

***Sedona Point***  
***Community Development District***  
***(Cedar Pointe by Lennar/Stein Assemblage)***  
**Agenda**

Seat 1: Teresa Baluja – C.	
Seat 4: Carmen Orozco – V.C.	
Seat 2: Marc Szasz – A.S.	
Seat 3: Vanessa Perez – A.S.	
Seat 5: Raisa Krause – A.S.	

**Friday**  
**August 15, 2025**  
**12:30 p.m.**

**The Offices of Lennar Homes**  
**5505 Waterford District Drive, Miami, Florida**  
**Microsoft Teams**

**Meeting ID: 255 267 174 072 and Passcode: 3ut97oi3**  
**1 872-240-4685 and Phone Conference ID: 321 189 93#**

1. Oath of Office for Mr. Marc Szasz and Ms. Raisa Krause
2. Roll Call
3. Approval of Minutes of the April 18, 2025 Meeting
4. Consideration of **Resolution #2025-05** Resetting Budget Hearing
5. Public Hearing to Adopt the Fiscal Year 2026 Budget
  - A. Motion to Open the Public Hearing
  - B. Public Comment and Discussion
  - C. Consideration of **Resolution #2025-06** Annual Appropriation Resolution
  - D. Consideration of **Resolution #2025-07** Levy of Non Ad Valorem Assessments
  - E. Motion to Close the Public Hearing
6. Approval of Interlocal Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website by and between Miami-Dade County, Florida and Sedon Point Community Development District
7. Discussion of:
  - A. Parking Rules and Regulations on CDD Future Roads
  - B. Parking Issues and Concerns
8. Ratification of Assignment and Assumption Agreement by and between Lennar Homes, LLC and Sedona Point CDD
9. Staff Reports
  - A. Attorney – Memorandum – 2025 Legislative Update
  - B. Engineer – District Engineer's Report for Fiscal Year 2025-2026
  - C. Manager
    - 1) Number of Registered Voters in the District – **272**

- 2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694
- 3) Consideration of Proposed Fiscal Year 2026 Meeting Schedule
- 4) Form 1 Financial Disclosure Due July 1, 2025 – ***everyone has filed***
- 5) Reminder to Complete Annual Ethics Training by December 31, 2025
- 6) Discussion of Substantial Completion Streetlight Project

10. Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

11. Supervisors Requests and Audience Comments

12. 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: <https://www.sedonapointcdd.com/>***