

**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, January 8, 2026, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley	Chairman
Abraham Crocamo, Jr.	Vice Chairman (by phone)
Navindra Singh	Assistant Secretary
Andrew Jimenez	Assistant Secretary

Also present were:

Jesus Lorenzo	District Manager
Gabriella Fernandez	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 on to organizational matters, does the Board have anyone they wish to nominate for the Board, and I don't see anybody here present online or here in person, and I don't know if any of the Board members have anyone they would like to suggest.

Mr. Jimenez: Yes, I spoke to Pedro, he wanted to be on the Board, I don't know if you guys want to put that to a vote?

Mr. Windley: I'm not going to be able to because I don't know him, but would he like to come to the next meeting?

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Mr. Jiminez: Ok, I didn't know but, I'll tell him to come in to the next meeting.

Mr. Lorenzo: Yes, so tell him to come in offline and have him come to the next meeting.

Mr. Jiminez: Ok.

Mr. Crocamo: Yes, I believe he has to be at the meeting, right?

Mr. Lorenzo: Yes sir.

Mr. Crocamo: Ok.

Mr. Lorenzo: So, I'll get with Andrew to discuss that and we'll table this until next time.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 12, 2025 Meeting**

Mr. Lorenzo: Moving on to the approval of the minutes of the June 12, 2025 meeting. Unless there are any comments, corrections, deletions or adjustments, a motion would be in place.

On MOTION by Mr. Jiminez seconded by Mr. Singh with all in favor, the Minutes of the June 12, 2025 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution #2026-01 Appoint Jesus Lorenzo as Assistant Secretary**

Mr. Lorenzo: Moving on to consideration of resolution #2026-01 to appoint Jesus Lorenzo as an assistant secretary. So, this is just a housekeeping item so that I can sign on behalf of the District and in order for that I need a motion from the Board.

On MOTION by Mr. Windley seconded by Mr. Jiminez with all in favor, Resolution #2026-01 appointing Jesus Lorenzo as Assistant Secretary was approved.

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**FIFTH ORDER OF BUSINESS**

**Ratification of:**

**A. Small Project Agreement (Pressure Cleaning 2025) with People's Choice Pressure Cleaning, Inc.**

Mr. Lorenzo: Moving on to the ratification of the small project agreement for the pressure cleaning with People's Choice for pressure cleaning and you'll see that on page 28. The project has already been completed and the agreement has already been signed, I just need a motion to go ahead and ratify that agreement.

On MOTION by Mr. Windley seconded by Mr. Singh with all in favor, ratifying the Small Project Agreement (Pressure Cleaning 2025) with People's Choice Pressure Cleaning, Inc. was approved.

**B. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025**

Mr. Lorenzo: Moving forward to the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025. This was just so they could start the work, and you'll see that engagement letter on page 44. Unless the Board has any questions, a motion to ratify would be in place.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Lorenzo: Moving to staff reports, attorney, Gabby.

**A. Attorney – Memorandum – 2025 Legislative Update**

Ms. Fernandez: I won't take up too much of your time. So, we have the legislative memo that's obviously the legislation that gets passed every year, none of them directly affect CDDs it's just kind of like overview. If you guys want me to go through it I can, it's usually a 15 minute spiel, if not, you guys can read it on your own and let me know if you have any questions in the essence of saving time. That's all I have unless anyone has any specific questions for me.

Mr. Windley: No questions.

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Mr. Lorenzo: And you'll see that in your packages, if you guys have any questions offline you can reach out to Gabby or myself and we'll be able to answer those.

Ms. Fernandez: Yes, if there's anything you guys are confused about I can shoot you a quick email or you can call and I can quickly go over it if you guys need it.

Mr. Lorenzo: Perfect, thank you so much Gabby.

**B. Engineer – District Engineer's Report for Fiscal Year 2025-2026**

Mr. Lorenzo: Moving on to the engineer, and the District Engineer's report for fiscal year 2025-2026. This is as per the bond indenture of 2017/2007 and you'll see the that they have to do the report and everything is in good standing, all tracts are in good working order and good condition. Unless the Board has any questions, do we need to make a motion to approve this?

Ms. Fernandez: Yes.

Mr. Lorenzo: Ok, so unless the Board has any questions, this is more of a housekeeping item as well, a motion would be in place.

On MOTION by Mr. Singh seconded by Mr. Jimenez with all in favor, accepting the District Engineer's Report for Fiscal Year 2025-2026 was approved.

**C. Field Manager**

**1) Monthly Report**

**2) Discussion of Fountain & Lake Maintenance**

Mr. Lorenzo: Moving forward to the field manager's report, you guys will see my report starting on page 57, and I'm not going to bore you with the details, I'm going to just skip straight to the mulch, actually the mulch is a line item later on so, we'll work that in. I'm just going to jump right into the fountain and lake maintenance. Some of you have known that we had to replace the lake fountain a couple of times, and this is the third time I think since I've been here that we replaced the fountain, and they're not being cleaned properly. So, we've reached out to the company, you'll see some pictures there on page 67 what it looked like when they came to retrieve the old one that we had to replace at fountain #1, which is right there by the roundabout at the main

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entrance in July. This is the whole fountain, you can see it's really dirty and you guys are paying for a quarterly cleaning and we've requested photos, we've requested more information as to what they're doing and completing, and you'll see the email from fountain company on page 68 and you'll see the email from the lake company on page 69. So, they're saying that it can accumulate over time, we went ahead and requested additional proposals which you'll see on page 77 moving all the way to page 82. If that's something that the Board wishes to do and hiring another vendor, right now you have The Lake Doctors doing both the lakes which they're doing a good job in the easement but, the fountain maintenance seems to be a problem. So, we requested two other proposals, one from Southeast Land and Water Management, and also one from Eco Blue, they are both in line with what you guys pay for the fountain cleaning quarterly which is \$300. Eco Blue is a little bit more, \$60 per month, opposed to the \$316 that you guys pay monthly right now with The Lake Doctors for the same service.

Mr. Jimenez: So they're going to go in clean the filters and stuff in the fountain?

Mr. Lorenzo: Correct.

Mr. Jimenez: What did The Lake Doctors say?

Mr. Lorenzo: They can't provide photos, I've requested photos, I've requested to perhaps meet onsite and just try to see what's going on and what's causing the issues because every time the fountain company comes to do a service on the fountain they see that they're kind of dirty, they're really dirty, and they're saying that they're not being cleaned properly, and they're not saying that this is what is causing them to break down and have to be replaced but, it's not helping. So, it's not helping the useful life and that's kind of why we went ahead and requested other proposals in case that's something that you guys wanted to do.

Mr. Jimenez: So, those two companies, do you use them anywhere else?

Mr. Crocamo: I used to see them when I used to go out there to the fountain but, they're doing whatever it is they're doing on the outside around the lake but I haven't seen them going to the fountain.

Mr. Lorenzo: Yes, so they do the fountain cleaning quarterly.

Mr. Crocamo: Ok.

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Mr. Lorenzo: So, they don't do it every time they do a service, it's a separate department within their company.

Mr. Crocamo: Ok. (inaudible comment) because if it's quarterly it's not actually helping and it's actually affecting it. (inaudible comment)

Mr. Lorenzo: Correct, and that's kind of what I tried to figure out with them, they think quarterly is more than enough and so does the fountain manufacturer, they think quarterly is more than enough but, it's just that they need to do a better job.

Mr. Jimenez: So it's between Southeast and Eco Blue, do you guys use them?

Mr. Lorenzo: We use them both but, I haven't dealt with either of them with regards to fountain cleaning but, they're both very communicative, so the communication is priority one with them, it's great, and when there's issues they rise to the occasion and they correct whatever it is but, the communication for me is just excellent which seems to be very difficult with The Lake Doctors.

Mr. Jimenez: And would they be able to take pictures every quarter of their cleaning?

Mr. Lorenzo: So, they are ready with just the lake maintenance, they already provide me photos every time, and actually Southeast is doing two services in another District for the same price that we're paying for one service, and they have 8 lakes, and they provide photos every time, they let me know when they're coming in the next month, so I get the exact dates. So, that's another thing, I just don't know when The Lake Doctors is coming, I just get the report.

Mr. Jimenez: So, why keep them.

Mr. Singh: Yes, I think we should switch.

Mr. Jimenez: What do you think, for the same price.

Mr. Windley: I'm all for entertaining another company.

Mr. Lorenzo: Ok, so the only difference between the two like I mentioned, you're paying \$316 for the lake maintenance with The Lake Doctors, with Eco Blue it's \$360, and with Southeast it would be \$300, and you would still fall within the budget with either of them. Right now, for the lake maintenance you have \$10,000 annually which with Eco Blue would be about \$8,000 or \$7,200 with Southeast, so it falls within the \$10,000 and as far as fountain cleaning you have \$7,500 in your budget and it's \$300

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monthly which brings it to \$3,600 so you're within budget there as well. Then you have for the fountain replacement \$20,000 in your budget which we haven't used so far, we just started the new year but, you do have \$20,000 for that.

Mr. Jimenez: So Southeast, you said it was a little bit cheaper?

Mr. Lorenzo: Yes, slightly.

Mr. Jimenez: And they do the same service?

Mr. Lorenzo: Yes, they do the same thing, this is the company that I said they give the dates up front, they provide pictures and everything.

Mr. Jimenez: I think since you have a good rapport with them and you know what they do, I think that's probably the best one, so let's go with that one. James, what do you think, to do the same service cheaper, and they do the pictures.

Mr. Windley: Right, that's what we need.

Mr. Crocarno: (inaudible comment)

Mr. Windley: Right.

Mr. Jimenez: So, Southeast?

Mr. Windley: Yes, and we need pictures.

Mr. Lorenzo: Yes, and it hasn't been an issue, they provide that which is great.

Ms. Fernandez: So, you would need a motion and the cancellation of the existing vendor.

Mr. Lorenzo: Ok, so I need a motion from the Board to cancel The Lake Doctors and then in the same motion I need authorization from the Board to enter into an agreement with Southeast Land and Water Management, and enter into a contract with them for \$300 monthly lake and easement maintenance services and \$300 for the quarterly cleaning of the two fountains, which would be \$600 monthly.

On MOTION by Mr. Crocarno seconded by Mr. Windley with all in favor, authorizing staff to send a cancellation notice to The Lake Doctors for fountain maintenance services and also authorizing District Counsel to prepare a draft agreement with Southeast Land and Water Management for \$300 per month for lake and easement maintenance services and also \$300 for quarterly cleaning of two fountains for \$600 was approved.

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**3) Ratification of Proposal for New Palm Tree Installation with Tony's Nursery & Garden Svc. Corp.**

Mr. Lorenzo: Moving along to ratification of the new palm tree installation with Tony's Nursery and Garden, you'll see that on page 86 in the amount of \$5,900. You guys know that the palm tree got struck by lightning, we removed it, it was replaced, and this is just to ratify that replacement, it's already installed. So, I just need a motion from the Board to ratify that.

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, ratifying the proposal in the amount of \$5,900 for the new palm tree installation with Tony's Nursery & Garden Svc. Corp. was approved.

**4) Ratification of Mulching Schedule**

Mr. Lorenzo: Moving forward to the mulch now, so I discussed with you guys individually regarding the mulch schedule to go ahead and adjust it just because of the rainy season, so we've modified it to early November, or late October and early April or late March going forward. Is that ok with the Board?

Mr. Jimenez: Yes, motion.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, ratifying the mulching schedule was approved.

**D. Manager**

- 1) Reminder to Complete Annual Ethics Training by December 31, 2025**
- 2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**

Mr. Lorenzo: Moving on to the manager's report, this is an outdated item but, the reminder to complete the annual ethics training by December 31, 2025 and I know we already past that date but, just to make sure you guys have completed it and if not, make sure you get on it and if you need more information regarding the links, just let me know and I'll send those to you. Also, as you guys know, this was reported on the

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agenda, everyone has completed their Form 1s, so congratulations, everyone is in compliance for the last term, and obviously we'll have to do that again this term now. Moving on to the final report of the fiscal year 2024-2025 report for performance measures and standards, you'll see that on page 87 of the agenda. This is something that was mandated by the state which we're in compliance with, you'll see the report there stating that we've met all the criteria, and it's been posted on the website and reported to the state. I just need a motion from the Board to accept it.

On MOTION by Mr. Jimenez seconded by Mr. Crocamo with all in favor, the Final Approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

**SEVENTH ORDER OF BUSINESS      Financial Reports**

- A.      Approval of Check Register**
- B.      Acceptance of Unaudited Financials**

Mr. Lorenzo: Moving on to financial reports, tab A is the approval of the check register on page 92, and tab B is the acceptance of the unaudited financials. I need a motion to approve unless you guys have any questions, and if not, a motion will be in place.

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

Mr. Lorenzo: Moving on, I just wanted to mention because it's in there and I skipped over it, on page 84 you guys are going to see the proposal for \$11,200 from All Star Electric, this is to relocate the meter behind the unit at the main entrance, the meter is behind the unit, this is a HOA matter, and I don't know if the Board wants me to reach out to the HOA and see if they're interested, they don't have to use All Star Electric but it would be beneficial to have that meter outside, maybe in the median. It might be susceptible to a car hitting it or whatnot, I'm sure we can put some protection but, it's very difficult to access it when there's problems at the entrance. Not to mention, I spoke to some of you regarding this individually, there's two conduits coming out of it, one that

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completely doesn't work, so we're basically down to one conduit, so if that one breaks there's no electricity there and they need to go over and pull a new conduit from back there. So, eventually this they would either need to create a new conduit or maybe even relocate this, but as I said, this is a HOA meter so it's not really something that the CDD is in charge of but, I'm just bringing it up so you guys are aware of it.

Mr. Jimenez: Ok.

Mr. Lorenzo: Right now, it's working, everything is working, you guys saw the holiday lights, the lights were working in the front but, I just wanted to bring that to your attention.

Mr. Jimenez: I think instead of pulling it all the way across the street, I think we should just put it on the opposite side of the wall, because I think you can get a quote where the entrance monument is, just right on the other side of that wall instead of pulling it under the street, that would probably be safer than sitting in the middle.

Mr. Lorenzo: Ok, I'll get with the HOA to see what they want to do since this is really a HOA responsibility and see what we come up with, so I'll reach out to Tatiana and then see what she wants to do.

**EIGHTH ORDER OF BUSINESS                      Supervisors Requests and Audience Comments**

Mr. Lorenzo: Are there any Supervisor's requests or audience comments?

Mr. Jimenez: No.

Mr. Lorenzo: Seeing no audience online or here in person.

Mr. Singh: I have one thing, the landscaping company that does the first median, we have to talk to them about trying to save those lights because all they're all bent and broken up again, the brackets, and I know you had said we're going to replace them for better models but, they should be a little bit more careful, even though we put the mulch around it, and extended it out, they're still banging them up and every week they should try to fix them and move them around.

Mr. Lorenzo: Ok.

Mr. Singh: So, they should be a little bit more careful, some Supervisor should be out there fixing them.

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Mr. Lorenzo: Ok, I will make sure that I communicate that with them and provide you guys with an update, and I'll talk with the electrician and see what we can do about getting you guys a quote to replace the color change outs if that's something you guys want to do. They're working on it right now, I told him to adjust them but he said it's very difficult, they don't make those brackets so it's has to be something custom made, so it's a little bit of a challenge but, there are new lights there now and they're a lot more durable and they last longer, they're a little bit more expensive but, there's a new model out there. Are there any other Supervisor's requests or comments?

Mr. Singh: We talked about the oak trees that are on 105th Avenue, the first block where James lives on, it's causing a lot of damages to the sidewalk and they are now starting to lift up the street, it broke two homeowners main pipes going into the house, is there anything that as far as you guys or the county can do to find out about maybe cutting them or removing the trees?

Mr. Lorenzo: Those trees, if I'm not mistaken, in that area belong to the HOA, if not, it's the county but, I know that it's not part of the CDD, if I'm not mistaken.

Mr. Singh: Because it's between the street and the sidewalk.

Mr. Crocamo: (inaudible comment)

Mr. Windley: So, it's on 105th Avenue.

Mr. Crocamo: (inaudible comment)

Mr. Lorenzo: Right, so those are HOA trees, and they're protected trees so I would reach out to the HOA and you might need to get a permit with the county to avoid any issues because they're protected but, if you can show proof that it's affecting plumbing and you have those reports from the plumbing company it's going to help with the process, I know that. Are there any other comments or Supervisor's requests?

Mr. Singh: No.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Lorenzo: Alright, just a motion to adjourn will take place.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, the meeting was adjourned.

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Signed by:

*Jesus Lorenzo*

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Secretary / Assistant Secretary

DocuSigned by:

*James Windley*

4DE0201307AD48E...  
Chairman / Vice Chairman

## Certificate Of Completion

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## Signer Events

James Windley

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## Electronic Record and Signature Disclosure:

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Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication  
(None)

Signed by:  
*Jesus Lorenzo*  
37A95D3C74B947D...

Signature Adoption: Pre-selected Style

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Viewed: 3/13/2026 11:58:14 AM

Signed: 3/13/2026 11:58:25 AM

## Electronic Record and Signature Disclosure:

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## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

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Security Checked

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<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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