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, March 13, 2025, 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
Navindra Singh	Assistant Secretary (by phone)
Andrew Jimenez	Assistant Secretary

Also present were:

Juliana Duque	District Manager
Jesus Lorenzo	Governmental Management Services
Gregory George	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 (11/2028)

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, seat #3, the unexpired term of office for November, 2028. Do I have any direction from the Board at this moment?

Mr. Windley: No.

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

Mr. Crocamo: I have a question, if there's somebody that we know wants to get in, what do they need to do? They need to go over there?

Ms. Duque: No, you can tell them to contact me Abraham, and I will be more than happy to assist.

Mr. Crocamo: Ok.

Ms. Duque: For anyone considering taking this open seat, it's important that they are available to attend meetings, as that is one of the key requirements. Ideally, they should attend a meeting to introduce themselves to the Board so members can get to know them. From there, the Board will decide if the individual is a good fit and make an appointment if appropriate. Please share my contact information with any interested candidates, and I'll assist with the process.

Mr. Crocamo: Ok.

THIRD ORDER OF BUSINESS Approval of Minutes of the January 9, 2025 Meeting

Ms. Duque: Moving forward, the next item is the approval of the minutes of the January 9, 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. Jimenez with all in favor, the Minutes of the January 9, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS Consideration of:

A. Resolution #2025-05 Appointing Paul Winkeljohn as Secretary and Juliana Duque as Assistant Secretary

Ms. Duque: The next item is consideration of resolution #2025-05 appointing Paul Winkeljohn as secretary and Juliana Duque, me, as the assistant secretary. Currently, Rich Hans from my office serves as the Secretary, but he is transitioning into a well-deserved retirement. While he continues to assist with GMS methodologies and assessments, we would now like to appoint Paul Winkeljohn as the secretary from my office. To formalize this change, I will need a motion from the Board to approve Resolution #2025-05.

> On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, Resolution #2025-05 appointing Paul Winkeljohn as

secretary and Juliana Duque as assistant secretary was approved.

Ms. Duque: And just for the record of today's meeting, I would like to remind the Board that currently James Windley is chairman, Abraham Crocamo is the vice chairman, Navindra Singh and Andrew Jimenez are assistant secretaries. Patti Powers from my office is the treasurer, Sharyn Henning is our assistant treasurer, and now you have Paul Winkeljohn as secretary, and myself as an assistant secretary, just for the record.

B. Resolution #2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing

1) Option A

2) Option B

Ms. Duque: Let's move on to Resolution #2025-06, which approves the proposed fiscal year 2026 budget and sets the public hearing. Please refer to the document I printed for you as a guide. While reviewing the agenda (after it had already been sent out), I noticed that one of the budget line items was incorrect due to an increase. I wanted to ensure this issue was addressed, and we have since corrected it. As a reminder to the Board of Supervisors, the budget serves as the District's financial plan, guiding expenditures and decision-making while ensuring proper expenditure control. The proposed budget includes on pages 1 and 2 the General Fund, which covers operation and maintenance (O&M) assessments. This is the first component of the Non-Ad Valorem Assessments that property owners within the District will see on their Miami-Dade County tax rolls. This section addresses the daily administration, operations, and maintenance of the District's facilities and infrastructure. We will revisit this section shortly. Pages 3 and 4 provides a narrative with detailed explanations for each line item in the General Fund. Page 5 pertains to the Debt Service Fund, which is the second component of the Non-Ad Valorem Assessments. It includes Series 2017 Bonds and their associated fixed interest payments. These amounts are secured by assessments levied on properties that benefit from improvements funded through these bonds. This section represents the second component of the tax roll. The amortization schedule can be found on page 6, detailing the Series 2017 Bonds and their maturity date of May 1, 2037. On the last page, page 7, you'll see the Non-Ad Valorem Assessment comparison. This page compares the proposed annual assessment for the upcoming fiscal year with the previous year, highlighting any significant changes. For example, there has been a change in the debt assessment for the 240 units from 2025 to 2026, Series Bonds 2007 were refinanced in 2017 which resulted in saving that were never allocated in the O&M. We will revisit this shortly. Now, let's return to the O&M section on pages 1 and 2 of the General Fund. GMS prepared this budget using projections based on current expenditures, existing contracts, and anticipated increases. As reflected in the General Fund assessments, there are two options for your assessments—Option A and Option B—both of which include increases. The primary reason for these increases is that we have been relying on carry-forward funds each year to offset rising costs due to inflation, new contracts, and general repairs. However, this approach is unsustainable as these carry-forward funds also serve as part of the District's reserves. At some point, these reserves will be depleted, making it necessary to adjust assessments now to ensure financial stability moving forward. So, there are two proposals, and go-ahead Abraham.

Mr. Crocamo: Navindra is in the waiting room online now.

Ms. Duque: Ok, Navindra, I just let you in, hi Navindra, can you hear us?

Mr. Singh: Yes, I do, I'm here.

Ms. Duque: Ok, great, how are you doing?

Mr. Singh: Good.

Ms. Duque: For the record, I'd like to note that Navindra has joined us via phone. Let's move forward. Navindra, we are currently discussing the budget, and I'm presenting to the Board the possibility of increasing our O&M assessments for fiscal year 2026. This is primarily due to our reliance on carry-forward funds each year to offset rising costs caused by inflation and annual contract increases. Now, I'd like everyone to turn to page 7, which outlines two options for the assessments: Option A and Option B. Option A utilizes 50% of the carry-forward funds, resulting in an assessment increase to $207.05. Option B does not use any carry-forward funds, raising the assessment to $386.86. To provide context, under Option A, this would mean a $17 increase per unit, while Option B would result in a $32 increase per unit. It is up to the Board to decide which option to proceed with. We've presented these scenarios because it's becoming necessary to reduce our reliance on carry-forward funds as they are being depleted and also serve as part of the District's reserves.

Mr. Jimenez: So, our reserves $81,000?

Ms. Duque: Yes.

Mr. Jimenez: So, what is it for option A?

Ms. Duque: .No, that's already utilizing the reserves—or rather, the carry-forward amount. If you look at the carry-forward for the adopted budget, it was $81,326. For Option A, we are using $40,997 of that amount, which is roughly half of what we have. For Option B, however, no carry-forward funds are being used at all.

Mr. Jimenez: Ok, and keeping that amount.

Ms. Duque: That is correct, yes. So, it already shows that we would be using the $40,000.

Mr. Jimenez: Are we required to keep a minimum, a specific amount?

Ms. Duque: Not really, no.

Mr. Jimenez: Ok.

Ms. Duque: No, For the record, inflation remains a significant concern, and I've brought this issue to the Board of Supervisors' attention multiple times in past years. Ultimately, it's up to the Board to decide how to proceed. You could choose not to increase assessments and continue relying on carry-forward funds, but my strong recommendation is against this approach. To provide some context, while this is not directly related to the CDD, it's worth noting trends in other sectors like condominium associations. For example, new laws now require condo associations to maintain reserve funds and conduct reserve studies with engineers, which come at a cost. These reserve studies themselves are expensive and have led to increased assessments because associations must meet specific funding requirements. Although this isn't currently mandated for CDDs, the trend highlights the importance of ensuring we have sufficient funds available in case of unexpected needs or emergencies. It's a reminder that we need to plan proactively to maintain financial stability.

Mr. Crocamo: And I believe what's happening to so many condo associations for having to do emergency assessments funds and then all of a sudden is, well based on a $17 million dollar fixture that has to get done, everybody is losing their house.

Ms. Duque: But once again, we're not a condo association, I just wanted the Board to understand also the importance of having those funds.

Mr. Jimenez: So, using the $40,000, it will go up $207?

Ms. Duque: Yes, it would result in a $17 increase. Now, if you choose to go with 100%—meaning no use of the carry-forward or surplus amount—you might not need to increase the budget for several years because any unspent funds from the previous fiscal year would continue to roll forward. However, with the 50% option, it's possible that another increase might be necessary in the near future, perhaps next year or the year after, which would require going through this process again. If you do the math, Option B results in an assessment of $386.68, which is $179.81 higher than Option A. This difference breaks down to $14 per month per unit. So, the decision is whether to apply that $14 per unit now or delay it and potentially revisit this issue in the future when another budget adjustment may be required. This is something for the Board to consider as we plan ahead.

Mr. Jimenez: Ok, I'd rather have a little increase using 50% of it and then when we have to increase it, we just increase a little bit more instead of a full increase, so if you use the $40,000 we'll be at $17.25, what do you guys think, increase it little by little or increase it all the way?

Mr. Crocamo: I think what you say, I'd rather take the hit at one time, than every year saying, it's going to go up next year, and we have to do it again, so taking the hit now, might be what we've done in the past, that we don't have to do any increases for 3 to 4 years.

Ms. Duque: I'd like to inform the Board that the Series 2007 Bonds, which were refinanced in 2017, can be refinanced again around 2027. When these bonds were refinanced in 2017, they generated savings, as shown on page 7 of the budget. The savings amount was $29.41, and we plan to move this amount to the O&M fund. This $29.41 will help offset the carry-forward funds being used, which is an important detail for the Board to understand and consider.

Mr. Jimenez: What we would have for next year's surplus?

Ms. Duque: No, it's not surplus. It will be used to offset the carry-forward amount that has been utilized each month. Without these savings, the $29.41 would have been added to the $207 assessment. That's one way to look at it

Mr. Jimenez: Well, I'd like to have a little bit, and then if we have to increase it little by little that's fine.

Ms. Duque: So, I guess what I'm hearing from the Board is that you're ok moving forward with it, but now you don't know if it should be option A or option B.

Mr. Crocamo: Right option A or option B.

Ms. Duque: Ok.

Mr. Crocamo: What's your opinion Navindra and James? Navindra, are you there?

Ms. Duque: Navindra, you're muted.

Mr. Singh: So, it's $17 or $32?

Mr. Crocamo: Right.

Mr. Windley: Well, for me, $32 would not be a problem but we have to think about the homeowners.

Mr. Crocamo: Right, we have to think about the other homeowners, I understand that perfectly, and for me, the $32 is not a problem either right now but, I can't speak for everybody.

Mr. Jimenez: Some people might not be able to afford it.

Mr. Crocamo: And I'm also looking at the homeowners association over there, they're on hold right now for 6 months that they were testing, it's almost a guarantee, they wiped their thing completely and they're going to have to raise their budget is going to go up, it's guaranteed the budget has to go up, they have no funds over there, so they're going to take two hits.

Mr. Jimenez: I would be easier little by littler.

Mr. Crocamo: Right, it will be easier to get $17 maybe now and see where we go with it, than imagine if we hit the people here right now with $32, and another $32 at the other place. Navindra, are you there?

Ms. Duque: Yes, go ahead Navindra.

Mr. Singh: If we do the 50% now, how many years is that?

Ms. Duque: Well, I'm not sure because we don't have a projected amount at this time. As you know, we work with projections, and contracts can change, as well as amounts. Right now, given the current economic conditions, we're not in a favorable position, but that could change. So, Navindra, this is primarily about offsetting the carry-forward funds that we've been relying on each year over the past several years.

Mr. Windley: Because there are no certainties when it comes to, let's say the Lake Doctors, we have expenses so we have to raise our fees, the guys that maintains the lawn, we have to raise our fees to cover that.

Mr. Crocamo: Right, it's like the pumps, the pumps can go from $3,000 to $7,000 with higher tariffs and everything.

Ms. Duque: Every agreement we currently have is subject to potential increases, which could range from 5% to 7% or even 10%. This also applies to management fees.

Mr. Jimenez: So, what do you guys think?

Ms. Duque: Navindra, how do you feel about it do you prefer to go with the $17 or the $32, what's your opinion?

Mr. Singh: I would go with the 50%, the $17 and refinance in 2026, and then we'll see.

Ms. Duque: And just for the record, the refinance might be no in 2026 but, in 2027.

Mr. Singh: Yes, ok, so do the refinance in 2027, but we keep our budget pretty tight for 2026, and if anyone does any increases on contracts we can negotiate and try to keep them as low as possible for 2026.

Mr. Windley: Ok, so let's go with $17.

Mr. Jimenez: $17.

Mr. Crocamo: Yes, $17.

Ms. Duque: Ok, so that would be Option A. Perfect. Now, the District is required to adopt an annual budget and pass the resolution within 60 days. This means we need to provide Miami-Dade County with the proposed budget and then schedule a public hearing to adopt it after the 60-day period. Our next meeting is on May 9th, but that does not allow us enough time to meet the 60-day requirement. We can either advertise for a special meeting or push the adoption process to the July 11th meeting.

Mr. Crocamo: That's a little bit long.

Ms. Duque: Right, it's too close because the proposed budget we need to submit it before June 15th, so we can advertise for a special meeting if you want. Let me check on our schedule and also Gregory can check too.

Mr. Crocamo: So, like May 17th?

Ms. Duque: Correct, so we can try to keep it on a Thursday too, if it's easier for you but, let me just check really fast my schedule and make sure it doesn't conflict with anything else.

Mr. Crocamo: It would actually be the 15th, so right now we have to wait 60 days.

Ms. Duque: So, May 12th would be 60 days.

Mr. Crocamo: Right, but we could do it on that Thursday, on May 15th, that's actually 63 days, if you want to keep it on a Thursday.

Ms. Duque: Let me see, so what about Friday, the 16th?

Mr. Crocamo: May 16th?

Ms. Duque: Yes, which is going to be on a Friday.

Mr. George: (inaudible comment)

Mr. Crocamo: So, could we do it earlier, the time, is the time a problem with you guys if we do it earlier?

Mr. Jimenez: For the 16th?

Ms. Duque: .My only concern, just to inform the Board, is that I'm not sure if the room will be available since many HOAs hold their meetings here. Alternatively, we could schedule the meeting in June and advertise it for the same day.

Mr. George: The 12th.

Ms. Duque: Correct.

Mr. Crocamo: So, June 12th?

Ms. Duque: Yes, it would be the second Thursday just to keep it consistent.

Mr. George: I have a conflict but, I think Ginger can cover it.

Ms. Duque: Ok.

Mr. Crocamo: So June 12th at the same time?

Ms. Duque: We advertise for June 12th.

Mr. Windley: That's fine.

Ms. Duque: At this time, I need a motion from the Board to approve Option A, which involves utilizing 50% of the carry-forward funds and includes an assessment increase to $207.05 in the budget and setting the Public hearing for June 12.

> On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, Resolution #2025-06 approving the proposed Fiscal Year 2026 Budget, option A, and setting the Public Hearing on June 12, 2025 at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida was approved.

FIFTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending September 30, 2024

Ms. Duque: The next item on our agenda is the acceptance of the audit for the fiscal year ending September 30, 2024. We have received the financial statements for the District, and Grau & Associates' findings indicate no areas of concern, no items requiring reporting, and no additional comments. This positive outcome demonstrates that the District's financials are being maintained in accordance with legal requirements. I now request a motion from the Board to accept the audit for the fiscal year ending September 30, 2024

> On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, accepting the audit for Fiscal Year ending September 30, 2024 was approved.

SIXTH ORDER OF BUSINESS Staff Reports

Ms. Duque: Next we have staff reports, attorney.

A. Attorney

Mr. George: Nothing new to report, it might be my last meeting with you guys, you didn't know, I'm still with the firm probably until the end of June, my wife is graduating med school so she has a residency in Louisville, Kentucky, so we'll be moving to Kentucky in June most likely. So, it's been a pleasure working with you all these past 4 years but, I might in the June meeting, but if it was in July I would definitely say I won't be there but, it's been a pleasure working with you all and thank you all for your service on the Board.

Ms. Duque: Well, congratulations Gregory and thank you so much.

B. Engineer

Ms. Duque: Now under the engineer, we don't have anything to 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 61 you'll see the adjustment of the design to protect the lights was completed, you'll see a before and after picture there on page 61 of the package. The annuals are doing well, on page 62, we're working on the next rotation. The lakes are doing well, the fountain was cleaned back in January, and the next scheduled cleaning is in April. We're making sure that the easements are taken care of, they're treating the easement closest to Crystal Cay, that little patch to the left of where Abraham lives, so that little patch there, they're cleaning that and we're just making sure you see the before and after on page 65 of the area that I'm referencing. We installed 4 new locks at each of those easements just to make sure there's no trespassing. Allstar Electric repaired all the lighting concerns that we had at the last meeting which have been repaired, he adjusted some of the lights as well, put new brackets on the color changing lights, as well as adjusted two of the landscaping lights that needed to be adjusted towards the pond. The gazebo is in good condition, everything is in good working order. I did reach out to, and I'm sure you guys are aware of the history of the meters behind one of the homes on the corner of 104th.

Mr. Crocamo: At the beginning, yes.

Mr. Lorenzo: So, we've been having to deal with that, we were trying to come up with a solution, this is just to spark up the conversation, not to do anything, and I'm going to pass out some proposals.

Ms. Duque: But I would like to remind the Board of Supervisors that the meter is not a CDD meter, nevertheless the lights on the median are connected to the meter, which is a HOA meter.

Mr. Crocamo: That's correct, that is a HOA meter.

Ms. Duque: Correct. Abraham has been involved for quite some time, and we've been dealing with this issue for years. James has also been working on it for many years, and I can tell you it's always been a challenging situation. However, we've consistently worked together with the HOA to coordinate with residents whenever access is needed, though it remains a difficult process. During one of our discussions, we considered the fact that the meter serves a purpose for the community. Vanessa reached out to the HOA, which has been covering the costs, and proposed that the CDD take the lead on relocating the meter, with the CDD covering the relocation expenses. This approach allows both entities to assist each other, fostering collaboration. That's essentially what Jesus is presenting right now.

Mr. Lorenzo: Yes, and another option may be to put a gate that we can access and maybe close that off, maybe asking the homeowner for a survey of their yard, if that area belongs to them and it doesn't belong to the District. So, the problem, I mean it's not a problem, but it's just contacting the HOA and working with the resident, who has been great, the HOA has been great, but the meter is stuck back there, and the hedge is going over the photocell but, I haven't been back there personally.

Mr. Crocamo: And I believe the resident has been pretty good to us.

Mr. Lorenzo: Correct.

Mr. Crocamo: But I think that it's part of when he bought, that if that meter is in there, he has to give it back because I happen to have on my property, the entire electric for not only our complex, but for the complex behind mine, and that concrete slab that's in my yard, so it's in my contract, if they need access I have to give it to them.

Mr. Lorenzo: So, the photocell is back there, and it's something that needs to be changed every once in awhile because they go bad, and it's been the same owner since I've been here.

Mr. Singh: So, Andrew, part of the problem that we were having was that, every time the power in the community goes on and off we trip the breaker, and I think since you guys have made the change from the breaker to the photocell, we haven't had any issues, so it's been pretty good with the photocell.

Ms. Duque: That's good Navindra, that's good to hear, so maybe this is something we can hold on, something to have in the back of our minds, but no actions at this moment since it seems that all of the issues have been resolved. Ok, thank you for that Navindra, thank you for letting us know, I think that's important.

Ms. Singh: Ok.

Ms. Duque: Perfect, anything else Jesus?

Mr. Lorenzo: Nothing else, unless there are any questions for me.

Ms. Duque: Any questions for Jesus?

Ms. Singh: I have one thing, a pump was down over at the first lake, and knocked down the pole when the rain comes, I'm looking where the pump is, right by the roundabout.

Mr. Lorenzo: That explains probably why I noticed that maybe the irrigation wasn't working for a couple of days, so that's good to know.

Ms. Duque: Ok, thank you Navindra. Anything else?

Mr. Lorenzo: No.

D. Manager

Ms. Duque: Ok, let's move forward, I do not have anything additional to report under the manager's report, unless there are any questions.

SEVENTH 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. Jimenez with all in favor, the Check Register and the Unaudited Financials were approved.

EIGHTH 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.

NINTH ORDER OF BUSINESS Adjournment

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

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

March 13, 2025 **Enclave at Black Point Marina CDD**

Secretary / Assistant Secretary

Chairman / Vice Chairman