

**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 9, 2025, 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
Andrew Jimenez

Chairman
Vice Chairman (by phone)
Assistant Secretary
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Ginger Wald

District Manager
Governmental Management Services
District Counsel

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Andrew Jimenez

Ms. Duque: So, before I do the roll call, I need to actually administer the oath of office to Andrew, so Andrew, I will read the oath, and if you would provide me with your name after I say "I", and at the end you would say I do, or I accept, so "I".

Mr. Jimenez: Andrew Jimenez.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Enclave at Black Point Marina Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida.

Mr. Jimenez: I do.

Ms. Duque: Thank you so much.

SECOND ORDER OF BUSINESS Roll Call

Ms. Duque called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2025-01 Confirming General Election Results

Ms. Duque: The next item is consideration of resolution #2025-01 which is the resolution confirming the general election results. So, for the record I would like to congratulate two of our Board of Supervisors for being elected and Andrew Jimenez you were elected for seat #1, so congratulations. I will need a motion from the Board to approve resolution #2025-01 approving the results of the November 5, 2024 general election.

On MOTION by Mr. Singh seconded by Mr. Crocamo with all in favor, Resolution #2025-01 confirming the General Election results was approved.

B. Consideration of Resolution #2025-02 Declaring Vacancies on the Board of Supervisors for Seat #3 (11/2028) and Seat #4 (11/2028)

Ms. Duque: The next item is consideration of resolution #2025-02 declaring vacancies of the Board of Supervisors for seat #3, and it is my understanding that James, you are planning to continue to be a part of the Board of Supervisors.

Mr. Windley: Yes.

Mr. Duque: Do we need to make any changes to that resolution Ginger?

Ms. Wald: No, what you need to do, is it two seats, #3 and #4?

Ms. Duque: That is correct, yes.

Ms. Wald: So, you need to go ahead and approve the resolution declaring them vacant because nobody ran for those seats, nobody qualified. You're still on the Board as a holdover seat, meaning you get to vote, and then after it's declared vacant then the Board can go ahead and appoint you to a brand new term.

Ms. Duque: Ok, so first a motion to consider resolution #2025-02 will take place.

On MOTION by Mr. Singh seconded by Mr. Jiminez with all in favor, Resolution #2025-02 declaring vacancies on the Board of Supervisors for seat #3 and seat #4 was approved.

C. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #3 (11/2028) and Seat #4 (11/2028)

Ms. Duque: Now, as mentioned by Ginger I will need a motion from the Board, if you would like to move forward, to appoint anyone to the unexpired term of office, and we have two open seats, seat #3 and also seat #4, both seats will expire in November 2028.

Ms. Wald: And James is in seat #4 currently.

Ms. Duque: Correct, he is currently in seat #4.

Ms. Wald: So, you can do a motion to appoint James to seat #4 for the remainder of the term which 11/2028,

Mr. Jimenez: Ok, so I would appoint James Windley to seat #4.

Ms. Duque: Ok, so I have motion made by Andrew and seconded by Navindra to appoint James Windley to seat #4.

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, appointing James Windley to fill the unexpired term of office to seat #4 expiring November, 2028 was approved.

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

Ms. Duque: Ok, welcome aboard again James. So, I need to administer the oath of office, so here is your oath and after I say the word "I", please provide me with your name, and at the end you would say I do, so "I".

Mr. Windley: James Windley.

Ms. Duque: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Enclave at Black Point Marina Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Enclave at Black Point Marina Community Development District, Miami-Dade County, Florida.

Mr. Windley: I will.

Ms. Duque: Thank you so much.

E. Consideration of Resolution #2025-03 Electing Officers

Ms. Duque: Now, we have consideration of resolution #2025-03 which is electing officers. Currently we have James Windley as chairman, we have Abraham Crocamo as vice chairman, Navindra Singh as an assistant secretary and Andrew as an assistant secretary. This is the moment to change that slate of officers, if there is any discussion from the Board this will be the moment to do that. You can keep it the same if that is also your motion.

Mr. Crocamo: I make a motion to keep it the same, if they all agree.

Ms. Duque: Ok, do you all agree?

Mr. Jimenez: Yes.

Ms. Duque: So, just for the record I would like to mention that James Windley is our chairman, Abraham Crocamo as vice chairman, we have Navindra Singh as an assistant, Andrew Jimenez as an assistant secretary, Juliana Duque is the secretary of the District, Rich Hans is assistant secretary, Patti Powers from my office is our treasurer, and Sharyn Henning is our assistant treasurer.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, Resolution #2025-03 electing officers, keeping the existing slate of officers the same as stated on the record by Juliana Duque was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 11, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of the July 11, 2024 meeting. This is the moment to present any additions, corrections or deletions. If there are none, a motion to approve them will take place.

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, the Minutes of the July 11, 2024 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2025-04 Designating Michael J. Pawelczyk as the District's Registered Agent

Ms. Duque: Let's move forward to consideration of resolution #2025-04 and this resolution designates Michael Pawelczyk as the District's registered agent, and also

designates the office of Billing, Cochran, Lyles, Mauro and Ramsey as the registered office. So, we currently have Dennis Lyles as our register agent, and every single District needs to have a registered agent, and Dennis is an attorney from the office of Ginger but, he is retiring, so now Michael is taking that position. So, I just need a motion from the Board to consider resolution #2025-04.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, Resolution #2025-04 designating Michael J. Pawelczyk as the District's registered agent was approved.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Ms. Duque: The next item is ratification of the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2024. Some of you might know this item has been pending because we haven't had quorum to meet but, once again, this letter is just Grau & Associates confirming their understanding to provide those services to the District, and it was discussed in prior meetings too, the services will not exceed \$3,500 for the September 30, 2024 audit, so a motion will take place.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2024 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of:

A. Meeting Location for FY25

Ms. Duque: Let's move forward with the next item which is the meeting location for fiscal year 2025. So, we would just like to remind the Board of Supervisors because I have provided the information to all of you already, that I reached out to Crystal Cay community trying to see if we could meet at the clubhouse and the request was not approved because they are currently doing a lot of changes in the clubhouse. So, they recently took over the clubhouse, the HOA, and I talked to the president, and he actually believes that the two communities need to work together but, once again, sadly at this moment there's nothing

that we can do. So, what we have is we'll continue meeting in this room unless the Board would like to meet at another location. As I have expressed to you, I do have a suggestion from another Board, which is the one in Palms Glades, Silver Palms by Lennar, a clubhouse very close to you too, if you want to meet in that location that's something we could definitely do as well, it's up to the Board. I would like to remind the Board, the current location would be to pay \$60 every time we meet and we meet 6 times per year.

Mr. Windley: And the other location, the cost of that location is?

Ms. Duque: So, as far as I know, the chairman, who is Maurico Pelaez has never requested an additional charge. He did mention to me if we're having a big meeting, or in case it's a budget meeting and a lot of people are going to be present for us to pay for security, if that's the case but, that was the last conversation that I had with him but, then it's up to the Board. We used to meet here at the church in another room and as you might know we were moved from that room because that room has black mold. So, I don't know, we can continue meeting here, we can move the time of the meeting also, it's something that you guys can discuss. So, if we have this type of meeting, there is no issues but, let's say we have a budget meeting and we're increasing assessments, that's when we normally see residents coming to those meetings.

Mr. Jimenez: And how many people would we need for security, is that like 10, or 20 or 50?

Ms. Wald: I don't think you're going to need security unless you think people are going to show up.

Ms. Duque: Right.

Mr. Jimenez: Ok, so I think we should just stay here.

Ms. Duque: So, we advertised the meetings already in this location because we had to do it but, we can change it. You guys can, if you're not ready to make that decision, once again, the meeting perhaps in March to start proposing the budget and going down that route, we will need to advertise for that meeting. So, if that's the case we can advertise in that location, so it gives you time to kind of think about it.

Mr. Singh: So, is it a problem to just stay here until we get close to Crystal Cay because if we do end up having security it's going to cost more?

Ms. Duque: No, not really, that District currently has security, Delta Five, so the clubhouse has security with Delta Five, and they will charge us per hour, and I don't think it's more than \$20 per hour.

Mr. Singh: Ok, and they don't have a minimum of hours?

Ms. Duque: No, and once again, all the details we need to have and we'll discuss with the vendor, I don't have direction from the Board, so I don't have all the answers right now. Once again, you can think about this option, it's not like you need to make a decision right now.

Mr. Jimenez: Can you find out about the charge from the security?

Ms. Duque: Yes, of course, I can go back and when we meet again in March I can give you all of that information and then you can make that decision.

Mr. Jimenez: Ok.

Ms. Duque: And it's just more to protect the clubhouse because the clubhouse already has security and it's a beautiful clubhouse and I think it's just additional protection, so once again, I can talk to the vendor and see how that can be done, and I know this because this vendor even though we do not have an agreement in Lakes by the Bay South, when we do have events at the clubhouse at Lakes by the Bay South, that vendor, which is Delta Five, they provide the services at that particular clubhouse, and they charge by hour. So, it would be the same think in Palm Glades.

Mr. Jimenez: Ok.

Ms. Duque: Ok, so we'll discuss it, and I'll bring this back to the Board at our next meeting but, once again I would like the Board to take this into consideration.

B. Pressure Cleaning Estimates with People's Choice Pressure Cleaning

Ms. Duque: The next item is not a discussion, it's actually a ratification of the pressure cleaning estimate with People's Choice Pressure Cleaning, once again, this item should have been discussed by the Board back when you didn't have quorum, and I did provide this information to all of you individually, and we moved forward. It's the same amount that we have paid for the past few years, and the community looks beautiful. So once again, a motion to ratify the action that was already taken.

On MOTION by Mr. Windley seconded by Mr. Singh with all in favor, ratifying the cleaning estimates with People's Choice Pressure Cleaning was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

- 1) Memorandum – 2024 Legislative Update**
- 2) 2024 Legislative Update – Supplemental Information**
- 3) Affidavit Compliance with Anti-Human Trafficking Laws**

Ms. Wald: Well, we haven't had a meeting so here's the legislative update which has already occurred and basically all of these are already into effect. The main thing I would think is what you're going to be doing next which is the performance measures and standards, so I'm not going to go over that since we're going to go over that with Juliana as she provides it to you because that's already gone into effect. Some other things that are in here as you know, if any of you are involved with your HOAs, a lot of the new laws dealing with HOAs went into effect already in July, and we just included it in here just to assist some of our CDDs that also have HOAs. Additionally, with this there were some other changes in the law it make it easier for things, such as the registered mail, and when you want to go ahead and evict someone then having them removed such as a squatter, it makes it easier to do that. Then balloons, my favorite one, be careful having gender reveal parties and other things where you're sending up those gas balloons in the air because now it's littering and there are fines associated therewith. They get into the stormwater system, and they just create havoc. We did a supplement, the next one that you have and this is something that if you go to the following page or your screen, it's a affidavit that we are going to have to do, and it began on July 1st, and it needs to be completed by anyone that the CDD contracts with, so any vendor that you have, any contract that you have has to execute this affidavit. It's something that was put into the already existing Anti-Human Trafficking Statute and now it made it broad and the way I found out about this is one of my cities, they said, ok, don't forget we have to do this affidavit, and I'm like that doesn't apply to CDDs but, yes it does, it applies to all governmental entities. So, we will make sure, or your District manager will make sure that is being executed in each one of those contracts. So, that's basically it, everything is

already into effect so you're already bound by it, so nothing exciting to tell you that's on the horizon because it's already here.

Ms. Duque: Thank you, Ginger, any questions for Ginger?

Mr. Crocamo: No.

B. Engineer – Annual Engineer's Report

Ms. Duque: Perfect, so let's move forward, the next item is the engineer's report, and I believe we have already taken care of this. Well, it should have been that we already did this.

Ms. Wald: Well, has it changed because they love to change it, no hold one second, I think you approved it, and I wrote it down but, I'm looking at the minutes. Yes, you did it.

Ms. Duque: Ok, so we approved it.

Ms. Wald: Yes, I thought so.

Ms. Duque: Thank you, Ginger, for that I didn't notice, so we approved it because we haven't had a meeting for many months because I forget, so the annual engineer's report was already approved by the Board.

C. Field Manager - Monthly Report

Ms. Duque: Let's move forward with the field manager report, Jesus.

Mr. Lorenzo: Does anybody have any questions regarding the report itself? Do you want me to go through it?

Mr. Singh: The one question I have is, there was a question about the lights that were put up and new lights that were put in, so I took a picture on the way out. (inaudible comment) So, we're going to be responsible again to foot the bill to fix this?

Mr. Lorenzo: Yes, I'll talk to them and make sure, so a project that we were going to do with the medians which was on page 43 to open that circle, you see the picture of that, open the circle around the tree and incorporate the lights, you notice that they've been turning in a little bit. I haven't seen them do it but, we talked about it, they're going to do it this week and get this done in opening the circle around the tree so we can incorporate the lights. So, that will be equivalent within your area, and then I'll report what you just showed me, and if you could send me that picture as well that would be great, and I will

make sure that they do that. I'll have the electrician fix it if we need to, it looks like a screw but, let me have it to take around and I'll as well.

Mr. Singh: Ok, and then the photocell, it hasn't been working recently, and I realized that the new flowers they put around the photocell has grown over it, so they cover it up, so I took some of the flowers out from around the photocell because I think it's too far down low so it doesn't catch the daylight.

Mr. Lorenzo: So, my understanding of the photocell is behind the homeowner's property that's on the corner of the exit sign.

Ms. Duque: Yes.

Mr. Lorenzo: So, we reached out to him.

Mr. Singh: No, there's nothing, so I covered it, and it shuts off.

Ms. Duque: Ok, so we need to look into that because the photocell that handles the CDD lights, is located in the backyard according to the plan.

Mr. Singh: No but, when they redid the lights, they brought it outside, so I covered it with a towel, and the light shut off, and when I uncover it the light comes back on.

Ms. Duque: Ok, so we need to check into that Jesus.

Mr. Lorenzo: So, when you cover it, it turns off?

Mr. Singh: Yes.

Ms. Duque: Because there was a cloud is what he's saying.

Mr. Singh: Yes.

Mr. Lorenzo: Ok.

Mr. Singh: So, it's right in front of the first tree.

Ms. Duque: Ok, so we'll look into that.

Mr. Singh: It's right next to the lake.

Ms. Duque: Ok.

Mr. Windley: So, another reason we need depth of lights because it never really works.

Ms. Duque: No, you're talking about the holiday lights which are HOA lights not CDD.

Mr. Windley: Right.

Ms. Duque: So, he's talking about the landscaping lights.

Mr. Windley: Ok.

Mr. Crocamo: Correct, you're talking about the red ones, the ones that change colors that we have on the medians.

Ms. Duque: Correct.

Mr. Lorenzo: Ok, so the photocell that you're talking about controls the buttons, not the rest of them.

Mr. Singh: No, just the first lake.

Mr. Lorenzo: Ok, now I know what you're talking about.

Ms. Duque: Ok.

Mr. Windley: Ok, Abraham?

Mr. Crocamo: Yes sir.

Mr. Windley: You were out playing with the electricity when we were out there, so they did a great job putting the wires in.

Mr. Crocamo: Correct, now all the wires have GFIs, the little ones that come up above.

Mr. Windley: Yes.

Ms. Duque: Ok but, is this a HOA issue what we're talking about?

Mr. Windley: Yes, well the issue is between the lights and the electricity because you have to power the lights on the trees but, supposedly the lights on the tree weren't getting power, therefore, the lights haven't really worked the whole season from the time they put them up until right up until now because if you go by, the lights are never really on, so that's an issue.

Mr. Singh: Now with the water issue with the electricity, so what I had did is I turned off the power on the sprinklers and then everything would work.

Mr. Crocamo: Right, correct, now the lights they were put up, and then they have a GFI on it.

Ms. Duque: Yes, it needs to have GFI.

Mr. Crocamo: Just so it won't have an overage or any electricity going through, so we'd have to dry it, and then we'd have to re-set it and press the little button there and then it would go on but, it's mainly that outlet and wasn't like the Christmas lights or anything like that, it was the outlet that wasn't fixed, it was being hit by the sprinklers somehow.

Mr. Singh: Ok, and I live right next to the sprinklers, so even the cover that's over the GFI, the water was still going because the sprinkler is right next to the GFI.

Mr. Lorenzo: So, I'll look into that.

Mr. Crocamo: If you tell me what day they want to go out there, I can try to be there too, that way we can take a look at it, and I can explain what's happening.

Ms. Duque: Ok. Abraham, when those things happen, I would really appreciate it if we get this information on time and before the meeting, so that we can do something actually when the issue is taking place because the holiday has already past and here we are in January and this is the first time we're hearing about this.

Mr. Crocamo: Ok.

Ms. Duque: So, the HOA and the CDD, we need to work together because we can do as much as we can, the request was to install the lights, to install the outlets and we did all of that, by code, the outlets need to have GFIs.

Mr. Crocamo: Correct, and they have to have the GFI, if it wouldn't have had the GFI, it would have been bad.

Ms. Duque: Yes but, we wouldn't have had any issues with Tony's to ask them to relocate that specific sprinkler system, so that we could prevent those items. Ok, so then we'll make sure, or Jesus will make sure to reach out to our electrician and then we'll go from there.

Mr. Crocamo: Ok.

Ms. Duque: Ok, go ahead Jesus.

Mr. Lorenzo: Does anybody have any other questions, I can go line item by line item if you want?

Mr. Singh: Just one, the painting project, what did they paint?

Mr. Lorenzo: Right, so they painted the gazebo, they stained it.

Ms. Duque: And three other tables were also fixed.

Mr. Lorenzo: Right the transformers and the tables, and three of the planks. You'll see the enclosures by the lakes, you'll see those just got redone and then they resecured the tops of them. (inaudible comment)

Ms. Duque: Ok. Are there any other comments about the field report?

Mr. Crocamo: No.

D. Manager – Consideration of Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Duque: Not hearing any, let's move forward with the manager's report. So, once again, the next item is consideration of the performance measures and standards as required by Florida Statute 189.0694. So, as the Board has been aware already because I had discussed this with some of you, new regulations were established for all of the Special Districts, and the Community Development District is a Special District and this was done by the Florida Legislature, and this was during the 2024 Legislative Session. So, this is pretty much to enhance accountability and transparency in all of the Districts. So, starting this year, and by December 1, 2024, each year we need to report this and this is due on December 1, 2025, and we are required to publish the annual report on our website and this report needs to detail everything related to the goals and objectives achieved. The performance measures and standards that we use and the goal and objectives that were not achieved, if any. So, GMS put together this memorandum and this memorandum pretty much shows the proposed goals and objectives, and the annual reporting is attached as exhibit A. So, you will see some of them are, for example, the public meeting compliance, so you have the objective which is to hold at least 3 regular Board of Supervisors meetings, it shows the measure, which is the number of public meetings held annually as evidenced by the meeting minutes and the legal advertisement, and then the standard that is a minimum of 3 Board meetings were held during the fiscal year, and we need to say if we achieved that or not. So, pretty much for this one, we have the notice of meetings compliance and the access to the records combined, although that is related to community communication and engagement, so this also has the infrastructure and facilities maintenance. As the Board is aware, we have a field manager and a District manager, we do conduct regular inspections and then the way we measure that is with the field manager, this is what we complete in our District, the field manager's report, and some of the meetings that we also have with the Board of Supervisors onsite, together with that we have the District infrastructure and facilities inspection. As you know, and we approved at the last meeting that we had, the District engineer's report. We also have the financial transparency and accountability, this is related to the annual budget preparations, the financial reports and the annual financial audit. So, this is our recommendation, once again, at this moment I will need a motion from the Board to approve this performance measures and standards as required by the Florida Statute.

On MOTION by Mr. Jimenez seconded by Mr. Crocamo with all in favor, accepting the Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

NINTH ORDER OF BUSINESS

Financial Reports

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

Ms. Duque: The next item is the financial reports, so tab A is 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. Crocamo with all in favor, the Check Register and the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

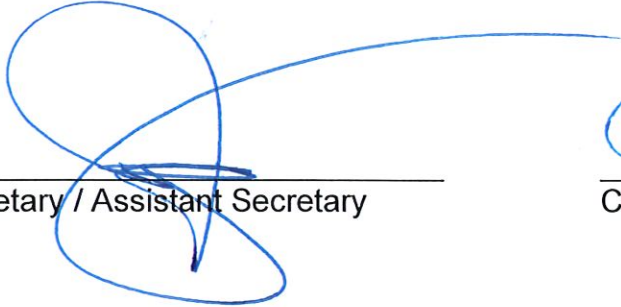
Ms. Duque: Do I have any Supervisor's requests? Not hearing any, there is no audience present, so no audience comments.

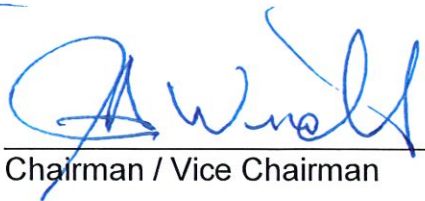
ELEVENTH ORDER OF BUSINESS

Adjournment

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

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



Secretary / Assistant Secretary

Chairman / Vice Chairman