



**Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed, and provides summaries of the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Juliana Duque  
District Manager  
GMS-SF

ENCLAVE AT BLACK POINT MARINA COMMUNITY  
DEVELOPMENT DISTRICT  
2024-2025 REPORT – PERFORMANCE MEASURES  
AND STANDARDS

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form



Juliana Duque  
District Manager  
GMS-SF

**Enclave at Black Point Marina Community Development District**  
Performance Measures & Standards – Annual Report  
Reporting Period: October 1, 2024 – September 30, 2025

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**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meetings were held on the second Thursday of every other month at 7:30 PM at the Cornerstone Methodist Church, 20740 Old Cutler Road, Cutler Bay, FL. 33189

*Meeting Dates:*

November 14, 2024 – Held

January 09, 2025 – Held

March 13, 2025 – Held

May 08, 2025 – Cancelled

June 12, 2025 – Special Meeting - Held

July 10, 2025 – Cancelled

September 11, 2025 – Cancelled

Result: Standard achieved.

**Goal 1.2: Notice of Meetings Compliance**

All meetings were properly noticed on the District website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

**Goal 1.3: Access to Records Compliance**

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

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**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field/District Management Site Inspections**

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Juliana Duque  
District Manager  
GMS-SF

### **Goal 2.2: District Engineer Inspections**

The District Engineer completed the mandated annual infrastructure inspection and submitted a formal report.

Result: Standard achieved.

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### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

#### **Goal 3.2: Financial Reports**

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

#### **Goal 3.3: Annual Financial Audit**

The annual independent audit done by Grau and Associates was completed, approved, published online, and sent to the State of Florida.

Result: Standard achieved.

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### **4. Engineer's Annual Report Summary (2025)**

The Enclave at Black Point Marina CDD 2025 Annual Maintenance Report, prepared by the District Engineer, Alvarez Engineers, has certified that all portions of the Enclave at Black Point Marina CDD infrastructure owned and maintained by the District, such as lakes, fountains, parks, and landscaping, are in good repair and working order. For Fiscal Year 2026, the District has budgeted adequate funds for operations, maintenance, and insurance, ensuring proper care and coverage for all assets under its responsibility. Roadways and certain utilities remain under county ownership, with the District responsible only for landscaping in those areas.

The District carries comprehensive insurance, including property, general liability, public officials coverage, and more, with sufficient budget for renewal.

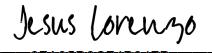
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#### **Overall Determination**

The Enclave at Black Point Marina Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Juliana Duque  
District Manager  
GMS-SF

DocuSigned by:  
  
Chair/Vice Chair: James Windley 4DE0201307AD48E...  
Print Name: James Windley  
Enclave at Black Point Marina Community Development District

Signed by:  
  
District Manager: Jesus Lorenzo 37A95D3C74B947D...  
Print Name: Jesus Lorenzo  
Enclave at Black Point Marina Community Development District

Juliana Duque  
District Manager  
GMS-SF

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Jesus Lorenzo

jlorenzo@gmssf.com

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