

**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 11, 2024, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley
Abraham Crocamo, Jr.
Andrew Jimenez
Navindra Singh

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Gregory George

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque 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 (11/2024)

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

C. Election of Officer(s)

Ms. Duque: The next item is the organizational matters, and I would like to remind the Board of Supervisors that we have an open seat, and that is seat #3 which will expire in November 2024. So, if I have any direction from the Board at this moment, is there anyone that you would like to appoint for that position?

Mr. Crocamo: I brought it up to the people nobody even asked or applied or anything yet.

Mr. Jimenez: Right, nobody.

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Ms. Duque: Ok, so we will table this and if you happen to hear from anyone you can always reach out to me, I'll be more than glad to talk to them, just let me know.

Mr. Crocamo: Absolutely.

Ms. Duque: Perfect, so we'll table this item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 14, 2023 Meeting

Ms. Duque: The next item is the approval of the minutes of the September 14, 2023 meeting. This is the moment to present any additions, corrections, or deletions to those. If there are none, a motion to approve them will take place.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, the Minutes of the September 14, 2023 were approved.

FOURTH ORDER OF BUSINESS

Ratification of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2023

B. Small Project Agreement (Pressure Cleaning Project 2023) with People's Choice Pressure Cleaning, Inc.

Ms. Duque: The next item is ratification of two agreements, and I'm going to read those two agreements and then I'll ask for a motion. Once again, those were already approved and discussed by the Board but, we like to bring them back, so they are part of the records of today's meeting. So, the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2023, and the small project agreement, pressure cleaning project 2023 with People's Choice Pressure Cleaning, Inc., a motion to ratify them will take place.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2023, and also the Small Project Agreement for the pressure cleaning project 2023 with People's Choice Pressure Cleaning, Inc. was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to staff reports, attorney.

A. Attorney

Mr. George: I don't have anything for you guys today.

Ms. Duque: Thank you so much Gregory.

B. Engineer

Ms. Duque: Nothing to report under the engineer's report.

C. Field Manager

1) Monthly Report

2) Update on Landscaping Lights Project

Ms. Duque: Under the field report I have attached the report for your records.

Jesus is not with us today, he has time off but, the other additional report that I have to present to the Board is that Tony's Landscaping will be onsite actually this Saturday to remove all of the dead and remaining plant material for the landscaping within the medians.

Mr. Crocamo: And I think I already saw them, they're removing a whole bunch of it already.

Ms. Duque: Yes, so it's going to be completed on Saturday. Also, sometime next week Tony will be grading the medians to level the ground for new plant material, and this is something we might need to discuss at a future meeting. We might have to have a plant as you have seen most of the plant material was affected by it, and we knew this was going to happen. Just for the record, I would like to mention that Navindra has joined us, so hi Navindra. So, once again, in terms of the plant material, all of that section has been affected so we might need to talk about it as soon as we finalize the project.

Mr. Crocamo: And there was no way he was going to dig that out without taking the roots out.

Ms. Duque: Right, it's impossible, we knew that, and I don't know if you have noticed but they've been doing their best, they've been digging by hand, and they're going pretty fast, so I'm very happy to report that. Then most importantly the heights of the new fixtures, we need to make sure of the height so that we can go with the proper

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plant material too so there is a lot involved with that, like the junction boxes, and fixtures, and all of that. Also, the electrician will resume work as soon as Tony finalizes all that part of the project, so we will be going one behind the other one. We also have Chandler Contractors, which is the company we talked about, doing the repairs on the concrete, so after that, we might need to repair all the concrete sections, so we have that going too sometime next week.

Mr. Crocamo: They actually did a really nice clean cut, I mean they were doing it as narrow as they could so that they wouldn't do more damage or anything on the concrete.

Ms. Duque: Right, they've been doing a really good job, so that's all the update on the landscape lighting project. Also, for the fountain, as you can see the fountain at lake #1 is not working. So, when we saw that we thought it was related to the electrical work because they're being connected to the same meter that we have been using for the landscape lights. So, Hall Fountains stated that as per the information that was provided, it seems that the motor is still giving us issues, and I'm going to give you a little bit of background information about it. In December 2021, we had that being done at no cost because it was under warranty.

Mr. Crocamo: Right.

Ms. Duque: Now in August 2022 it was done again, some of the repairs for the motor but, but remember that motor was no longer under warranty. So, I have attached a quote for you, and we didn't want to wait until the next, we want to try to be proactive if we need to move forward. I actually compared the prices from what we paid in 2022, and in 2021 it was \$1,575 which was pretty much the labor and the splice kit and parts. In 2022 we paid \$3,162.36 and this proposal is for \$3,370, and it's been over a year and some months already. So, it's up to the Board to let us know how to proceed.

Mr. Crocamo: Now this one here will have a full warranty?

Ms. Duque: Yes, of course, it's going to be a new motor. As you can see, they will replace it with a new motor, it has 3 horsepower, as you can see \$1,734 that's just the motor, it's not the fountain itself. They have not dispatched the technician yet to look at it but, we're trying to be productive because once again, in doing our due diligence the meeting is today. My concern, and I think this is my biggest concern is we want to make

sure that the company that is cleaning the fountain, the one that is doing the lake, and also cleaning the fountain, are doing what they're supposed to be doing.

Mr. Crocamo: That's the Lake Doctors?

Ms. Duque: Yes, so just for the Board to know, I have spoken to Jesus and that's the follow-up that we're doing. If we notice that the services are not being performed, and it's a follow-up for us too to kind of go to the fountain and look at the motor, that is impossible. So, we're kind of relying on them to provide us with the service that is supposed to be given to the fountain but, a lot of times motors will get bad if proper service is not being provided, if it's not being cleaned properly, so that's where I am right now.

Mr. Crocamo: When I see them and I would be speaking wrong if I said that I didn't see it last time, but normally I see them with a boat, and they go out there.

Ms. Duque: Yes, and we have received those reports, we have the reports that it's being done. You can also see like the rim of the fountain that it's clean because that gets muddy but, at the same time, I want us to be on the safe side. We always need to do our due diligence and be on top of the vendors and make sure that they're doing what they're supposed to.

Mr. Crocamo: Right, because if not it gets damaged because they're not doing the maintenance that they're supposed to be doing on it.

Ms. Duque: Right, so that's my two cents, and I just wanted to leave that with the Board of Supervisors so you kind of have that in your minds but, then I would strongly recommend to the Board, as soon as they send a technician, they check, and this is the worst-case scenario, let's put it that way.

Mr. Crocamo: Right.

Ms. Duque: But I'd rather move forward with it.

Mr. Crocamo: And I was going to say, if it's worst-case scenario and that's what it is, we have to replace, I motion that we replace.

Ms. Duque: Ok, so I'm hearing that we have a motion made by Abraham to replace it, is there a second?

On MOTION by Mr. Crocamo seconded by Mr. Windley with all in favor, accepting the proposal from Hall Fountains for the fountain motor replacement at lake #1 in the amount of \$3,367 was approved.

Ms. Duque: So, since we might have an answer before the next meeting, we'll email the Board and let you know how that's going. So, with this motion, we're also allowing District staff to enter into an agreement, and I think it's a small amount.

Mr. George: Right, so you may not need one, I mean I'll take a look at the invoice and see if it's detailed enough as far as the warranty.

Ms. Duque: Right.

Mr. Crocamo: And that's what I was going to ask, how long of a warranty are we getting on the motor and everything?

Ms. Duque: So, it's a year, like generally it's a year for the warranty, all of those specifications, and once again, we'll make sure we have everything there as soon as I get the ok from the technician saying that we need to replace it.

Mr. Crocamo: Ok, so maybe it just needs to be fixed, and it's cheaper, and then if it can be fixed, how much cheaper is it because if it's only a little bit cheaper, and then you don't have any warranty on it whatsoever, and something goes wrong on it, and then 6 months we're back in the same boat again.

Ms. Duque: So, if the Board agrees, we can have one Supervisor, and James has been in contact with us, with Jesus, in reference to this particular item, and we can reach out to him if he believes that a different decision needs to be made, then let's appoint James to work with us on this project.

Mr. Crocamo: Ok.

Mr. Windley: So, it's just like you said, repair, with no warranty, and it could go out 6 months later, then we're right back where we started.

Mr. Crocamo: Right, and I'd rather have the warranty on the new one, but if you told me you're going to be able to fix it for \$400, then we're looking at a big difference, but if you tell me it's going to cost us \$2,800 to fix it, then what happens if it goes bad 3 months or 4 months later, there's no warranty on it.

Mr. Jimenez: Plus, paying the labor again.

Mr. Crocamo: Right.

Ms. Duque: So, I will report back to James and we can go from there, but I guess in terms of the total amount, I don't know if the extended warranty will create like an additional cost, so I don't know if you want to go back and revise that motion and instead of going for this exact amount do you want to do a not to exceed amount?

Mr. George: Right, an extended warranty will be extra money, we just don't know how much, if it's possible to get an extended warranty, we'll have to look at all the numbers and whatever is best.

Mr. Singh: I mean what I've experienced with the fountain, the new one that they put right behind my house, the pump is right there, the motor is right there, and we have so much fluctuation and power, the motor is struggling, I mean I hear it. Sometimes I'm in the backyard, and I hear the low voltage and the high voltage and the pump, so something is going on with the power, and that causes it to go out.

Ms. Duque: Yes, Navindra is right.

Mr. Crocamo: Yes, we get a lot of power outages.

Ms. Duque: Yes, and when we had the first issue with the fountain that was the statement made by the electrician too. I don't know if you recall, but back at that time we talked about the power outage that was the reason why the motor went bad. So, in terms of this exact amount, what do you want to do, do you want to revise that motion and instead of \$3,367, do you want to do like a not to exceed \$4,000, let's say?

Mr. Singh: That's good.

Mr. Crocamo: Yes, because I doubt the warranty is going to be more than \$1,000.

Ms. Duque: So, that gives us like a cushion of \$600.

Mr. Crocamo: Yes, so I would say not to exceed \$4,000.

Ms. Duque: Ok, so let's change the motion, so I'm just going to read the motion again, you're going to approve the replacement of the 3 horsepower motor in an amount not to exceed \$4,000, and that motion was made by Abraham, and is there a second?

On MOTION by Mr. Crocamo seconded by Mr. Windley with all in favor, accepting the proposal from Hall Fountains for the 3-horsepower motor replacement at lake #1 in an amount not to exceed \$4,000 was approved.

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D. Manager

Ms. Duque: I don't have anything else additional to report under the manager.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: So, let's move forward to the financial reports, tab A is the approval of the Check Register, and B tab is the acceptance of the unaudited financials. Unless there are any questions, a motion to approve them will take place.

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

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, we don't have any audience comments. The only thing I would like to mention to the Board is, you would like for us to continue working with Abraham when it comes to landscape items, correct?

Mr. Crocarno: Yes, and what they're going to do, I'd like to be involved with it, absolutely.

Ms. Duque: Ok. So, ok we'll continue working with Abraham and that direction was already provided by the Board before, so I just wanted to remind the Board for landscape items we will work with Abraham, and we'll keep you all posted.

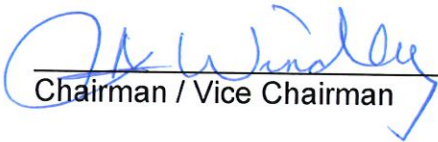
EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: A motion to adjourn will take place.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman