

In accordance with F.S. 189.069(2)(a)

1. Full Legal Name: **Baywinds Community Development District**
2. Public Purpose: **To plan, finance, construct, operate and maintain community-wide infrastructure**
3. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district:

Teresa Baluja, Chair
c/o GMS-SF
5385 N. Nob Hill Road
Sunrise, FL 33351
Elected: November 21, 2014
Term Expires: 11-2018
Seat #3
tbaluja@supvcdd.com

Yadira Monzon, Vice Chairperson
c/o GMS-SF
5385 N. Nob Hill Road
Sunrise, FL 33351
Elected: November 21, 2014
Term Expires: 11-2018
Seat #4
ymonzon@supvcdd.com

Stephen McDuffie, Assistant Secretary
c/o GMS-SF
5385 N. Nob Hill Road
Sunrise, FL 33351
Elected: November 8, 2016
Term Expires: 11-2020
Seat #2
smcduffie@supvcdd.com

Nicolas Roldan, Assistant Secretary
c/o GMS-SF
5385 N. Nob Hill Road
Sunrise, FL 33351
Elected: November 8, 2016
Term Expires: 11-2020
Seat #1
nroldan@supvcdd.com

Raisa Krause, Assistant Secretary
c/o GMS-SF
5385 N. Nob Hill Road
Sunrise, FL 33351
Elected: November 8, 2016
Term Expires: 11-2020
Seat #5
rkrause@supvcdd.com

4. Fiscal year: **October 1 through September 30**
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter, but must include information relating to any grant of special powers.

Date of Establishment: **Established November 25, 2005 by Ordinance No. 05-205 granting those special powers to the CDD as set forth in Section 190.012(1) and Sections (2)(a) and (d) F.S. and creation approved by City of Homestead Resolution No. R-2004-08-101 on September 27, 2005.**

Click link below for Ordinance(s) and Resolution(s):

<http://www.cddsites.com/documents/Ordinances/Ordinance - Baywinds.pdf>

<http://www.cddsites.com/documents/Ordinances/Baywinds - Resolution No. 2004-08-101.pdf>

Establishing Entity: **Miami-Dade County Board of County Commissioners, Miami-Dade County, Florida**

F.S. Chapter 190

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190.html

F.S. Chapter 189

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/0189.html

6. The mailing address, e-mail address, telephone number, and Internet website uniform resource locator of the special district:

5385 N. Nob Hill Road

Sunrise, FL 33351

954-721-8681

<http://www.baywindscdd.com>

7. A description of the boundaries or service area of, and the services provided by, the special district.

The District is located in Section 15, Township 57 South, Range 39 East, and is bounded on the west by S.W. 147th Avenue, on the north by the Canal C-103 Right-of-Way, on the east by S.W. 142nd Avenue, and on the south by S.W. 328th Street, completely within the City of Homestead in the eastern portion of Miami-Dade County in the State of Florida, and consists of approximately 182.66 acres.

Stormwater management facilities, roadway improvements, water and wastewater systems, parks, open space and right of way improvements.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

Parcel	Land Use	Debt	Maintenance (O&M)*	Total Assessment
A	50' Single Family	\$942.18	\$326.16	\$1,268.34
B	60' Single Family	\$969.49	\$326.16	\$1,295.65
C	50' Single Family	\$942.18	\$326.16	\$1,268.34
D	30' Single Family	\$833.14	\$326.16	\$1,159.30
E	Townhomes	\$778.32	\$326.16	\$1,104.48
F	40' Single Family	\$914.87	\$326.16	\$1,241.03
G	Townhomes	\$778.32	\$326.16	\$1,104.48
I	Townhomes	\$778.32	\$326.16	\$1,104.48

Statutory Authority: Florida Statutes, Ch. 170.01, 190.021 and 197.3631

*Represents fiscal year 2017-2018 (October 1, 2017 through Sept. 30, 2018)

9. The primary contact information for the special district for purposes of communication from the department:

Governmental Management Services – SF, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351
954-721-8681

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

F.S. Chapter 112

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0112/0112.html

F.S. Chapter 190

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190.html

Florida Commission on Ethics: <http://www.ethics.state.fl.us/>

11. The budget of each special district, in addition to amendments in accordance with s. 189.016.

<http://cddsites.com/documents/FY18%20Adopted/Baywinds-FY18AdoptedBudget.pdf>

12. The final, complete audit report for the most recent completed fiscal year, and audit reports required by law or authorized by the governing body of the special district.

https://flauditor.gov/pages/specialdistricts_efile%20pages/baywinds%20community%20development%20district.htm