

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, June 12, 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

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Gregory George
Gabriella Fernandez
Several Residents

District Manager
Governmental Management Services
District Counsel
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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 (11/2028)

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

C. Election of Officer(s)

Ms. Duque: Let's move forward to our next item which is the organizational matters, and I would like to remind the Board of Supervisors that we have an open seat for the unexpired term of office seat #3, which expires in November, 2028 is the term of the seat. Do I have any direction from the Board at this moment?

Mr. Crocamo: None, whatsoever.

June 12, 2025**Enclave at Black Point Marina CDD**

Ms. Duque: Since no comments have been received, I recommend we table this item. If the Board hears from anyone in the community who is interested in joining, we have an open seat. Individuals can present their interest directly to me or speak with any Board member, who will then communicate with me. That covers it

THIRD ORDER OF BUSINESS**Approval of Minutes of the
March 13, 2025 Meeting**

Ms. Duque: Let's move forward with the approval of the minutes of the March 13, 2025 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. Windley seconded by Mr. Crocamo with all in favor, the Minutes of the March 13, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS**Public Hearing to Adopt the
Fiscal Year 2026 Budget****A. Motion to Open the Public Hearing**

Ms. Duque: Let's move to the next item, so I request a motion from the Board to open the hearing for the adoption of the fiscal year 2026 budget.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Duque: As a reminder, the proposed fiscal year budget was reviewed and discussed during our meeting on March 13, 2025. At this time, I'd like to invite any public comment or discussion. Hearing none, and for the benefit of residents attending today, your budget consists of two components: the debt assessment, which is linked to your Series 2017 bonds (originally from 2007, refinanced in 2017), and the O&M portion. For fiscal year 2026, the O&M portion will increase by \$207.05 per year, which translates to a \$17 monthly increase. Since there are no further comments from the public or Board, I want to note that I did receive and correspond via email with Juliana Onyose, and I will include her comments and point of view about the

June 12, 2025

Enclave at Black Point Marina CDD

increase in the record for today's meeting; she does not agree with the increase, and I will ensure the Board of Supervisors receives her feedback.

Ms. Lebrono: Ok, so now I can speak about that.

Ms. Duque: Yes, you can.

Ms. Lebrono: Ok.

Ms. Duque: So, If you have any comments, please state your name for the record—the meeting is being recorded.

Ms. Lebrono: Ok, my name is Monica Lebrono and I just wanted to know what are the reasons for that increase, the \$207.05?

Ms. Duque: Ok, so really fast, when we presented the budget in March, there were two options presented to the Board, option 1 showed an increase of \$207.05, and that was using 50% of the carried forward of the prior fiscal year, meaning the money that hasn't been used for any reason, we were allocating 100% of that amount to pretty much compensate and do not increase because that had been the direction from the Board, do not increase the assessments but, sadly we cannot continue doing that because as you know we have inflation, all of the contracts, different vendors they provided for certain increases that we either have under our current contracts or that they would request to the Board of Supervisors to increase an additional amount to repairs and maintenance within your District. So, it came to a point that the District does not have any money allocated for additional expenses, let's say if a hurricane comes, or anything comes to the District, we do not have any funds budgeted out of reserves, so what we'll be using, as I just mentioned every year is that carried forward amount. So, option 1 was to pretty much do not use any carried forward and continue building that carried forward under our reserve account, and option 2 was use 50% of that carried forward and pretty much as you just said, it compensates that amount. The Board decided to go with the 50% instead of the 100% but, the bottom line is you have to do it. You're going to be seeing during our discussion today the fountain for the first lake the motor needs to be replaced, and we'll discuss that but, just to give you a little overview of our current budget. Our fiscal year starts October 1st and ends September 30th, so that's the fiscal year, so we're pretty much in the middle of our year, let's put it that way, and as of today we have under our contingency amount \$30,000 and we have used

June 12, 2025**Enclave at Black Point Marina CDD**

already \$20,000, that's the only amount that we can allocate for repairs and maintenance, if the fountain needs additional work we have to fund it, all of that will come from that line item. Each specific line item is being described in your budget and you can also see the complete budget on your webpage and the description of each line item. The bottom line is we do not have additional money or additional reserves for the District, that's the main concern, and each year eating your carry forward is not a good practice, it's going to come to a point that instead of you being assessed \$207 per se, it could be a one-time deal of \$1,000. So, we discussed that with the Board and the Board decided, they also mentioned during that meeting that the HOA would probably increase fees, so they said at this moment we believe we should use 50% of that carry forward and increase a little bit and that was the \$17 per month. To recap quickly, back in March, we presented two budget options to the Board. Option 1 included a \$207.05 increase, based on using 50% of the prior year's carry-forward funds. The Board's direction in previous years was to avoid raising assessments, so we had been using all available carry-forward to offset increases. However, with inflation and contract obligations, vendors requesting more for repairs and maintenance, we've reached a point where there's no money allocated for unexpected expenses, such as emergencies. Relying exclusively on the carry-forward is no longer sustainable, so Option 1 would have built those reserves instead of using them all, while Option 2 proposed using 50% of the carry-forward funds for a more moderate adjustment. The Board chose Option 2, which will mean a \$207 annual increase, or about \$17 per month. As of today, we have \$30,000 in our contingency, of which \$20,000 is already committed, and this is the only funding available for repairs, like the motor replacement for the lake fountain we'll be discussing today. All specific budget line items are described in your packet and on our website. The main concern is that the District has no additional reserves, and continuing to use the carry-forward year after year is risky; someday this could result in a much larger one-time assessment. After discussion, the Board agreed to use 50% of

June 12, 2025

Enclave at Black Point Marina CDD

the carry-forward, with a modest increase. HOA fees may rise as well, but this approach seemed most responsible at this time.

Ms. Lebrono: And that's \$207 is what we'll pay for this year.

Ms. Duque: Additional, yes.

Ms. Lebrono: Additional in our taxes and that's due to inflation basically.

Ms. Duque: Yes, pretty much.

Ms. Lebrono: Ok, and those for example, the motor on the fountain who is the person that is in charge to get different quotes to get competitive pricing or looks out for our budget?

Ms. Duque: We are, so GMS is the management company of the District. When working on budgets, we project expenses by comparing current fiscal year expenditures with previous years, considering the community's needs, the age and condition of infrastructure like the fountain, and the frequency of repairs. Our process includes reviewing all vendor contracts for increases and soliciting quotes from multiple vendors to ensure competitive pricing and value for the District.

Ms. Lebrono: Can you share that with us?

Ms. Duque: Our meetings are open to the public, and all information discussed is available on our website, look at the bottom of the agenda for the link. There you'll find financials, agenda packages, minutes, and everything related to these meetings.

Ms. Lebrono: Ok, and for example the problems that you guys have discussed with replacing the motor, you guys say, hey this is the three quotes that we got.

Ms. Duque: Yes, we discuss these matters during the meeting. Sometimes we continue working with the same vendor because they installed the fountain or can assist us with warranty issues, or simply due to our ongoing relationship; they consistently offer the best price and service.

Ms. Lebrono: Ok, so for example the next meeting you guys present it?

Ms. Duque: Correct, it's required by law. Our District does not operate like an HOA, there isn't a single person, such as a president, who can make decisions and direct the property manager to proceed on certain matters. We do not function that way.

Ms. Lebrono: Ok.

June 12, 2025

Enclave at Black Point Marina CDD

Ms. Duque: We hold public meetings every other month to address community needs, and if an emergency arises, we notify the Supervisors and advertise the meeting as required, this includes placing a notice in the newspaper. During these meetings, we discuss the relevant agenda items; for example, today's agenda includes the fountain, and we'll be reviewing the quote provided by the installer.

Ms. Lebrono: Ok, so \$1,100 and something, is that assessment is the difference from the \$207?

Ms. Duque: Let me clarify how this works. Your budget is made up of two parts: the debt portion and the O&M (operations and maintenance) portion. The debt portion relates to bonds that were issued and is a fixed amount, principal and interest payments do not change from year to year. For fiscal year 2026, this amount is \$976.59. The O&M portion, on the other hand, can be adjusted by the Board based on the needs of the community. Last year, the O&M was \$920; for this year, it is \$1,176.46, which reflects the \$207 increase. Combining both components, your total property tax for fiscal year 2026 will be \$2,153.05. The additional \$207 is an increase for the next fiscal year. The cost to repair the fountain will come from the general fund, which was already allocated as part of your adopted FY 2025 budget.

Ms. Lebrono: Ok.

Ms. Duque: The only increase is to the O&M portion; the debt amount cannot be changed.

Ms. Lebrono: Ok, so that's the difference between the \$900 and the \$1,000 something.

Ms. Duque: That's right, and the letter I sent to the community explains that the proposed fiscal year 2026 includes an annual increase of \$207, not a \$1,000 increase.

Ms. Lebrono: Ok, and then next year it could be different.

Ms. Duque: It could increase or decrease depending on our financial situation. The main goal is to gradually build up a reserve fund, which currently does not exist.

(At this point several people were talking at one time, and no one conversation could be heard)

June 12, 2025

Enclave at Black Point Marina CDD

Ms. Duque: No, that's not the case. The intent is to gradually build up reserves year after year rather than relying on carrying forward surplus funds. That's essentially the reason for this increase.

Ms. Lebrono: I think it's a good item in my opinion, the 50/50 option, that's one of the reason why I personally don't have an escrow account because I don't want the bank to be eating up thousands of dollars.

Ms. Duque: So, your taxes are paid all at once.

Ms. Lebrono: Exactly.

Ms. Duque: Do I have any other questions?

Mr. Crocamo: But if you look at the last time, the reason we went to \$17, it was \$17 instead of \$32, and that's why we went with the 50% on that, to lower it.

Ms. Lebrono: Ok.

A resident: And where are the reserves held, is there like an ideal savings account?

Ms. Duque: No, that's not how it works. We maintain a general account where all District funds are received. Miami-Dade County collects the money and then transfers it to our bank account, which we use to pay vendors.

Ms. Lebrono: And what is the interest on the bonds?

Ms. Duque: Let me check right now, I'm going to tell you right now.

Ms. Lebrono: Ok, is it fixed?

Ms. Duque: It is fixed.

Ms. Lebrono: Ok, great.

Ms. Duque: The interest on the bonds is one thing, it's set at 3.250% right now. Separately, the District can earn interest by depositing funds in a state account. That earned interest is reflected as revenue in your budget, and as of today, totals \$5,284.

Ms. Lebrono: Ok, and what is the balance?

Ms. Duque: What do you mean what's the balance?

A resident: Ok, so that's the debit service?

Ms. Duque: No, that amount reflects the interest income earned as of May 31, 2025: \$5,284. These are projected figures, and the interest rate may change. By the end of fiscal year 2025, we expect to reach \$7,926 in interest income, but that's still not

June 12, 2025

Enclave at Black Point Marina CDD

sufficient, these funds accumulate gradually. For example, the fountain repair we're discussing costs over \$3,500.

Ms. Lebrono: Ok, and I want to ask you, the interest rate that the bond is getting?

Ms. Duque: The bonds themselves do not earn interest. When referencing bond interest, it's the interest charged when the bonds were issued, currently at 3.250%, which will adjust to 3.5% starting May 1, 2026. While the bond's payment amount is fixed, meaning the same amount is paid every year, the interest rate is not always fixed, especially after refinancing in 2017. These bonds are issued for a 30-year term, and the principal repayment stays the same; only the interest rate is subject to change based on the issuance terms. This detail is outlined on page 1 of the bond documentation, which can be provided on request.

Ms. Lebrono: Ok.

Ms. Duque: In summary, this means the interest rate is set and will not change, so, for example, the rate in 2037 will be 4%, and that will remain fixed. The annual payment amount also stays the same, and all these details were established when the bonds were refinanced.

Ms. Lebrono: Oh, ok.

(At this point several people were talking at one time, and no one conversation could be heard)

Ms. Duque: All of this information is available on your webpage. For example, you can see the payment amounts and the bond maturity date, May 1, 2037, which marks when you'll finish paying the debt portion of your budget.

Ms. Lebrono: (inaudible comment)

Ms. Duque: Yes, unless the debt portion of the bonds is paid off early. There are two main approaches: paying now can lower taxes going forward, which makes sense for someone planning to stay until at least 2037. Otherwise, for those unsure of their long-term plans, gradual payments may be preferable.

Ms. Lebrono: Yes.

Ms. Duque: To keep things moving, I'll provide you with all the relevant information. I'll give you my business card, and you're welcome to call me so I

June 12, 2025

Enclave at Black Point Marina CDD

can walk you through the District's financials and answer any questions about the bonds.

Ms. Lebrono: Thank you.

C. Consideration of Resolution #2025-07 Annual Appropriation Resolution

Ms. Duque: With no further comments or questions, let's proceed to the next agenda item: consideration of resolution #2025-07, the annual appropriation resolution. This resolution formally adopts the proposed budget as the District's official budget. A motion to approve resolution #2025-07 will now be made.

On MOTION by Mr. Crocamo seconded by Mr. Windley with all in favor, Resolution #2025-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-08 Levy of Non Ad Valorem Assessments

Ms. Duque: Let's move forward to the next item: resolution #2025-08, which concerns the levy of Non Ad Valorem Assessments. This resolution authorizes the District to place these assessments on the Miami-Dade County tax roll. I now request a motion from the Board to approve resolution #2025-08.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, Resolution #2025-08 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: A motion to close the public hearing will take place.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney

June 12, 2025

Enclave at Black Point Marina CDD

Mr. George: Nothing new to report, you were already introduced to Gabriella, she may be taking over for me, and I already let you guys know that I'm moving to Kentucky so this is my last meeting with you all, it's been a pleasure, and that's all we really have for you all today. Do you want to introduce yourself?

Ms. Fernandez: Hi everyone, I'm Gabriella Fernandez and I'm probably going to be here next meeting, and I won't be moving to Kentucky, so I'll be available to help with whatever you guys need. Thank you.

Ms. Duque: Thank you, welcome.

B. Engineer

Ms. Duque: Let's move forward, we don't have any additional report under the engineer's report.

C. Field Manager - Monthly Report

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

Mr. Lorenzo: So, moving on to page 40 you'll see the field report. On page 41 you'll see some of the irrigation repairs that were completed. In addition to these irrigation repairs I know that we discussed this during previous meetings that the outlets were getting wet from the rain, so those were adjusted by the irrigation people so that's done, and you'll see that in my next report. Moving to page 43 you'll see some of the debris that was spread throughout the District, and even the HOA did some work on the areas in the HOA and were assured to take care of the District areas in a timely manner, pretty much the next day after that storm several weeks ago. The annuals are doing well, you'll see them thriving at the entrance on the roundabout. Moving forward to page 44, that small palm tree that will be removed during the next service because it's growing so before it gets too tall it will be removed. Then moving on to the lakes and fountains on page 45 you'll see the services that were done for the lake, everything is good with the lake. We're making sure that the easements are taking care of as well on page 46, as well as that little section on the Crystal Cay side. On page 47 you'll see that fountain #1 is not working and I passed out a quote from Hall Fountains who's been the fountain company that you guys have been using. So, they came out and inspected, we had the electrician take a look at it, and every time it was turned back on

June 12, 2025**Enclave at Black Point Marina CDD**

manually it was tripping the breaker so we had a company out and they came out on Tuesday, and this is the email that they sent us, the water was tested yesterday and they gave us a short to ground which is an indication of a motor failure. This motor was installed in January of last year so unfortunately, it is not under the 1 year warranty. The cause of failure most likely due to over heating which can be caused by the water temperatures or reduced circulation over the motor. The last failure was due to reduced water flow, and they didn't determine that until they disassembled the current fountain, and so I won't be able to see more details until we disassemble our fountain, so you have a quote before you for another fountain.

Ms. Duque: The motor, not the fountain.

Mr. Lorenzo: Right, the motor, so it's 3 horsepower, 4" in diameter, the same as what you have currently, which will be \$3,543.84.

Ms. Duque: This is one of the items we discussed at our last meeting—the same company, which has consistently offered favorable prices and service. The quoted amount is \$3,543.84. As per your direction, I request a motion from the Board to proceed with this item.

On MOTION by Mr. Windley, seconded by Mr. Singh, with all in favor, accepting the proposal from Hall Fountains in the amount of \$3,543.84 for a new motor for fountain #1 was approved.

Mr. Lorenzo: Moving on to page 48, you see the brackets for the color changing lights at the main entrance were repaired, and intact, and then we reported on page 49 some of the missing decorative rock on the exit side of the monument was reported to the HOA.

Ms. Duque: Just to inform the Board, these issues were reported on June 3rd by Jesus to your HOA. I received an email from your HOA yesterday asking for the CDD to repair it. As I explained to them, the monuments are not the responsibility of the CDD, this repair should be handled by your HOA

Mr. Crocamo: Ok.

Mr. Lorenzo: Are there any questions or concerns for me?

June 12, 2025

Enclave at Black Point Marina CDD

Mr. Crocamo: No.

Mr. Singh: Just so everybody is clear on the sprinklers, the timing of them on the lakes and around the circle and the park area, they've been staying on until 9:00 p.m.

Mr. Crocamo: Yes, I drove by the park, I saw it yesterday turned on until like 9:00 o'clock or 9:30, it was on for a while.

Mr. Singh: And all the cars coming through were getting wet going through the sprinklers.

Ms. Duque: Ok, so we'll make sure they change the timing.

Mr. Crocamo: Yes, that started the other day when they did the repair.

Ms. Duque: Ok, so maybe they did the repair but they didn't check on the timer, so we'll make sure we address that, thank you Navindra.

Mr. Singh: Ok.

Mr. Lorenzo: Anything else for me on the field?

Mr. Crocamo: No sir, thank you.

Mr. Singh: Then do you want to talk about this mulch situation, and decide what we're going to do with it? I mean the HOA side, we had a meeting about possibly changing the schedule, and having the mulch replaced after rainy season or maybe once a year instead of twice a year, so to see if you want to do the same or find an alternative replacement because the drains are getting clogged up and the streets are getting flooded, and literally that was put down a week before that big storm and that's why everything got all over the place.

Mr. Windley: I think it's one of those things that maybe we should reach out to the community because I think that mulch is a waste because it clogs the drains and when it rains all of it gets pushed up in my garage, and I have to push the mulch back from the garage, so that might be an alternative, instead of putting down mulch because again, at the risk of repeating myself, the mulch goes down, it rains, it gets washed away, so it's like we're wasting money.

Mr. Crocamo: I know they've talked about in the past of rock, now I know rock is going to be like 5 times the price of mulch.

Ms. Duque: I want to remind the Board that we recently increased assessments to maintain our current operations. Two important points: first, we can contact the

June 12, 2025

Enclave at Black Point Marina CDD

landscaper, but we'll need to coordinate with the HOA regarding installation schedules. Second, if there are plans to switch from mulch to rocks, the District is responsible for mulching the entrance median and roundabout, and changing those areas will be a significant expense.

Mr. Crocamo: Oh yes, that's going to be big time.

Ms. Duque: We can definitely reach out to the vendor. Do you have an estimated installation timeline from the HOA for when you plan to start?

Mr. Singh: Yes, that was put down in May, and then that storm that came in, so probably May or April.

Ms. Duque: No, but regarding the HOA's schedule, do you have an estimated timeframe for when installation is planned

Mr. Singh: Probably in October.

Ms. Duque: So, you want to do it only once in October, that's it?

Mr. Singh: Yes, for the holiday season.

Ms. Duque: And that's I guess, from the direction from the entire Board?

Mr. Singh: No, it was a discussion.

Mr. Windley: Yes, and we could eventually discuss it because the rainy season runs from September and October.

Mr. Singh: It starts in May and it's supposed to end in November.

Mr. Crocamo: I know we're talking about moving it to only one time a year but, I know in the past we've had meetings in the community and the people were like, well you know the mulch looks really light, so maybe we need to get an extra mulching, and I've seen that from the Board before, and they were like, we used to get mulch three times a year, and I know that they brought it down to two, so you bring it down to one, it's going to look good during the holidays, and then it's going to look like it's dead the entire neighborhood all the way until you go back to November or October when you're going to do it again.

Mr. Singh: So, our mulching is like for the HOA it's like \$3,500, so we're looking at \$7,000 for the year, and maybe we can get everything from the CDD side to see if we could go with a heavier mulch and just do it once a year.

June 12, 2025

Enclave at Black Point Marina CDD

Ms. Duque: No, but we need to be careful, not to exceed 2 inches of mulch. While mulch is beneficial around plants, too much can be detrimental to surrounding areas.

Mr. Crocamo: You could suffocate it, too, you can't put too much down.

Ms. Duque: And applying a lot of mulch doesn't guarantee it will always look good; in fact, excessive mulch can actually harm plants and the overall landscape appearance.

Mr. Singh: But suppose he puts down when you guys do the annuals, when you do the exchanging of the flowers.

Ms. Duque: I think we had one in between for the annuals, too.

Mr. Crocamo: Right, because they don't change the annuals only once a year, they change the annuals three times a year.

Ms. Duque: So, I think the one that in the middle is the one that we do not mulch those.

Mr. Singh: So, maybe we can just adjust the schedule for now.

Ms. Duque: And adjust the schedule, meaning what?

Mr. Singh: Start putting it down in May, or when does the CDD put it down?

Ms. Duque: I think it was April.

Mr. Crocamo: Yes, April.

Mr. Singh: Ok.

Mr. Lorenzo: So, right now we're doing it in April, and right before the holidays, in like October or November.

Mr. Singh: So, maybe October and March?

Ms. Duque: Is that also what the HOA is planning to do? I just want to make sure our community landscaping remains consistent.

Mr. Singh: Yes.

Mr. Crocamo: Well, you want to make sure that they're both doing the mulch at the same time, you're not going to have like brand new mulch in one area and not in the other.

Ms. Duque: Since the topic is already on the table, it would be best for the HOA to determine the most suitable approach and let the CDD know once a decision is

June 12, 2025

Enclave at Black Point Marina CDD

made. My concern is that the HOA typically handles mulching in front of homes, which is most visible to residents.

Mr. Singh: That's why I'm bringing it up in the CDD meeting.

Ms. Duque: No, but that's what I'm saying.

Mr. Singh: Because we're leaving it up to the CDD now to adjust the schedule and the HOA will follow.

Ms. Duque: So, you'd like to go about it the other way around?

Mr. Singh: Yes.

Ms. Duque: Ok.

Mr. Singh: Because most of the mulching is done by the CDD, in the common areas in front of the homes.

Ms. Duque: No, we don't perform landscaping or mulching in front of the homes.

Mr. Crocamo: No, they don't do it, the HOA does the front of the homes, they only do the common areas.

Ms. Duque: Easements and right-of-ways are not managed by the CDD, although we have discussed this issue many times.

Mr. Crocamo: Right, the CDD does not do the front of the homes, that's all HOA.

Ms. Duque: We are not responsible for sidewalks, roads, the drainage system, or for mulching trees located in the right-of-way, the area between the road and the sidewalk, those are not within the CDD's responsibilities.

Mr. Crocamo: That's all HOA that puts it in front of our houses.

Mr. Singh: Ok.

Ms. Duque: That's what I mean, residents notice changes more on the HOA side, since they see and experience those areas every day, especially when entering their home or just driving by and noticing the differences.

Singh: Ok, so I'm going to continue with that schedule on the CDD side and the HOA is going to follow.

Mr. Windley: Ok, so we'll take a look at when the CDD does it and then the HOA will follow.

Mr. Singh: Yes.

Ms. Duque: Correct, ok.

June 12, 2025

Enclave at Black Point Marina CDD

Mr. Singh: So, it's up to you but instead of April, move it up to March so it's down and then October.

Ms. Duque: I apologize for any interruptions. To the residents, talking, the meetings are recorded, and here's how it works: the Board will need to give direction on that specific item. Towards the end of the meeting, we'll have a time for Supervisor comments and audience comments, and your item will be reviewed then.

A resident: Ok.

Ms. Duque: Thank you, go ahead Navindra.

Mr. Singh: Yes, so if you guys do that in October or November, just give us the details, the HOA the dates, and then they can match it up.

Mr. Lorenzo: So, you guys want March, instead of April?

Mr. Crocamo: My thing is, if you're going to do March and you're due in November or October, you're going to be mulching 4 ½ 5 months after and then you're going to have 7 months with the other mulch, so that's why I think we were doing October and April because the reason we were doing April you splitting it every 6 months.

Ms. Duque: To clarify, we recently experienced an unusually heavy rainfall, about 8 inches, which is not typical for every season. Unless we're faced with hurricane conditions, events like this are rare and not at all like last year's exceptional 50-year storm event; it's far from normal.

Mr. Crocamo: And we actually had rain that hit heavy at two separate times, and they came in, the first time everybody thought, oh my God it's the drainage, so 311 came out the next day and they cleaned that drain, and 7 or 8 days later we had another hard rain that came hard like that and guess what the drains were clean and it flooded again, it's because the amount of rain that came down, we got in the last 5 hours we got the amount of rain that we were supposed to get in 2 to 3 days because that was right after the rain stopped, it drained out, it flooded but then it drained out immediately after, and if you noticed, it flooded but a few hours later the trees were empty.

Ms. Duque: And that's important.

Mr. Crocamo: Right, so it was the amount of rain we got at one time.

June 12, 2025

Enclave at Black Point Marina CDD

Ms. Duque: After visiting the area post-rain, it's clear your concern doesn't fall under the CDD; the mulch from the beds shifted onto softer grass, but the real issue is the HOA mulch placed on swales, which can wash into the drainage system. For the CDD, consistency is important, but the HOA should consider how and when mulch is applied to avoid creating drainage problems. Please let us know how you'd like to proceed.

Mr. Crocamo: I mean, do you guys want to go March, we can go March and then go October?

Mr. Windley: Again, we did say the rain we had was a huge one.

Mr. Crocamo: Right, it wasn't a regular rain, you had a lot of rain in a very short time, that's why the streets flooded.

Ms. Duque: And it was not only your community.

Mr. Crocamo: Right, it was everywhere.

Mr. Windley: So, let's do this, October and March, and hope that we really won't get that much rain again.

Ms. Duque: Ok, so we have direction from the Board, right?

Mr. Crocamo: Yes.

Ms. Duque: Ok, Jesus, let's review the agreement to see if any changes or amendments are needed.

Mr. Lorenzo: Ok.

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

Mr. Singh: So more towards the end of March I think.

Mr. Lorenzo: Ok.

Ms. Duque: There is a new, stricter Miami-Dade County resolution on drainage system maintenance. My recommendation is to consult your HOA property manager, who can review the resolution details ensuring full compliance.

Mr. Singh: Ok.

Mr. Singh: Even though the roads are county owned, the drainage still falls under the HOA.

Ms. Duque: I'm not certain, but as far as I know, Navindra, it's not the CDD's responsibility. I believe your HOA is the responsible party.

June 12, 2025

Enclave at Black Point Marina CDD

Mr. Singh: And then when we call the councilman he said it was the CDD because the roads are owned by the CDD.

Ms. Duque: Again, just for the record, drainage system is not the CDD responsibility, the District does not own the roads within your community.

D. Manager

1) Number of Registered Voters in the District – 585

2) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form

Ms. Duque: Moving on to the manager's report: I would like to inform the Board of Supervisors that there are currently 585 registered voters residing in the District, as required by Florida Statutes. Next on the agenda is consideration of the proposed fiscal year 2026 meeting schedule. Meetings will be held every other month, on the same day and at the same time, at Cornerstone Methodist Church, 20740 Old Cutler Road, Cutler Bay, Florida 33189. Unless the Board wishes to make changes, I will request a motion to approve the schedule as presented.

Mr. Singh: Why are some of the dates blue?

Ms. Duque: Because it might conflict with a holiday, meeting dates are sometimes changed to avoid those conflicts.

Mr. Singh: Ok.

Ms. Duque: So, I will need a motion from the Board at this moment unless there are any changes.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

Ms. Duque: Let's move on to the financial disclosure report from the Commission on Ethics and the annual reminder about Form 1. Board members are required to file Form 1, the Statement of Financial Interests, electronically with the Florida Commission on Ethics. You should have received an email from the Commission with instructions to register and submit the form online. If you haven't

June 12, 2025**Enclave at Black Point Marina CDD**

registered yet, I can assist you: simply log in, click on the folder, and they will send you a code to complete your filing

Mr. Crocamo: We got it last month, right?

Ms. Duque: If you haven't filed yet, it's important to do so because the deadline is July 1st. There's a grace period until September 1st, but if the disclosure isn't filed or postmarked by then, a fine of \$25 per day will be imposed, up to a maximum of \$1,500

Mr. Crocamo: Right.

Ms. Duque: So, the recent report that I have, none of you have filed.

Mr. Crocamo: Right.

Mr. Windley: So, we did this in 2024.

Ms. Duque: Yes, you did it for 2024. Then the second item is remember you also need to do the ethics training by the end of this year, by December 31st. So, what I'm going to do is I am going to follow up.

Mr. Crocamo: Right, we did it last year, but we have to do it every year.

Ms. Duque: Correct, you completed it for 2024. The next item is to remember that ethics training must also be done by December 31st this year.

Mr. Crocamo: Perfect.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Duque: Ok, let's move forward to the financial reports. Tab A is the approval of the check register, and Tab B 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.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

June 12, 2025

Enclave at Black Point Marina CDD

Ms. Duque: Are there any Supervisor's requests? Not hearing any, are there any audience comments?

A resident: Yes, I wanted to ask about the budget for the fountain, why don't we get more than one quote, why do we just go with the same?

Ms. Duque: The quote we received was actually higher compared to other companies. However, the vendor approved today is the same one who installed the fountain, and when issues arise, they inspect it free of charge, unlike other companies that bill for service calls. We do obtain multiple quotes to ensure due diligence, but maintain ongoing relationships with trusted vendors who provide consistent and reliable service. For example, pressure cleaning for both CDD and certain non-CDD areas (like the park by the lake) has been performed by the same provider, All People's Choice, for years at a steady rate with no price increases, while other quotes have always been higher. We strive to balance competitive pricing with dependable service.

A resident: (inaudible comment) Well, maybe if you just double check, you never know maybe sometimes staying with the same is not the best way to go.

Ms. Duque: Yes, when we had an issue with the fountain, our main concern was verifying the vendor's assessment about the motor. We sought a second opinion to ensure their diagnosis was accurate, and ultimately found that the other quotes we received were higher.

A resident: And she doesn't speak English so that's why I was speaking for her.

Ms. Duque: That's fine.

A resident: And she has a question she could ask in Spanish, right?

Ms. Duque: Well, the meeting is to be conducted in English.

A resident: Ok, so I can translate, she wants to know what is the virtual guard camera for the community.

Ms. Duque: There are two cameras outside at the community entrance, one at the exit and one at the entrance. These were installed to monitor vehicle traffic and read license plates as cars enter and leave. Whenever an incident occurs, such as a resident reporting a theft, we are able to check camera footage for the relevant times and descriptions, providing valuable evidence to both residents and police as needed.

A resident: Is that something that we could get rid of?

June 12, 2025

Enclave at Black Point Marina CDD

Ms. Duque: It's up to the Board.

A resident: I mean that's \$10,000, that's ridiculous. (inaudible comment)

Mr. Crocamo: I know the cameras work, well the cameras were proposed if the entire community wanted it at that time, oh we want to get security, we want to get this, and the security is going to be a lot more expensive, so they went with the cameras and the cameras have actually been used for like, there was a vehicle that hit a tree and took it out, they needed to know, or we weren't able to get the license plate from that vehicle on the camera from Grace, in front of her house, but they were able to get the license plate from that camera back there.

Ms. Duque: And that was provided.

Mr. Singh: And you're able to give that report to the police with the video of that description because most house cameras don't pick the license plate of the cars, those are license plate cameras, they're LPR cameras and they pick up the license plate.

A resident: Ok.

A resident: What is porter service?

Ms. Duque: Porter services are included under your landscape service contract. While the landscaping company handles monthly grass cutting throughout the District, porters are responsible for tasks like picking up fallen palm fronds, including those from royal palms around the lakes. If these fronds aren't collected, they end up in the lake. Porters also remove any debris found around the lake, helping to keep your community clean and prevent debris from accumulating in District waterways. I'm happy to provide more budget details or answer additional questions after the meeting

A resident: (inaudible comment)

Ms. Duque: I'm happy to continue providing information to both of you. I also speak Spanish, so please feel free to call me with questions. I'll gladly assist in Spanish as well.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Duque: Unless there are any other comments from the Board, a motion to adjourn will take place.

June 12, 2025

Enclave at Black Point Marina CDD

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

Signed by:

Jesus Lorenzo

37A95D3C74B947D...
Secretary / Assistant Secretary

DocuSigned by:

James Windley

4DE0201307AD48E...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 0A4EBB9E-D068-4776-813B-682E70BC92D7		Status: Completed
Subject: Enclave at BPM: Complete with Docusign: 6-12-25 Minutes.pdf, Resolution 2026-01.pdf, 2024-2025 Perfo		
Source Envelope:		
Document Pages: 28	Signatures: 6	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
Envelopeld Stamping: Enabled		Kingston, TN 37763
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
		IP Address: 162.199.192.217

Record Tracking

Status: Original	Holder: Ellen Acosta	Location: DocuSign
1/12/2026 6:36:45 AM	eacosta@gmssf.com	

Signer Events

Signer Events	Signature	Timestamp
James Windley gnatsum2011@gmail.com Security Level: Email, Account Authentication (None)	DocuSigned by: 4DE0201307AD48E... Signature Adoption: Pre-selected Style Using IP Address: 2600:1700:4190:9420:95c:ce25:68a0:b0d3	Sent: 1/12/2026 6:40:38 AM Resent: 1/21/2026 9:02:16 AM Viewed: 1/21/2026 5:33:12 PM Signed: 1/21/2026 5:34:02 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Jesus Lorenzo jlorenzo@gmssf.com Security Level: Email, Account Authentication (None)	Signed by: 37A95D3C74B947D... Signature Adoption: Pre-selected Style Using IP Address: 23.24.191.101	Sent: 1/12/2026 6:40:37 AM Viewed: 1/12/2026 6:56:05 AM Signed: 1/12/2026 6:56:19 AM
---	---	--

Electronic Record and Signature Disclosure:
Not Offered via Docusign

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
Envelope Sent	Hashed/Encrypted	1/12/2026 6:40:38 AM
Certified Delivered	Security Checked	1/12/2026 6:56:05 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	1/12/2026 6:56:19 AM
Completed	Security Checked	1/21/2026 5:34:02 PM
Payment Events	Status	Timestamps