree.

Mr. Parks: But the tree, even though in some places it's sort of a tree that is out of place.

Mr. Rodgers: Do we have a gap somewhere where we could replant the tree somewhere else? I mean we have a couple of gaps.

Mr. Hernandez: Just for you to know, at the last meeting, part of the question prior to facing everything that we have, the area is so tiny that trying to remove the tree is going to affect the roots of the palm itself, so the vendor is saying that if we try to remove it, you will kill it anyway.

Mr. Rodgers: Alright.

Mr. Parks: It's tough to remove an existing tree, you have to root cut it, and do a bunch of other stuff first.

Mr. Rodgers: Alright.

Mr. Hernandez: Not a problem, as soon as we're done Adam, if you don't mind, I want to go with you and make sure that I know what the right tree is because I don't want to have any type of issue.

Mr. DeMino: Yes, absolutely.

Mr. Hernandez: Thank you.

Mr. DeMino: Actually, you can keep one of those but I need the other two back.

Mr. Hernandez: Certainly, not a problem, I greatly appreciate it. Moving on, unless you have any other items to present to the Board?

Mr. DeMino: No, that's it, thank you very much, and I'd like to say this, thank you for last month for actually putting some thought into it, I read the minutes and it wasn't just an item that was blown off, I really appreciate that.

Mr. Hernandez: Alright.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the November 7, 2019 Meeting**

Mr. Hernandez: Moving on, item No. 3 we have approval of the minutes of the November 7, 2019 meeting. This would be the time to make any changes, corrections, additions or deletions. If there are none, a motion to approve would be in order.

Mr. Parks: I read through them, and didn't see anything, so I'm going to make a motion we approve as such.

On MOTION by Mr. Parks seconded by Mr. Rodgers with all in favor, the Minutes of the November 7, 2019 Meeting were approved.

### **FOURTH ORDER OF BUSINESS**

#### **Monument Lights – Proposals, Discussion and Direction**

Mr. Hernandez: Moving on, monument lights, just bringing everybody up to speed. At the last meeting the Board was presented with two proposals, one of the concerns at the time was the fact that only two proposals were received, and the Board inquired to have a third one. The third one was received, and it came in for even a higher amount, and now for some reason in my office they made a mistake and they did not include the first one from the prior meeting, so now I have three copies that the Board was asking for. So this one is in the middle for \$38,000, and the ones that were provided last month in

November at the last meeting, came from Ortiz and the request from the Board as to break it down so that the Board can see and understand how they came to the final number that they are providing with. I just want to indicate for the record that Nicolas Roldan has joined us.

Mr. Nieves: I say we take a second and catch him up on at least that part of what I missed.

Mr. Hernandez: Alright, I will bring him up to speed. We're talking about the lighting for the monuments. The Board received two proposals at the last meeting, one came in from Doctor Electric Services Corporation, the other one came in from Ortiz. At that time the Board had two requests, one they asked to have a third proposal to be included, which we were able to obtain. We obtained it at this time, one from Dony Electric presented a proposal for the 4 monuments, it would be a total \$50,400 which is even higher than the one that was being presented before and the second request was to ask Ortiz Construction Services to break down so that the Board can understand how they came out with the total number of \$24,100 and you can find that in section 4. This is the last one that we received, the \$50,000 and then you have the one from Ortiz. So, with that being said, it's really up to the Board to discuss and guide us as to what you believe needs to be done with this particular item. If you look at the one from Dony Electric at the top, they have the actual work which is \$30,400, all the rest is that they're cutting concrete, fixing the part of what they're breaking, replacing sod, and basically fixing what they believe needs to be done to get the work done. The other two proposals they don't believe all that needs to be as intensive as being presented by that last proposal, and they are just providing lower amounts because they don't believe any of that needs to be done.

Mr. Nieves: When they say wall, they're talking about the sign right, the sign is actually plaster, it's not concrete.

Mr. Hernandez: It has a portion that is concrete, there is a portion in the back part, and in the middle of the wall there is concrete.

Mr. Nieves: Alright because back in August or September, Jennifer and I went out with I think it was Chris, and we inspected the four signs and we were kind of game planning what we thought would look nice and not overboard, conservative lighting, and we noticed the wall is chipped in a lot of places, and upon further examination it's like

plaster, so the wall is actually plaster in some places, not hard concrete, which I thought it was, like cement block, you can just hit it with your fist and punch a hole in it in some places, especially on top. There's a lot of damage on the top from when they were, I guess maybe putting in Christmas lights with staples or nails, and it chipped away big chunks. So, the wall is in kind of rough shape if you walk up to it and look at it, so I don't know that there needs to be a lot of concrete cutting, there certainly will need to be a lot of plaster work.

Mr. Hernandez: Correct.

Mr. Nieves: So that, I don't know if we need the concrete cutting unless they're installing lights at the base.

Mr. Roldan: I can tell you guys, there might be something to hold the lights up.

Mr. Nieves: But then you need to drill, I don't know what \$8,000, what we're paying for with concrete and replace stone at columns, because the columns are plaster. So, I guess my point is, I think that's a pretty high quote there. What's the reputability of Ortiz, has anybody ever dealt with Ortiz in the past?

Mr. Hernandez: I have personally dealt with them, we use them a lot in East Homestead CCD, and we haven't had any problems. That's the company that's currently installing for us, for instance all the lake fountains, we're doing it with Ortiz, so in East Homestead we have been using him a lot.

Mr. Nieves: The Isles uses Ortiz?

Mr. Hernandez: Yes. And just for you to know Leo, we called the gentleman that you recommended, he said that the work was too big for him, and he was the one that recommended Dony Electric.

Mr. Nieves: So that was Dony Electric?

Mr. Hernandez: Yes, he recommended us to use Dony Electric, so the one that you recommended to us, he came to look at it, and he was saying that the work was too big for him, and then he recommended Dony Electric.

Mr. Roldan: Ok. So, on this Ortiz, there's a line item for 4 lamps on top of the columns for community signs?

Mr. Hernandez: Yes.

Mr. Roldan: Ok, never mind I see it, 16 LED lamps, that was what I needed to know.

Mr. Hernandez: You can refer to quantity and there's a price, part of what I was being asked last time is that the Board wanted to have a breakdown so that they can understand how the total price came to be.

Mr. Nieves: Alright, so for me it would be between these two. I mean these are pretty much the quotes that we started with last time.

Mr. Roldan: Like this new quote is not really quoting apples to apples.

Mr. Nieves: No, they're probably just saying this is how we would do it.

Mr. Roldan: Well, looking at it, I don't think it's an apples to apples comparison with what you're saying.

Mr. Nieves: Right and I don't see the lamps over here, not that it's a big deal, I specifically and I don't know how you guys feels about that, I was trying to match what the Isles had, it looks like lanterns on top of the columns, they have all 4, I was just saying 2 per sign, one on each end, lanterns to match aesthetically what Isles has so we don't look that much different to stay with the same design theme.

Mr. Roldan: I like the idea of being a little bit different personally just so that it separates the two communities. What do you think Larry?

Mr. Parks: I usually come up with some off the wall comments. I'm looking at Doctor Electric and I say ok, he's got a \$38,000 figure and then he's got all this other stuff and he's got no breakdown at all, so I don't know where he got it. I look at Ortiz and they may have left stuff out, but at least they have each thing itemized, and then I look at the one we just got, and it is significant, and then I look at other stuff that we're taking which may or may not have any impact whatsoever, except that I know that Dony Electric is a local home address, it's not an office location, and very much like I used to be, he's still using a fax machine instead of email.

Mr. Roldan: Which one?

Mr. Parks: The Dony Electric, and Ortiz has an email address and so does Doctor Electric, so I look at some of that stuff but I don't know that it makes that much difference unless you really know these companies, and have seen them do their work, I don't know that you can put much stock in what I say but, that's just a general feeling I get is that somebody who's just like me, using home address for their business address, means that they're a smaller operator than maybe they should be for a job like this.

*(At this point several people were talking at one time, and no one conversation could be heard)*

Mr. Parks: Are we pressed for time to vote on this?

Mr. Hernandez: No.

Mr. Nieves: We can invite them here, or we can invite all of them if you want.

Mr. Hernandez: Have them come and make a presentation and show you what it is they are doing for this amount money, ok.

Mr. Roldan: Yes.

Mr. Nieves: Just Doctor Electric and Ortiz, just the two middles, I wouldn't even entertain the Dony Electric at this point.

Mr. Hernandez: Ok, that's perfectly fine, and the presentation itself may guide you as to if there is something that you probably want to take off, or if you want to add anything else.

Mr. Nieves: Well just looking at this, it all looks the same, it's probably a bad decision for me to just say go with Ortiz, I don't know.

Mr. Hernandez: Understood, if that's the feeling from the Board, no problem. Alright, with that advice we can move on.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

Mr. Hernandez: Staff reports, Ginger?

### **A. Attorney**

Ms. Wald: I don't have any report at this time.

### **B. Engineer – Update on District Improvements as per District Engineer's Report**

Mr. Hernandez: As for the engineer, he is still waiting on a response from Lennar. The part on one department they claim they have finished everything, but we, meaning the CDD, has not heard from the land development division of Lennar, which needs to be the one giving the final word. So, we're still pending to hear from them to know what the status of the punch list items are that was being made.

Mr. Roldan: Do we have an ETA on when they're going to remove their signs?

Mr. Hernandez: The part that I know is that there are only 2 signs pending, there's one in Fresno and there is one in Mendocino. When I text Teri, she thought those were ready to be removed.

Mr. Parks: You mean for the sale signs?

Mr. Roldan: Yes, there's one in Sonoma II.

Mr. Hernandez: Alright, Sonoma II. The part that I can say is that the person in charge of the department said that those were ready to be removed, and what I've been trying to do to facilitate the process is putting them in contact with the company that removes them to get that done ASAP.

**C. Field Manager**

**1) Monthly Report**

**2) Eco-Blue – Status of the Lakes and Program**

Mr. Hernandez: Moving on, the next one you have is the field manager's report. You have been provided with the monthly report which is in section 5C. The only thing that I need to add to that report is the fact that the landscape services are going to be provided on January 11th and January 25th, that's the time the landscapers are supposed to be onsite. As to the lakes, Eco-Blue was supposed to be here, I don't know but for some reason they did not show up. The part that we did indicate in this field report is that it appears to be problems in the 4 lakes where we planted, two of the four lakes are having problems with the vegetation. It appears to be something growing with a type of fungus on those plants, and what the District has been doing through the vendor is going back to the company to whom we bought those plants to get some sort of warranty. We haven't gotten a response as of yet because the holidays break everything up to not be able to get a definite answer, but the part that we did include for you to have is the diagnosis that was being made as part of the samples that were taken and being given so that we can document what is the problem we are having. It is your subdivision, the one that is having the most problems Larry, in the two small lakes that you have, those are the ones that are being affected the most. We're working to get it done, the part that we're trying to do is exercise either the warranty or any type of solution to the existing problem because no one is spraying them, he said they're killing themselves, so that's the part that we want to solve.

Mr. Roldan: Luis, if you could go back in the minutes, not this meeting but from the initial meeting when we had spoken with Eco-Blue, before we installed the plant material if I recall, I asked them that question and they said they would be responsible.

Mr. Hernandez: For 1 year, yes, and no one is questioning that, the part that we're doing is that unfortunately it's not an immediate process. The one that we have hired is Eco-Blue, but they are not the ones who grow the plants, so they're going to the company from where they bought the plants, and they are the ones who need to give the replacement to come and replace them.

Mr. Roldan: Right, that may take some time in the meantime, if it's a disease it's going to continue spreading, it's going to continue affecting them.

Mr. Hernandez: Most likely what they're going to need to do is come and remove what they have and replace it with new plants.

Mr. Roldan: So, they're, and this is my opinion I'm sorry, but they're back end deal with their vendor is their problem, we're not dealing with their vendor, we're dealing with them directly so they need to come, rip it out, and replace it quickly.

Mr. Hernandez: I will ask them for a fast solution to the problem.

Mr. Roldan: Ok, and how they resolve it with their vendor is their problem.

Mr. Hernandez: Not a problem sir.

Mr. Roldan: Well, because the next thing you know, and if I'm not mistaken, we approved that back in March or April I believe.

Mr. Hernandez: It was April of last year.

Mr. Roldan: So, by the time we drag this out and they get a resolution from their vendor it may be April, and then it will be a year and the warranty will be over.

Mr. Hernandez: No, and that was the reason why I asked them to have, I already have the proof that there's something going on prior to the year, so they cannot come back, play with that, and then come back in April and say, oh a year has gone by. We already have proof that there are reasons that showed that there was a problem with the plants that they used, therefore they need to give us a solution.

Mr. Roldan: Ok.

Mr. Hernandez: I will get back to them and I will ask them, the request from the Board to provide us with a fast solution, despite the responsibility of their vendor.

Mr. Roldan: Ok because I can just see it happening that it starts to move into the surrounding lakes with the birds and all of that, and the bugs and everything, and then the mowers, the next thing you know it's in Napa, it's in Majorca.

Mr. Hernandez: Luckily for us, the other two lakes continue to be healthy, so it appears to be something local, that's why I haven't put any further pressure but, that's perfectly fine, certainly they have had more than a month and they need to give us answers. Unless anyone has any questions in regard to the field manager's report, the only part that I do want to report is, the reason that Chris is not here tonight is he's a new Dad, his daughter was born this morning, and that's the reason he's not joining us.

**D) Manager**

Mr. Hernandez: With that being said, as for the manager, I have nothing to report.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Balance Sheet and Income Statement**

Mr. Hernandez: Moving on, item No. 6 is financial reports, you find in section 6. Tab A contains the check register, and tab B has the balance sheet and income statement. Unless anyone has any questions in regard to the financials, hearing none, a motion to approve would be in order.

On MOTION by Mr. Roldan seconded by Mr. Parks with all in favor, the Check Register, Balance Sheet and Income Statement were approved.
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**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Hernandez: Are there any Supervisors requests at this time?

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hernandez: Hearing none, unless there is any other District items to discuss, a motion to adjourn would be in order. Yes sir?

Mr. Roldan: Are the banners coming down or is he going to swap them out for us?

Mr. Hernandez: He has not been able to give me the price, so I'm going to be using that to my benefit, I have spoken to him 3 times, and he has not given me the price.

The part that we were debating on is that technically they need to take them down because as soon as they remove that they need to do the other ones, so I'm going to see if I can bargain with him, and ask him to go ahead and replace them with the ones that we already have. I'm not making any promises, once again, they have not given us any price for that as of yet.

Mr. Roldan: Ok.

Mr. Hernandez: The fact that I'm extremely happy this year is that they were very consistent in providing maintenance to the monuments and they were lit up almost all the time. Any time there were issues, they were coming right away on time and fixing them, and this year it was extremely smooth.

Mr. Roldan: Right, I didn't notice any issues, any outages or anything.

Mr. Hernandez: Right, they were coming almost every other night. With that being said, unless anyone has any other District issues to discuss, a motion to adjourn would be in order.

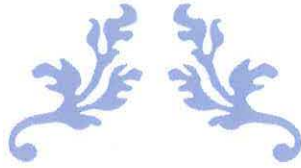
On MOTION by Mr. Nieves seconded by Mr. Parks with all in favor the meeting was adjourned.
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Secretary /Assistant Secretary

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Chairman / Vice Chairman



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## ***BAYWINDS CDD***

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### ***FIELD SUPERVISOR REPORT***



**Meeting March 5, 2020**  
**Governmental Management Services-South Florida, LLC**  
**5385 N. Nob Hill Road Sunrise, FL 33351**

## LANDSCAPE

- Landscaping services, provided by Tony's Landscaping and Nursery, were given on February 8 and February 22, 2020 as indicated by the vendor. Next service will be provided on March 7 and March 21, 2020.



*BAYWINDS CDD*  
*(THE VINEYARDS)*

FIELD MANAGER REPORT  
Christopher Segui  
[csegui@gmssf.com](mailto:csegui@gmssf.com)  
Phone # 305-906-2654

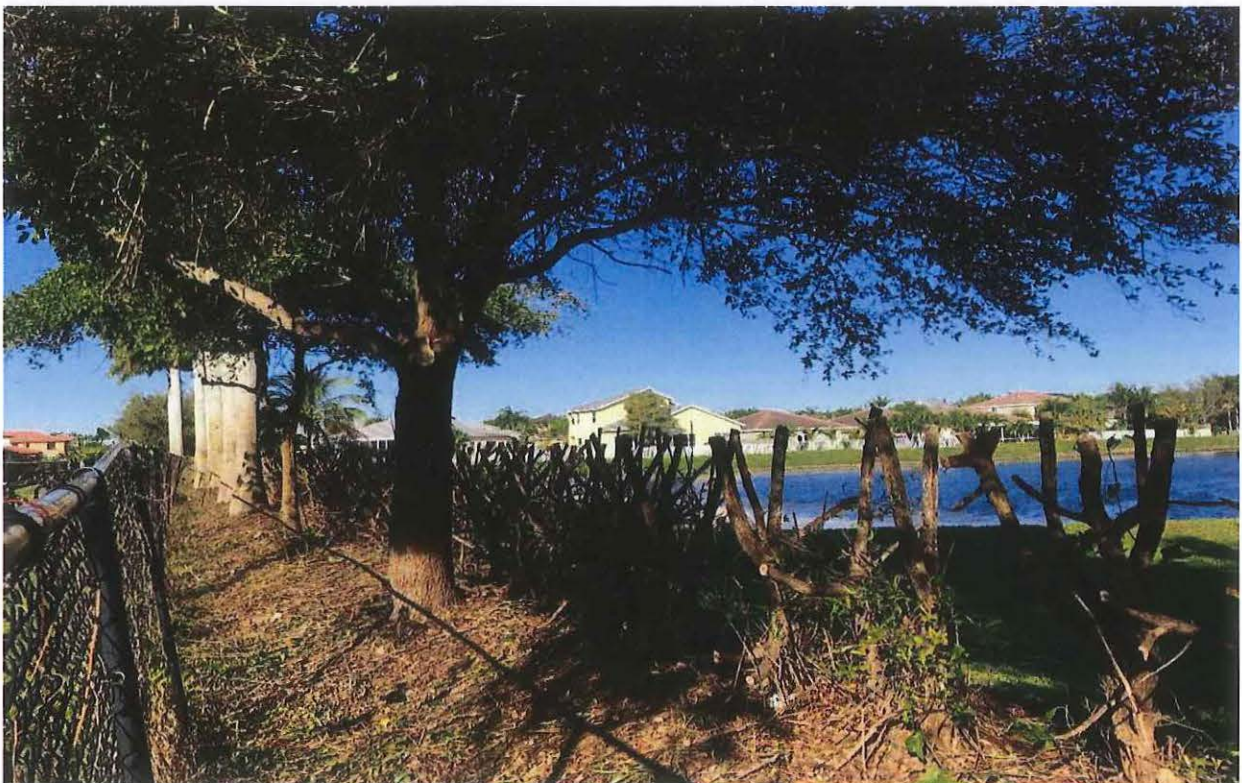


- The easement of Mirage and Bali in East Homestead CDD next to the gas line easement in Baywinds CDD was cleaned by East Homestead CDD.



BAYWINDS CDD  
(THE VINEYARDS)

FIELD MANAGER REPORT  
Christopher Segui  
[cseguir@gmssf.com](mailto:cseguir@gmssf.com)  
Phone # 305-906-2654



## LAKE

- Lake management services, provided by Eco-Blue, were given on February 10 and February 24, 2020 as indicated by the vendor. Next service for March, the schedule is pending to be given to District's Staff.



- On the last inspection, which occurred on February 25, 2020 the 2 lakes that were in bad shape in the community of Sonoma have recovered quite well, the dead plants started to regrow again. Eco-Blue is waiting for the warm weather to come around April to install the missing plants in the lakes.



*BAYWINDS CDD  
(THE VINEYARDS)*

FIELD MANAGER REPORT  
Christopher Segui  
[cseguir@gmssf.com](mailto:cseguir@gmssf.com)  
Phone # 305-906-2654



- The District received an email from Mrs. Margarita Ivonne Chacon Gonzalez who lives at 207 SE 36<sup>th</sup> Ave. in the community of Napa. Her concern was about the lake behind her property.

According to Mrs. Gonzalez the pond seems to be very polluted and she has never seen this pond being cleaned up/regular maintenance other than adding more plants and reducing the water view she paid for when she purchased the house.

She said there is a lot of mosquito activity so the reason the plants were added seems to not have reduced the mosquito problem. She also said that the snake activity has increased. She requested a sample of the water test to make sure the lake is not polluted and to remove the excess of plants that is affecting the view of the lake and attracts the mosquitos and animals like snakes and alligators to hide inside the plants.

The District contacted her and scheduled an onsite meeting on January 29, 2020 to understand her concern. When a representative from the District arrived to have the onsite meeting with Mrs. Gonzalez there was another resident that joined the meeting, his name is Chris and he lives at 239 SE 36<sup>th</sup> Ave. in the community of Napa. He was concerned about the dead plants behind his house that were installed by the District, the pollution on the water and the relocation on a sign that was installed on the back of his property. He also requested a sample of the water test to make sure it's not polluted.

It was explained to the homeowners that the District doesn't have any control over the mosquitos or the wildlife on the lake, for the mosquitos they can contact City of Homestead and they will send someone to spray for the mosquitos and for the wildlife they can contact animal control and they come and removed the snakes or the alligators. It was explained that the District has a company Eco-Blue that services the lakes 2 times per month and that the water is not polluted, it's just part of the treatment that is applied to the water that creates a greenish and brown foam that floats on top of the water

and after a few days it vanishes into the bottom of the water. It was mentioned to the homeowners that this will be presented to the Board of Supervisors so they can determinate how to solve this issue with the lake.

The District contacted Eco-Blue who came the next day to pick up the garbage on the lake and asked them to explain the condition of the lake. They said that the water is not polluted, what they are seeing is part of the maintenance process and the excess of nutrients from the grass that runs into the lake when it rains. They also explained that the excess of plants is beneficial for the lake because it works as a filter for the water, prevents the bad odors and creates a habitat for the fish that lives in the water.

Here are some pictures that were taken on January 29, 2020.





*BAYWINDS CDD*  
(THE VINEYARDS)

FIELD MANAGER REPORT  
Christopher Segui  
[cseguir@gmssf.com](mailto:cseguir@gmssf.com)  
Phone # 305-906-2654



*BAYWINDS CDD*  
(THE VINEYARDS)

FIELD MANAGER REPORT  
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Phone # 305-906-2654



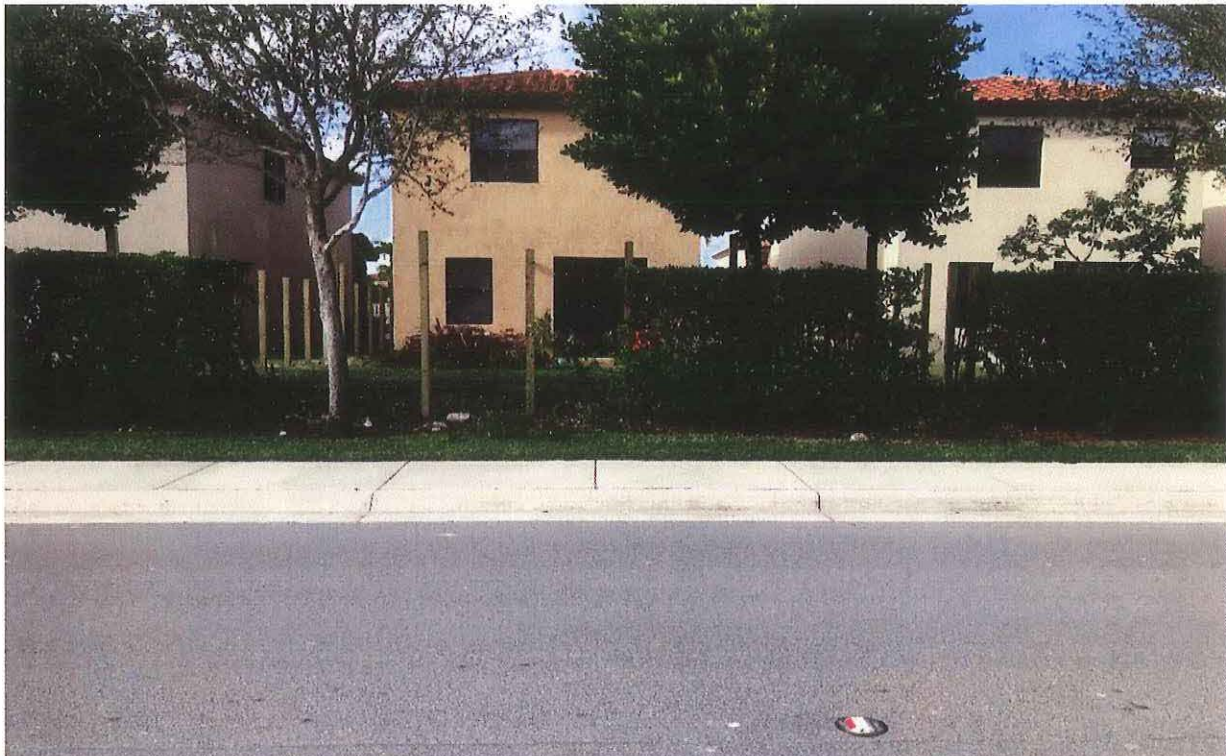


### Miscellaneous

- Christmas Designers came on February 3, 2020 to remove the last Christmas light sets on 2 trees that required a larger bucket truck to have them removed.
- Banners around the property were installed by Christmas Designers.
- Ortiz Construction and Dr. Electric will be attending the CDD meeting to answer questions for the monument lights restoration, as requested by the Board of Supervisors.
- The streetlights were inspected on February 13, 2020 and were fixed by the vendor.

- It was noticed that the homeowner of 3740 NE 1<sup>ST</sup> St. in the community of Sierra damaged part of the perimeter hedge property of Baywinds CDD to build a wooden fence behind their property. On Feb 12, 2020 the District went to the talk to the homeowner Mr. Alex and let him know that he needs to restore the hedge back to its original shape. Mr. Alex said that the hedge will be restored back to how it was before within 2 weeks.

Work in progress



Work in progress





**Work on fence has been completed**





- After a second inspection to the property on February 25, 2020, it was noticed that the work on the wooden fence has been completed. The District contacted Mr. Alex to find out the status for the installation of the plant material, he said that he is pending to receive the plants that he ordered to have them installed within 2 more weeks.



DEPARTMENT OF THE AIR FORCE  
AIR FORCE CIVIL ENGINEER CENTER  
JOINT BASE SAN ANTONIO LACKLAND TEXAS

3 February 2020

MEMORANDUM FOR INTERESTED INDIVIDUALS, ORGANIZATIONS, PUBLIC GROUPS,  
GOVERNMENT AGENCIES AND OTHER

FROM: AFCEC/CZN

2261 Hughes Avenue, Suite 155  
JBSA Lackland, TX 78236-9853

SUBJECT: Draft Environmental Impact Statement (EIS) for the Air Force Reserve Command (AFRC)  
F-35A Operational Beddown

1. We are pleased to provide you with a copy of the Draft EIS to evaluate the potential environmental consequences associated with the AFRC F-35A Operational Beddown. This document is provided in accordance with the National Environmental Policy Act (NEPA). Libraries are requested to have this document remain available throughout the 45-day public comment period, which ends on March 31, 2020. This document is also available online at: [www.afrc-f35a-beddown.com/](http://www.afrc-f35a-beddown.com/)
2. Notification of the availability of the Draft EIS will appear in the *Federal Register* on February 14, 2020. The EIS analyzes alternative locations for the U.S. Air Force's (USAF's) proposal to beddown and conduct AFRC F-35A flight operations.
3. The USAF will hold four public hearings on the Draft EIS on the dates and at the locations listed below. The purpose of the hearings is to receive public and agency input on the proposed action/alternatives and the Draft EIS analysis. The hearings will also be announced through local media.

March 3, 2020	Homestead ARB	Miami Dade College – Homestead Campus, Building F, Room F222/F223, 500 College Terrace, Homestead, Florida
March 5, 2020	NAS Fort Worth JRB	Brewer High School Auditorium, 1025 W. Loop 820 N., Fort Worth, Texas
March 10, 2020	Davis-Monthan AFB	Tucson Convention Center, 260 South Church Ave., Tucson, Arizona
March 12, 2020	Whiteman AFB	Knob Noster High School, 504 South Washington, Knob Noster, Missouri

4. Substantive comments presented at the public hearings and submitted to the USAF will be considered in the Final EIS. Comments should be postmarked by March 31, 2020, to allow time for sufficient consideration and inclusion in the Final EIS. Comments on the Draft EIS can be submitted electronically via the website; verbally or in writing at public hearings; or by providing written comments to one of the following addresses. For email, please use [HQAFC.F-35.EIS@us.af.mil](mailto:HQAFC.F-35.EIS@us.af.mil). For U.S. Postal Service delivery, please use AFCEC/CZN ATTN: Mr. Hamid Kamalpour, 2261 Hughes Avenue, Suite 155, JBSA Lackland Air Force Base, TX 78236-9853. For courier (e.g. Federal Express, United Parcel Service, etc.) delivery, use AFCEC/CZN, ATTN: Mr. Hamid Kamalpour, 3515 S. General McMullen Drive, Suite 155 San Antonio, TX 78226-1710. For electronic submittals, please use: [www.afrc-f35a-beddown.com/](http://www.afrc-f35a-beddown.com/)

Sincerely,

HAMID KAMALPOUR, GS-13 (AFCEC/CZN)  
Project Manager, NEPA Center  
Environmental Directorate

**BAYWINDS**  
**COMMUNITY DEVELOPMENT DISTRICT**

Check Run Summary

March 2, 2020

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
12/23/19	1194-1195	\$14,869.40
01/06/20	1196-1201	\$26,141.28
01/10/20	1202	\$43,256.62
02/04/20	1203-1207	\$23,491.84
Total		<u><u>\$107,759.14</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE NUMBER	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/23/19	00044	12/01/19	124459	201912 320-53800-46400 HOLIDAY LIGHTING 2019/20	FLORIDA CDI, LLC	*	10,669.40	10,669.40	001194
12/23/19	00036	11/04/19	27670	201911 320-53800-46000 INSPECT/REPAIR LIGHT POST		*	1,500.00		
		12/06/19	27710	201912 320-53800-46000 REPAIR 8 LIGHT POSTS	ORTIZ CONSTRUCTION SERVICES	*	2,700.00	4,200.00	001195
1/06/20	00007	11/30/19	159850	201911 310-51300-31500 LEGAL SV THRU 11/30/19	BILLING, COCHRAN, LYLES, MAURO	*	967.50	967.50	001196
1/06/20	00025	12/24/19	00107252	201912 320-53800-43300 SECUR LIGHT 11/22-12/21/19		*	1,230.08		
		12/24/19	00110099	201912 320-53800-43000 ELECTRIC 11/22-12/21/19		*	60.37		
		12/24/19	00110099	201912 320-53800-43000 ELECTRIC 11/22-12/21/19		*	360.43		
		12/24/19	00110099	201912 320-53800-43000 ELECTRIC 11/22-12/21/19	CITY OF HOMESTEAD -	*	64.57	1,715.45	001197
1/06/20	00021	1/01/20	3281	202001 320-53800-46800 JAN 20- MITIGATION	ECO BLUE AQUATIC SERVICES, INC.	*	181.67	181.67	001198
1/06/20	00004	12/24/19	6-877-23	201912 310-51300-42000 DELIVERY THRU 12/16/19	FEDEX	*	25.91	25.91	001199
1/06/20	00001	1/01/20	293	202001 310-51300-34000 JAN 20- MGMT FEE		*	3,633.83		
		1/01/20	293	202001 310-51300-31300 JAN 20- DISSEMINATION		*	208.33		
		1/01/20	293	202001 310-51300-49500 JAN 20- WEBSITE ADMIN		*	83.33		
		1/01/20	293	202001 310-51300-42000 JAN 20- POSTAGE		*	3.00		
		1/01/20	293	202001 310-51300-42500 JAN 20- COPIES		*	9.60		
		1/01/20	294	202001 310-51300-34000 JAN 20- FIELD SV	GMS SF LLC	*	1,321.83	5,259.92	001200

BAYW -- BAYW NDS-- TCESSNA

\*\*\* CHECK DATES 12/14/2019 - 02/19/2020 \*\*\*

BAYW NDS CDD - GENERAL FUND  
BANK A BAYW NDS CDD - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/20	00042	1/01/20	27010120	202001 320-53800-46200		*	15,108.33		
				JAN 20- LANDSCAPE SV					
		1/01/20	27010120	201912 320-53800-46200		*	2,882.50		
				QRT RETAINAGE OCT-DEC 19					
				TONY'S NURSERY & GARDEN				17,990.83	001201
1/10/20	00015	1/10/20	01102020	202001 300-20700-10100		*	43,256.62		
				TXFER TAX COLLECTIONS					
				BAYW NDS CDD C/O WELLS FARGO				43,256.62	001202
2/04/20	00007	12/31/19	160160	201912 310-51300-31500		*	500.00		
				LEGAL SV THRU 12/31/2019					
				BILLING, COCHRAN, LYLES, MAURO				500.00	001203
2/04/20	00025	1/27/20	00107252	202001 320-53800-43000		*	1,145.44		
				SEC LIGHT 12/21-1/23/2020					
		1/27/20	00110099	202001 320-53800-43300		*	56.17		
				ELECT 12/21/19-1/23/2020					
		1/27/20	00110099	202001 320-53800-43300		*	60.88		
				ELECT 12/21/19-1/23/2020					
		1/27/20	00110099	202001 320-53800-43300		*	278.40		
				ELECT 12/21/19-1/23/2020					
				CITY OF HOMESTEAD -				1,540.89	001204
2/04/20	00001	2/01/20	295	202002 310-51300-34000		*	3,633.83		
				FEB 20 - MANAGEMENT FEES					
		2/01/20	295	202002 310-51300-31300		*	208.33		
				FEB 20 - DISSEMINATION					
		2/01/20	295	202002 310-51300-49500		*	83.33		
				FEB 20 - WEBSITE ADM					
		2/01/20	295	202002 310-51300-51000		*	17.50		
				FEB 20 - OFFICE SUPPLIES					
		2/01/20	295	202002 310-51300-42000		*	8.50		
				FEB 20 - POSTAGE					
		2/01/20	295	202002 310-51300-42500		*	69.30		
				FEB 20 - COPIES					
		2/01/20	296	202002 320-53800-34000		*	1,321.83		
				FEB 20 - FIELD SERVICES					
				GMS SF LLC				5,342.62	001205
2/04/20	00036	12/23/19	27745	201912 320-53800-46000		*	600.00		
				REPAIR LIGHTS/POSTS					
				ORTIZ CONSTRUCTION SERVICES				600.00	001206
2/04/20	00042	2/01/20	27020120	202002 320-53800-46200		*	15,108.33		
				FEB 20 - LANDSCAPE SVCS					

BAYW -- BAYW NDS-- TCESSNA

AP300R

\*\*\* CHECK DATES 12/14/2019 - 02/19/2020 \*\*\*

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 2/19/20

PAGE 3

BAYW NDS CDD - GENERAL FUND  
BANK A BAYW NDS CDD - GF

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/20	27020120	202001	320-53800-46201	10 GREEN BUTTONWOOD 7 GAL	*	400.00		
							15,508.33	001207
TOTAL FOR BANK A						107,759.14		
TOTAL FOR REGISTER						107,759.14		

BAYW -- BAYW NDS-- TCESSNA

**BAYWINDS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2020

	<u>Governmental Fund Types</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental Funds</u>
<b><u>Assets</u></b>			
Cash	\$31,640	---	\$31,640
Due from Other Funds	---	\$0	\$0
<b><u>Investments:</u></b>			
State Board (Surplus)	\$343,611	---	\$343,611
<b>Series 2017A1/2</b>			
Reserve A-1	---	\$295,066	\$295,066
Reserve A-2	---	\$54,863	\$54,863
Interest A-1	---	\$43	\$43
Interest A-2	---	\$17	\$17
Revenue A-2	---	\$771,807	\$771,807
Principal A-1	---	\$26	\$26
Sinking A-2	---	\$6	\$6
<b>Total Assets</b>	<b><u>\$375,252</u></b>	<b><u>\$1,121,830</u></b>	<b><u>\$1,497,082</u></b>
<b><u>Liabilities</u></b>			
Accounts Payable	\$3,041	---	\$3,041
<b>Total Liabilities</b>	<b><u>\$3,041</u></b>	<b><u>\$0</u></b>	<b><u>\$3,041</u></b>
<b><u>Fund Balances:</u></b>			
Restricted for Debt Service	---	\$1,121,830	\$1,121,830
Unassigned	\$372,211	---	\$372,211
<b>Total Fund Balances</b>	<b><u>\$372,211</u></b>	<b><u>\$1,121,830</u></b>	<b><u>\$1,494,041</u></b>
<b>Total Liability &amp; Fund Balances</b>	<b><u>\$375,252</u></b>	<b><u>\$1,121,830</u></b>	<b><u>\$1,497,082</u></b>

**BAYWINDS**  
COMMUNITY DEVELOPMENT DISTRICT

**GENERAL FUND**  
Statement of Revenues & Expenditures  
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<b><u>Revenues</u></b>				
Maintenance Assessments	\$332,161	\$314,937	\$314,937	\$0
Interest income	\$500	\$167	\$1,376	\$1,210
<b>Total Revenues</b>	<b>\$332,661</b>	<b>\$315,104</b>	<b>\$316,314</b>	<b>\$1,210</b>
<b><u>Expenditures:</u></b>				
<b><u>Administrative:</u></b>				
Supervisor Fees	\$7,000	\$1,600	\$1,600	\$0
FICA Expense	\$536	\$122	\$122	\$0
Engineering Fees	\$5,000	\$1,667	\$0	\$1,667
Arbitrage	\$600	\$0	\$0	\$0
Dissemination	\$2,500	\$833	\$833	\$0
Assessment Roll	\$2,000	\$2,000	\$2,000	\$0
Attorney Fees	\$20,000	\$6,667	\$2,030	\$4,637
Annual Audit	\$3,600	\$0	\$0	\$0
Trustee Fees	\$10,000	\$9,167	\$9,167	\$0
Management Fees	\$43,606	\$14,535	\$14,535	\$0
Telephone	\$200	\$67	\$0	\$67
Postage	\$1,000	\$333	\$47	\$287
Printing & Binding	\$1,500	\$500	\$184	\$317
Insurance	\$6,356	\$6,356	\$5,922	\$434
Legal Advertising	\$1,500	\$500	\$0	\$500
Website Administration	\$1,000	\$333	\$333	\$0
Other Current Charges	\$650	\$217	\$222	(\$5)
Office Supplies	\$250	\$83	\$38	\$45
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$10,500	\$3,500	\$0	\$3,500
<b>Total Administrative</b>	<b>\$117,973</b>	<b>\$48,655</b>	<b>\$37,208</b>	<b>\$11,447</b>

**BAYWINDS**  
COMMUNITY DEVELOPMENT DISTRICT

**GENERAL FUND**  
Statement of Revenues & Expenditures  
For the Period Ended January 31, 2020

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/20	ACTUAL THRU 01/31/20	VARIANCE
<b><i>Field:</i></b>				
Field Management	\$15,862	\$5,287	\$5,287	\$0
Electric	\$3,600	\$1,200	\$1,572	(\$372)
Street Lighting	\$16,000	\$5,333	\$4,836	\$498
Electric Repairs	\$2,000	\$667	\$0	\$667
General Repairs & Maintenance	\$25,000	\$8,333	\$6,850	\$1,483
Landscape Maintenance	\$195,000	\$65,000	\$63,316	\$1,684
Landscape Contingency	\$57,500	\$19,167	\$16,975	\$2,192
Tree Trimming Service	\$25,000	\$8,333	\$0	\$8,333
Plant Replacement	\$16,000	\$5,333	\$0	\$5,333
Sidewalk Maintenance	\$9,525	\$3,175	\$0	\$3,175
Lake Maintenance	\$2,180	\$727	\$727	\$0
Lake Debris Removal	\$1,000	\$333	\$0	\$333
Irrigation Repairs	\$8,000	\$2,667	\$4,230	(\$1,563)
Stormwater Service	\$12,000	\$4,000	\$0	\$4,000
Holiday Decorations	\$20,000	\$20,000	\$19,988	\$13
Contingency	\$30,240	\$10,080	\$0	\$10,080
Capital Outlay	\$5,102	\$1,701	\$0	\$1,701
<b>Total Field</b>	<b>\$444,009</b>	<b>\$161,336</b>	<b>\$123,780</b>	<b>\$37,557</b>
<b>Total Expenditures</b>	<b>\$561,982</b>	<b>\$209,992</b>	<b>\$160,988</b>	<b>\$49,004</b>
Excess (deficiency) of revenues over (under) expenditures	(\$229,321)	\$105,112	\$155,326	\$50,214
Net change in Fund Balance	(\$229,321)	\$105,112	\$155,326	\$50,214
<b>Fund Balance - Beginning</b>	<b>\$229,321</b>		<b>\$216,885</b>	
<b>Fund Balance - Ending</b>	<b>\$0</b>		<b>\$372,211</b>	

**BAYWINDS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
Series 2017A1/2 Special Assessment Refunding Bonds  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2020

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 01/31/20</u>	<u>ACTUAL THRU 01/31/20</u>	<u>VARIANCE</u>
<b><u>Revenues</u></b>				
Special Assessments - On Roll	\$777,569	\$735,230	\$735,230	\$0
Interest Income	\$5,000	\$1,667	\$3,159	\$1,493
<b><u>Total Revenues</u></b>	<b><u>\$782,569</u></b>	<b><u>\$736,897</u></b>	<b><u>\$738,389</u></b>	<b><u>\$1,493</u></b>
<b><u>Expenditures</u></b>				
<b><u>Series 2017 A-1</u></b>				
Interest - 11/01	\$142,794	\$142,794	\$142,794	\$0
Interest - 5/01	\$285,000	\$0	\$0	\$0
Principal - 5/01	\$142,794	\$0	\$0	\$0
<b><u>Series 2017 A-2</u></b>				
Interest - 11/01	\$56,288	\$56,288	\$56,288	\$0
Interest - 5/01	\$95,000	\$0	\$0	\$0
Principal - 5/01	\$56,288	\$0	\$0	\$0
<b><u>Total Expenditures</u></b>	<b><u>\$778,163</u></b>	<b><u>\$199,081</u></b>	<b><u>\$199,081</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	\$4,407	\$537,815	\$539,308	\$1,493
Net change in fund balance	\$4,407	<u>\$537,815</u>	<u>\$539,308</u>	<u>\$1,493</u>
<b>Fund Balance - Beginning</b>	<b>\$238,450</b>		<b>\$582,522</b>	
<b>Fund Balance - Ending</b>	<b><u>\$242,857</u></b>		<b><u>\$1,121,830</u></b>	

**BAYWINDS**  
Community Development District  
Tax Collections  
Fiscal Year Ending September 30, 2020

**Levied Assessments**

						Net	\$332,161.34	\$776,912.08	\$1,109,073.42
						Gross	\$349,643.52	\$817,802.19	\$1,167,445.71
Date Received	Gross Tax Received	Discounts/ (Penalties)	Commissions	Interest	Net Amount Received		General Fund 29.95%	Debt Service Fund 70.05%	Total 100.00%
11/22/2019	\$1,043.37	\$54.77	\$9.89	\$0.00	\$978.71		\$293.12	\$685.59	\$978.71
11/22/2019	\$26,657.03	\$1,059.47	\$255.97	\$0.00	\$25,341.59		\$7,589.67	\$17,751.92	\$25,341.59
12/3/2019	\$25,226.33	\$1,009.04	\$242.17	\$0.00	\$23,975.12		\$7,180.42	\$16,794.70	\$23,975.12
12/12/2019	\$986,437.81	\$39,443.36	\$9,469.95	\$0.00	\$937,524.50		\$280,783.39	\$656,741.11	\$937,524.50
12/23/2019	\$50,938.32	\$2,152.47	\$488.99	\$0.00	\$48,296.86		\$14,464.64	\$33,832.22	\$48,296.86
1/10/2020	\$13,437.03	\$387.43	\$130.49	\$0.00	\$12,919.11		\$3,869.20	\$9,049.91	\$12,919.11
1/10/2020	\$556.71	\$16.70	\$5.40	\$0.00	\$534.61		\$160.11	\$374.50	\$534.61
1/30/2020	\$0.00	\$0.00	\$0.00	\$596.61	\$596.61		\$596.61	\$0.00	\$596.61
<b>TOTALS</b>	<b>\$1,104,296.60</b>	<b>\$44,123.24</b>	<b>\$10,602.86</b>	<b>\$596.61</b>	<b>\$1,050,167.11</b>		<b>\$314,937.16</b>	<b>\$735,229.95</b>	<b>\$1,050,167.11</b>
						YTD collected:	94.59%	94.59%	94.59%
						YTD oustanding:	\$18,912.81	\$44,236.30	\$63,149.11

V#15 001.300.20700.10100		
To Debt Service		
TRANSFERS TO DEBT SERVICE:		
DATE	AMOUNT	CHECK #
12/9/2019	\$691,973.32	1187
1/9/2020	\$43,256.62	1202
	<u>\$735,229.94</u>	
Amount Due \$	0.01	