

MINUTES OF MEETING ENCLAVE AT BLACK POINT MARINA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Enclave at Black Point Marina Community Development District was held on Thursday, July 9, 2026, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley
Abraham Crocamo, Jr.
Navindra Singh

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jesus Lorenzo
Gabriella Fernandez

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #3 (11/2028)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Election of Officer(s)

Mr. Lorenzo: Moving forward to organizational matters, tab A is consideration of appointment of Supervisor to fill the unexpired term of office for seat #3 which expires in 2028. Unless the Board has anybody they wish to nominate to invite them to the next meeting just so you guys have all five Board members.

Mr. Singh: None that I know of.

Mr. Crocamo: My wife was looking at getting on the Board and we were looking at, does she need to go to the election but, I know the seat is not open yet, it wasn't open for elections was it?

Mr. Lorenzo: No, and this one expires in 2028.

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Mr. Crocamo: The only reason that she wanted to get on is because a lot of times I'm never here and she's seen that we've missed quorum so many times, and 90% of the times now she's in town so I brought it up to her a couple of times again but, she says, I don't know, maybe and we never talk about anything at home anyway but, I've asked a couple of times to see because it could be a conflict of interest, so whatever is decided and if we can get somebody else to make sure we can get a quorum it would be great, we really need a fifth person.

Mr. Lorenzo: Well, you guys have that there, there's no rush, it's somebody you guys can work well with just to make sure you guys have quorum and at least two of you are available.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 14, 2026 Meeting

Mr. Lorenzo: Moving forward to item No. 3 on the agenda which is the approval of the minutes for the May 14, 2026 meeting which you'll find on page 5. Unless the Board has any comments, deletions, adjustments or questions a motion would be in place to approve.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, the Minutes of the May 14, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Lorenzo: Moving forward to staff reports, attorney, I don't think you have anything do you?

A. Attorney

Ms. Fernandez: Nothing to report unless you have any questions for me.

B. Engineer

Mr. Lorenzo: So, moving forward to the engineer, there's nothing under the engineer.

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C. Field Manager – Monthly Report

Mr. Lorenzo: Moving forward to item C which is the field manager's report which you guys will find on page 19. As we discussed at the last meeting you know that we've been in communication with the HOA to kind of coincide the schedule for now while we review or the Board reviews the proposals, so they pushed the June 16th service to June 24th to be consistent with the HOA cuts to be that same day actually, so that's being done, and we will continue to share the dates with them.

Mr. Crocamo: Ok.

Mr. Lorenzo: And they're going to mimic the same days more or less which is the 9th and 24th so that should be good with the HOA and we're working on that to make sure that's done and it comes to fruition. Moving forward, the annuals are doing well, they should be removed soon, they getting really large as you guys can see, like the other ones to get you through the rest of the summer, it's been very hot as you can see the annuals. The wooden stakes, after this hurricane season is over they'll remove it for the palm that was replaced, so we'll go through this hurricane season and then if everything goes well this winter we'll go ahead and remove it. The palm fertilization is schedule for September, the irrigation system is working fine, and you guys know that there's rain sensors, combination lock and latches were installed as well as the main line break at 104th Avenue which was repaired and you'll see photos there and then timer #2 was replaced and now everything is working well. The fountains are working fine, they were cleaned last month on the 17th, the one is scheduled for September and you see the May service dates that were completed and they're doing a good job. They cleaned up all the debris and you see the photos there of the service of the fountains. Moving forward to the field maintenance section you'll see there were 4 lights that were replaced for some reason they had water intrusion and another one wasn't working, they're under warranty, the 1 year warranty so they were replaced actually this past Tuesday. Then I've been offline discussing this with Navindra, there was some issues with I guess the visibility of the lights, and as per the manufacturer where the electrician got the lights from they suggested not having it on a photocell so that it has electricity at all times and setting it up on a timer through the App which we've done so hopefully that will give it consistent power and there should be no issues. I know we've been

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monitoring it and I'm going to go after this meeting to take a look and see how they look at night, and so far so good, I mean unless the Board has any questions regarding that I know Navindra's been monitoring that as well.

Mr. Singh: Yes, so after we spoke the first time when you fixed the four the heads, I had changed it to blue, and the next day it changed to white, we had called it in and they text me about it, and then last night I changed it again and I changed it to purple and now it's white again, so at nighttime when it turns off it resets.

Mr. Crocamo: It goes right back to white.

Mr. Singh: Yes.

Mr. Lorenzo: So, what I'm thinking is might be programmed to white on the timer and that's probably why that color is coming to turn back white.

Mr. Singh: Ok.

Mr. Lorenzo: So, that might be why and it's just an Application on the App, and I'll look into the App, and I think that might be it.

Mr. Singh: Ok.

Mr. Lorenzo: And I'll look at it when we go down after the meeting.

Mr. Singh: Ok, but when it's on white it's really bright, but the colors are good, you can't really see the camera.

Mr. Lorenzo: Ok, and I know Navindra mentioned maybe looking into getting the previous style of lights, the only thing with that is they're a little bit brighter.

Mr. Crocamo: The colors were brighter.

Mr. Lorenzo: The brackets are a little bit more flimsy and the lights are not as durable as these are supposed to be but, it's up to you guys, it would be a shame to have to get new lights I think that was the case, and I've already talked to the electrician, he's going to work with you guys and try to make that and he's going to do whatever is possible to make sure that these work.

Mr. Crocamo: Ok.

Mr. Lorenzo: Moving forward to page 28, you guys will see the curbing was repaired, unfortunately they left the cones, I kept asking them to have the cones removed before the holiday my apologies that they were still there through the holiday but, they've been removed this week as you guys already know. The asphalt repairs,

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we're working in another District for asphalt repairs so to save money and keep the prices where he has it, he's waiting for us to accomplish that task which will likely this month weather permitting, either do here first or over there, or vice versa.

Mr. Crocamo: Ok.

Mr. Lorenzo: The gazebo is in good condition, and moving forward does anybody have any questions regarding my field report?

Mr. Crocamo: No.

D. Manager

1) Discussion and Review of Landscaping Maintenance Service Proposals

a. Landscape Workshop

b. BrightView Landscape Services

Mr. Lorenzo: Alright, moving forward to the next section which would be the manager's section, and I know you guys requested some maintenance proposals from Landscape Workshop which is the company that's doing the HOA, and you'll see their proposal there starting on page 32. I was dealing with BrightView at another District for pricing as well so I had asked them to give you guys a quote so you have two quotes, plus what you currently have, and it's not in your packages so I'm going to pass it out, the bid analysis for all three companies, so you guys can take a look and it will be a little bit easier. So, you see in the top section you'll see the comparison.

Mr. Singh: Tony's is what we have now.

Mr. Lorenzo: Correct, so you have Tony's, BrightView is the new company, and then Landscape Workshop is the HOA.

Mr. Singh: So, the HOA manager Tatiana, she brought somebody over today, Plant Brothers, so they're also going to give us a proposal for both sides.

Mr. Lorenzo: Ok, so if you could share their contact information, if not, I'll reach out to Tatiana.

Mr. Singh: Yes, I think Tatiana has it, I saw them today doing a walk through.

Mr. Lorenzo: Ok, sounds good.

Mr. Singh: So they're producing a quote for the HOA and she's going to contact you.

Mr. Lorenzo: Ok, perfect.

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Ms. Fernandez: I know you guys have Landscape Workshop for your HOA, just something I've been noticing with Districts in Homestead, and kind of this area, they're being let go in a lot of my Districts for poor performance, so just something to keep in mind.

Mr. Crocamo: That's one of the things I was going to bring up that, I'd like to know like what other areas they do to go and see what kind of a job they do there because you might get a better price but, they can go over to the other place and then you hear, no they were let go or this and that, or they're not doing what they're supposed to be doing and that might be difference too, so we can look at all three of them.

Ms. Fernandez: One is called Keys Coral II, it's all the way by exit 2, Homestead and then then other one is Bluewater, which is by exit 9 off the Turnpike.

Mr. Crocamo: Ok.

Mr. Singh: Yes, we had some reasoning we had meetings with them and stuff like that, it was a labor issue which kind of everybody is experiencing but, they kind of got hit hard.

Ms. Fernandez: Yes, and I just wanted to let you guys know.

Mr. Singh: Yes.

Mr. Lorenzo: You guys know, and if you don't you have Tony's Nursery with the same pricing since 2018, he hasn't really changed much, actually when they go to negotiate better pricing to mimic what we're doing in another District as far as the palm tree trimming, so they're giving the reduction there for the seasons, instead of \$100 per palm, to \$70 per palm. We're doing that because we noticed it in one District and we wanted to make sure that they're all fair for that. To my knowledge I have no issues just on my side with Tony's I'm not tied to any of your landscapers but, unless there's any complaints on the CDD side, I haven't heard of any but, please let me know if you do. This is good though to be soliciting bids to see where you guys stand, see where you guys can improve on. So, on page 1 you're going to see what the contract includes, on the second portion of the table, and then if you guys turn the page you'll see the enhancements and added costs which are listed for you by service, so you can compare and then if you guys go to the bottom of the second page to the estimated

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annual costs, then you have the base contract, you have the enhancements and the estimated totals.

Mr. Singh: What's the cost enhancements?

Mr. Lorenzo: So if you look above it, everything that's added cost enhancement is right here.

Mr. Singh: Ok.

Mr. Crocamo: But everything on that page is enhancements.

Mr. Lorenzo: Everything on that page, correct, unless it's included. Another thing you guys do have and I'm sure you guys are aware of the porter service three times a week for 4 hours which is included in there and you'll see that on the listed items of added costs.

Mr. Singh: For the CDD?

Mr. Lorenzo: Yes, for the CDD, correct.

Mr. Singh: What's your take on BrightView?

Mr. Lorenzo: In my experience, the account manager has a lot to do with it, and the crews, I mentioned it to them in a lighthearted manner, we have a really good account manager at Silver Palms and I told them, if the Board picks BrightView I want to make sure that we secure Nick, and he said look it wouldn't be a problem because he's in the area, so this is his area so it wouldn't be a problem. So, I told him, ok if the Board were to choose you, please if you could make that accommodation and he said no problem.

Mr. Singh: Ok. Do you have any experience with Plant Brothers?

Mr. Lorenzo: I do not.

Mr. Singh: So, they're doing Crystal Cay next door.

Mr. Lorenzo: Ok, I can talk to Ben and ask him, my colleague and see what he thinks.

Mr. Singh: Ok.

Mr. Lorenzo: Actually it would be the HOA because I don't think the CDD does this it, it's the HOA, so I would have to get the contact information.

Mr. Singh: Ok.

Mr. Lorenzo: But that shouldn't be a problem.

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Mr. Crocamo: Which one is that one?

Mr. Singh: Crystal Cay.

Mr. Crocamo: Ok.

Mr. Lorenzo: But I can talk to Ben and get the contact information for the homeowners association and ask them how they're doing over there.

Mr. Singh: Ok.

Mr. Lorenzo: But there's nothing you guys need to make a decision on now.

Mr. Crocamo: And we know that there's much of things happening, I mean the one that does the other part that's not the CDD that does it, he had complications between last month and this month were the machinery went down or a lot of rain and stuff like that, so we understand a lot of things like that.

Mr. Lorenzo: Right, the rainy season is tough because if they do cut during the rain they can leave ruts or it's not going to be cut right, so it's a challenge this time of year especially with all the rain when there is rain, plus the heat so it grows really fast, that's another thing.

Mr. Crocamo: Thank you.

Mr. Lorenzo: Any questions on anything regarding the landscaping?

Mr. Crocamo: No.

Mr. Lorenzo: So, we'll go ahead and table that, is that what I'm hearing from the Board?

Mr. Singh: Yes, let's get one more and then we'll look at them.

Mr. Lorenzo: Alright.

Mr. Crocamo: Thank you.

Mr. Lorenzo: And I'll make sure that this table will be included in the next meeting package along with the new company if we get their proposal in time.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Lorenzo: On page 31 you have the Form 1 filings, just a reminder Form was due July 1, 2026, so far we have confirmation that Navindra, James and Abraham, so Andrew is still showing up as not filing, and I'll reach out to Andrew and remind him.

Mr. Crocamo: Ok.

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Mr. Lorenzo: Aside from that you three are good to go. Moving along to the reminder to complete the ethics training by December 31, 2026, if you guys need the links I can send you guys some of the courses which are the same.

Mr. Crocamo: That would be great, yes.

Mr. Lorenzo: You can save the completion and if you want to email it to us, we'll save it in our files, it's on the honor system which you guys will check the box when you do your Form 1s for the following year.

Mr. Crocamo: But I like that idea that we email you the confirmation and that way it's saved in the file.

Mr. Lorenzo: Yes, we'll save it, and again, it's on the honor system but, just in case they ask for it you can give it to us for save keeping.

Mr. Crocamo: Right.

4) Hurricane Season 2026 Price List with Tony's Nursery & Garden

Mr. Lorenzo: Moving forward to page 77, which is the hurricane season price list which you'll see on page 77 and 78 this is updated annually to make sure and by FEMA in case God forbid that you guys need to be reimbursed, you need to show this price list and have the predetermined pricing and a hurricane plan signed prior. So, this is the same pricing that you guys had last year, so unless you have any questions, a motion to accept the hurricane plan as proposed.

On MOTION by Mr. Singh seconded by Mr. Windley with all in favor, accepting the Hurricane Season 2026 Price List with Tony's Nursery & Garden was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Lorenzo: Moving forward to the approval of the financial reports, tab A is approval of the check register on page 79, and tab B is the unaudited financials on page 83. Unless the Board has any questions or concerns, a motion would be in place to accept them. Do I have a motion from the Board?

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On MOTION by Mr. Singh seconded by Mr. Windley with all in favor, the Check Register and the Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, we have nobody here present and just to verify again, we have no one present online. Does the Board have any Supervisor's requests?

Mr. Crocamo: Not at this moment that I know of.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Ok, not hearing any, a motion to adjourn would be in place.

On MOTION by Mr. Crocamo seconded by Mr. Singh with all in favor, the meeting was adjourned.

Signed by:

Jesus Lorenzo

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Secretary / Assistant Secretary

DocuSigned by:

James Windley

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Chairman / Vice Chairman

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Envelope Summary Events

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Timestamps

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Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/14/2026 10:22:57 AM
Completed	Security Checked	9/14/2026 10:22:57 AM
Payment Events	Status	Timestamps