

**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 14, 2024, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley
Abraham Crocamo, Jr.
Andrew Jimenez

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Gregory George
Several Residents

District Manager
Governmental Management Services
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #3 (11/2024)
- B. Oath of Office for Newly Appointed Supervisor(s)
- C. Election of Officer(s)

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

Mr. Windley: No, not yet.

Ms. Duque: Ok, not hearing any we can move to the next item.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the January 11, 2024 Meeting

Ms. Duque: The next item is the approval of the minutes of the January 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. Windley seconded by Mr. Jimenez with all in favor, the Minutes of the January 11, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting the Public Hearing

Ms. Duque: The next item is consideration of resolution #2024-01 approving the proposed fiscal year 2025 budget and setting the public hearing on page 12. So, as the Board is aware, the budget is the financial plan that serves as the basis for the expenditures, decision making, and subsequent control of those expenditures. If the Board allows me, before we go through the resolution, I would like to go to the next page of your book which is the proposed budget for the fiscal year 2025. So, the two first pages are, the first page is just the cover, and the table of contents, so if you go to page 1 of your budget, which is the general fund budget, this is our operation and maintenance assessment which is called the O&M. This is the first component that makes up the Non-Ad Valorem Assessments, and the property owners within the District will see this on their annual tax bill from Miami-Dade County. This portion of the budget deals with the day-in and day-out of the District, the administration, and all operations of the District facilities and the infrastructure. We'll go back to the general fund shortly but let's go to page 3 and page 4, which are the narrative, and this pretty much explains each line item in the general fund. Then if you go to the next page which is page 5 which is the debt service fund and for today's meeting and just to kind of provide a better understanding of our budget, this is the second component of the Non-Ad Valorem Assessments. So, as you can see those are the Debt Service Series Bonds 2017 and the associated interest which is a fixed amount payable from and secured by the Non-Ad Valorem Assessments that are levied against those lands within the District that benefit from those

improvements of the construction and the acquisition, so, once again, this is known as the debt assessment. Now, the amortization schedule for the debt assessment for Series Bonds 2017 is on the next page, which is page 6, and this is as you can see the maturity date for the debt assessment is on May 1, 2037. Now, the last page is page 7, and as you can see this is a new page that my office has included, so that it's easier for you to understand what we're doing, this is the Non-Ad Valorem Assessment comparisons. So, this chart shows the proposed budget, the annual assessment and compares it with the prior fiscal year to see if there has been any increase or decrease. As you can see, the assessment that will be levied on the 240 units that we have within the Enclave for fiscal year 2024 and 2025 is the same one, so there are no increases on the annual assessment. Now, let's go back to the general fund which is the first two pages, so the general fund is reflected, and I just mentioned the general fund, the assessment is not being increased. The net per unit of each of those 240 units on the adopted budget 2024 is going to be the same unless there are changes in the proposed fiscal year 2025. So, when GMS works on the budget we work on projections, so it depends on what we have spent, and what we have used throughout the past fiscal year, we pretty much record that spending and we track the progress depending on the expenditures that were made in the present fiscal year. So, then you will see some changes in some of the items, some of them have been increased, and let me walk you through those items. So, if you look at each one of the line items in the first part, the expenditures, and you have the administrative portion of it, and you also have the second page which talks about the field expenditures. So, if you go to the administrative expenses under engineering we used to have \$5,000 in the adopted budget 2024, and we increased it to \$7,000, and remember we work on projected amounts. That does not necessarily mean that's the amount that you're going to be using, it all depends, you can use less, or you can use more but, once again, those are projected amounts. We have increased the annual audit report but, that's because the agreement requires us as per our agreement it's a \$100 increase per year, so that has been increased. The dissemination agent as you may understand increased prices are a universal concern right now, so for all of those line items you're going to have an increase. The dissemination agent, you will see an increase, it's about a 5% increase, and on the management fees which is on the administrative and also the field side for the field management increased, and you will see a 7% increase there.

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There is a \$200 increase for the information technology and website maintenance, and there is a 10% increase on insurance and general liability. You will see that in the administrative portion of it, as well as the field expenditures. So, once again, even though I'm talking about increases, that does not mean that your assessment, the one that is going to be levied to your property is going to be increased because we do use the money, the carry forward, the surplus that we have to be able to compensate for those amounts. So, this is it, this is the proposed budget, and I don't know if the Board has any further questions about it, I don't know if you believe something needs to be changed but, this is what we recommend according to your current budget. Another item that I do believe is very important is the contingency, the contingency for 2024, we had \$18,000 for this year we want to go to \$30,000, why, because once again, we have talked about this in many prior proposed budgets and years. If a hurricane hits us, we do not have enough money to cover it, \$18,000 to replace the 23 or 24 palms that we have, that's almost impossible, so that's our recommendation. Once again, it does not necessarily mean that you're going to be using that amount.

Mr. Windley: So, this goes from \$18,000 to \$30,000?

Ms. Duque: Correct, yes but again, it could stay there, it could be a carry forward for the next year but, we might need to use it, I don't know, I just want us to be prepared and I try to be a little bit conservative when it comes to those line items.

Mr. Jimenez: So, Juliana, when you have your proposed, that means for 2025 all the residents will have an increase or no?

Ms. Duque: No, so what's important is this document here, and let me show you here, this is the budget and if you continue scrolling toward the last page of the proposed budget, you're going to be able to see the Non-Ad Valorem Assessment comparison, so here we're comparing what you pay in 2024, and what you're going to be paying if the Board approves this proposed budget in 2025. So, the amount that you're going to be paying for each unit is the same, there are no increases or decreases, and you're going to be paying the same amount that you paid last year in your taxes.

Mr. Jimenez: Ok but, we're still getting more.

Ms. Duque: Correct, because remember, if there is money in your general fund that is not allocated for those particular items because you did not use it, they will carry forward for the next fiscal year, so that's how you can play with those numbers in case

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you have to increase a contract, and if you do not have that money in your general fund then we would need to increase our budget and go through the entire process, send the letters to the residents and so forth, but we're not doing that, that's not what we're recommending. So, the District must annually adopt a resolution and let me go back to the resolution, the proposed operation and maintenance budget before June 15th, and transmit the same to the Clerk of the County Commissioner of Miami-Dade County. So, after a minimum of 60 days of the proposed budget, meaning 60 days from today, we need to adopt the budget and setup for a public meeting. So, we need to conduct a list for one public meeting to allow the public to come for any comments or questions, the same as today for the proposed budget was also advertised, so the residents could be present today as well for that. Then we may adopt that operation and maintenance budget and levy the assessments necessary to cover this proposed budget for fiscal year 2025. So, our next meeting is on May 9th, that only gives us 56 days, and we need a minimum of 60 days. Then the next meeting would be in July but, we can set up a special meeting for June 13th, and on June 13th we can have our public hearing to adopt the budget but, it's up to the Board but, for the May meeting, we will not have at least 60 days to be able to adopt the budget.

Mr. Crocamo: Right, we'll be short by 4 days.

Ms. Duque: Yes but, then by June 13th which will be the next meeting date, we could, and once again we can advertise for that special meeting, perhaps we will not have the July meeting, which is the one that is already advertised, it's up to the Board.

Mr. Crocamo: I say we do it in June.

Mr. Jimenez: Yes.

Mr. Crocamo: We don't want to wait until July because that's pushing it too far out.

Ms. Duque: Ok, so then June 13th will be the date to adopt our budget, and then I will assume we will meet at the same time, 7:30 p.m., and the same location, right?

Mr. Windley: Yes.

Ms. Duque: Ok, so then not hearing any other questions from the Board, I will need a motion from the Board to consider resolution #2024-01 approving the proposed fiscal year 2025 budget and setting the public hearing to adopt the budget for June 13,

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2024 at 7:30 p.m. at the Cornerstone Methodist Church at the same location we always meet.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, Resolution #2024-01 approving the proposed Fiscal Year 2025 Budget and setting the Public Hearing on June 13, 2024 at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida was approved.

FIFTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Ms. Duque: Let's move forward to our next item which is the discussion of procedures for the general election. So, I would like to mention to the Board of Supervisors that the candidates for the open seats, those being seats #1, #3, and #4, those seats are, seat #1 is Andrew, seat #3 is an open seat, nobody is in that seat, and seat #4 which is James, so right now Andrew and James. The qualifying period will commence at 12:00 noon on June 10, 2024, and close at 12:00 noon on June 14, 2024, meaning that is the qualifying period for those seats. During that time, you must qualify to the Supervisor of Elections with Miami-Dade County Supervisor of Elections located at 2700 NW 87th Avenue, Doral, Florida 33172. All candidates shall qualify for that individual seat in accordance with Florida Statutes and once again, just for the record of today's meeting, a qualified elector is any person of at least 18 years of age, who is a citizen of the United States, a legal resident of the State of Florida, and who is registered to vote with the Miami-Dade County Supervisor of Elections. So, the general election takes place on November 5, 2024, and that's the main information that I would like to provide to the Board of Supervisors. You can call me, you can always call the District attorney if you have any questions, it's a pretty simple process, and it's very important, just make sure you know what is your seat number if you're planning on running again so you're not running against each other.

Mr. Jimenez: What do we have to do to be there?

Ms. Duque: So, you need to go to the Supervisor of Elections office, and there is a set of documents that you will need to fill out, I can give you more detailed information about that Andrew, so I can provide you with that information, and once again, that's for

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Andrew and James. Unless there are any questions about that, we can move on to the next item.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2023

Ms. Duque: So, let's move forward, the next item is the acceptance of the audit for fiscal year ending on September 30, 2023. So, I would like to mention to the Board of Supervisors that Grau & Associates, they have audited the financial statements of the District, and they found that we have complied with all the accountability standards and the financial statements of the District were found in good condition. Unless there are any questions about that, a motion to accept the audit for fiscal year ending September 30, 2023 will take place.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, accepting the audit for Fiscal Year ending September 30, 2023 was approved.

SEVENTH ORDER OF BUSINESS

Authorization to Open a State Board Account

Ms. Duque: The next item that I have is the authorization to open a State Board Account. So, let me just tell the Board, so the District cannot make money, the only way we can gain some money is through a State Board Account with the interest, we can make some money. So, as of February, the interest rate was 5.5%, so that's what we're planning to do if the Board motions to approve this state account. You not only need to motion to open that state account but, you have to also authorize Patti Powers, who is the treasurer from my office to open that account, and she's the treasurer of the District too. So, we're considering opening it with \$150,000, so what we do is we will use that money from the general fund, open the account, produce that interest so we can make some money, then we will transfer the funds again to replenish anything to the operation and maintenance account if we need to as we go but, at least we don't have the money just sitting in the general fund doing nothing. This was something that was not recommended I will say about a year or year and a half ago because of the economics but, now that the market is again stable, so we do recommend the Board of Supervisors to move in that direction.

Mr. Jimenez: It is a savings, a CD, or what type of account?

Ms. Duque: It's a State Board Account.

Mr. George: I'm assuming it's maybe like an interest-bearing account.

Ms. Duque: Exactly.

Mr. Jimenez: So, it's not frozen or locked in?

Ms. Duque: No. So, do I have a motion from the Board to open a State Board account?

Mr. Jimenez: Yes.

On MOTION by Mr. Jimenez seconded by Mr. Crocamo with all in favor, authorizing to open a State Board Account and authorizing Patti Powers, as treasurer to open the account was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

Ms. Duque: Let's move forward to staff reports, attorney, do you have any additional report?

A. Attorney

Mr. George: I'm wondering at the last meeting if I informed you guys about, and I know I talked to you previously about the 4 hours of ethics training, and then we sent out a memo, and if you didn't get it let me know.

Ms. Duque: Yes, they did.

Mr. George: So, they got it.

Ms. Duque: Yes.

Mr. George: So, just take a look at the memo that was sent, it has links in there for you to do your 4 hours of ethics training. The first two links are 2 hours a piece, and if you do both of them you'll satisfy your 4 hours. They are YouTube videos and they're free, and you can speed them up, whatever you need to do, and take care of that as far as your obligation is concerned. For recordkeeping, because it's like they're not going to give you a certificate, you're not registering for it, we're recommending you write down the day you did it so that way you can actually certify that you did it next year on your Form 1. So, it's like taxes, your Form 1 this year links back to last year, and you weren't

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required to do training last year so you're going to skip it but, next year you're required to do it this year, you know what I'm saying.

Mr. Crocamo: Yes, is there any way they can email it again?

Ms. Duque: Yes, I will resend that.

Mr. George: Then in addition to that same email, I want to say in the last paragraph there's also the link that you need to log in with the Commission on Ethics to either create an account if they haven't already sent you an email, because now your Form 1s are done online, you don't send it to the Supervisor of Elections anymore.

Mr. Crocamo: So, now we do it through there.

Mr. George: Yes, and it should be easier.

Mr. Crocamo: Absolutely.

Mr. George: But you need to make sure that you have an account and then that way you're all set up to do your submission on time by July 1st, and since now it's online it may be easier for them to fine people, and actually enforce some of the laws that are already on the books. So, if you have any questions on it, or the memo, give me a call or whatever, talk to Juliana, she knows everything too, so we'll take care of it.

Mr. Windley: Approximately when was this email sent out?

Mr. George: Well, I have some Boards who have been getting it since I want to say last month, and then some that haven't gotten it yet, and I think it has something to do with what email address they have on file for you. So, those of you who have been on the Board for 6 or 7 years may not remember what email address you originally used, and that might be the only email they have on file, but they can create an account for you, or let you know which email they have on file and you can access it that way but, you need to reach out and make sure you have an account set up with them.

Mr. Windley: Ok.

Ms. Duque: And just so you know, I'm going to be sending the memo and as mentioned by Gregory you will see the hyperlink and you can click on that hyperlink. I do have some other Board of Supervisors, who have clicked on the third link, the third link is also free, and it gives you the full 4 hours. As mentioned by Gregory, you can make a note of the day, and what I recommend you to do a screenshot, just copy and paste that into a Word document and save it in your files as ethics training or whatever so you do

have the proof with you that you were on the page, that you did it, just in case, and that's it, so I will send it as soon as we finish the meeting. Anything else Gregory?

Mr. George: No.

Ms. Duque: Thank you so much.

B. Engineer

Ms. Duque: No additional report under the engineer.

C. Field Manager

- 1) Monthly Report
- 2) Discussion of Lake #1 – Fountain Motor Warranty
- 3) Agreements with Eco-Blue
 - a. Lake Maintenance Agreement
 - b. Floating Fountain Maintenance Agreement
- 4) Update on Main Entrance Medians Landscape Lights

Ms. Duque: Moving on to the field manager, Jesus.

Mr. Lorenzo: Yes, so starting on page 52, you'll see my report, on page 53 you'll see some of the landscaping items that are going on that were completed. Just for the sake of time, and you can stop me if I'm going too fast, you've seen the progress of the lighting project in the medians. All Star Electric had to remove some of the hedges, the Board agreed in discussion to go ahead and remove everything. Tony's Landscaping removed everything and once they were done gathered up the debris because that wasn't included, that's something that All Star Electric was doing, and per our meeting with Abraham we agreed to sod and some annuals that will be installed in the next rotation, the sod has been installed. The irrigation repairs you'll see on the next page, on page 54, all of them have been completed, and at a cheaper rate because the holes were already dug, so it was easy, and if there are any questions regarding the medians as far as the landscaping goes, I can take those.

Mr. Jimenez: We have power all the way to the Turnpike?

Mr. Lorenzo: Correct.

Mr. Crocamo: And then I don't know if I told you guys but, we're going to put the hedge or the plants that we're going to put is only going to go around the roebelenis so it will be a contract to go all the way from the front to the back, and then we decided that we were going to do annuals so we can change them throughout the season and it will give more color to the whole community.

Mr. Lorenzo: It will be a slight increase because of the annuals so now it's going to be more but, since we're not going to put them around the whole entire roundabout, you're going to save some so it shouldn't be much more, and we'll find out now with the next rotation what that cost will be and you can see there's a lot of visibility now. So, it's very clean and crisp.

Mr. Crocamo: And one of the main things too, a few accidents happened, and they said we can't see over the hedge, and I don't know about that but, now they don't have that excuse, and hopefully we don't have any accidents.

Mr. Lorenzo: Moving along to the lakes and the fountains, the lakes are doing well, they're healthy. As far as the fountains, you know that #1 was replaced, and the quarterly fountain cleaning should have been completed earlier, unfortunately, it was completed on January 26th and we'll get into that shortly. The easements have been serviced and are doing well, we've obtained estimates for lake services, and I don't know if Juliana wants to touch on that.

Ms. Duque: No, you can move forward with those proposals, and before he presents the proposals I would like to mention to the Board and I already discussed this with Abraham because we were meeting for the landscape lights and the landscape plant material at the main entrance. I'm just concerned with the fact that in terms of the services of the lake, everything seems to be ok, the services of the fountain, I don't feel confident. I'm going to tell you why, because we have replaced that motor a couple of times, the issue is, and we have asked the company, have you cleaned it, or you're going to be there during this time, and it seems to me that there is always an excuse and the lack of maintenance to that fountain can create a failure on the motor. So, we cannot be paying for a service that is not being provided, so this is my main concern, I brought that to Abraham's attention when we met, so that's kind of the main issue.

Mr. Crocamo: Have we looked at other companies?

Mr. Lorenzo: Yes, so we got two proposals for the lake. So, they're doing a great job on the fountain, it just seems to be a recurring issue, and it's not assisting in prolonging the useful life of your equipment, and it could be the direct culprit, or it could be just decreasing its useful life. We don't know for sure but, it's not helping, so we obtained two proposals, one from Eco Blue, and another one from Solitude. We use both at other Districts, I haven't dealt with Eco Blue as far as cleaning fountains or Solitude in

the Districts that I have worked on but, I have dealt with their lake service and they're both good, I like them both to be honest. Solitude, honestly I feel like the communication is great, and I'm not going to say that it's not with Eco Blue but, I just feel a little bit more hands-on with Solitude.

Mr. Windley: Do we know what the procedure is when it comes to regarding cleaning the fountain? What does he do?

Mr. Lorenzo: They're supposed to clean the grates and filters where the water comes in through, so we received a picture that the grates had basically no holes, and that happens when the motor doesn't have water passing through it.

Mr. Windley: So, this is in the picture every time?

Mr. Lorenzo: I just got a picture of after and sometimes I think I've gotten one or two pictures but, I've always asked for a before and after picture, because that's good, it not only helps us know that it's getting done but it's proof of them providing a service.

Mr. Windley: Ok, could you throw it back at them, and say guys I really need a snapshot of your work?

Mr. Lorenzo: We have, and we can continue doing that.

Ms. Duque: Right, it's up to the Board.

Mr. Lorenzo: In all fairness, they did lose one of their technicians recently the last time this happened, and we have a new tech, he's been very responsive since I've been dealing with him.

Mr. Windley: So, how much time would you give him after the next inspection?

Mr. Lorenzo: So, it's done quarterly, so I would say the next quarterly inspection should be by the end of April, if not by April but I would say let's do it even earlier.

Mr. Windley: Ok, so after that he should send some shots of his work.

Mr. Lorenzo: Correct, so by the May meeting we should know, or we can revisit this.

Ms. Duque: And we can do that James, we can wait until April, we're going to have the public meeting to adopt the budget in June, we can follow up with them in April and just follow up with you but, we're trying to do our due diligence, trying to bring you some quotes so you can compare the prices and we can go from there. Ok, so that is something that we wanted to discuss with the Board. Now, the other item is, we did talk about the motor and the warranty of the motor during the last meeting, we wanted to

make sure, and I sent this information to all of you, we wanted to make sure that the warranty indeed was for a year, so I have it in writing, and I have attached the document for you to use. So, it is for one year, and this is also a conversation that I had with the Board, it did not make sense to repair the fountain in terms of the price. What made sense was actually to replace it so, so we wanted to make sure we had that on the warranty and I have the blessing from Abraham to proceed in that direction but, I requested that in writing so we have it for the record of the District. Ok, so let's move forward to the next item.

Mr. Lorenzo: Actually, you know the project that we just received confirmation from All Star Electric, that has been completed, so that's done, we received the close permit information as well, and we received the plans, the original plans, copies of them, and uploaded I believe as well. Also, as far as the first meeting, we actually have the old color-changing lights, and we provided two options from All Star Electric on pages 84 and 85, you have the option to replace the same as you had before which is on page 85, color changing lights or making them uniform as we have in the medians which are on page 84, which is \$4,400 for the existing and then replacing lights which is the color lights like you have now, it's \$2,675.

Ms. Duque: And it's the same vendor that worked with the project before.

Mr. Lorenzo: Right.

Ms. Duque: So, if we go with option 1, which is no color changing, we're going to have the same light fixture and the same color that we currently have in the other two medians and the roundabout. If we go with option 2, which is a cheaper option, and they can provide us with the light fixture and the junction boxes, for similar lights that we currently have, it's less money, but you might be able to see the difference. The discussion that we had back at that time, you didn't want to go with those lights because you were planning on the HOA side to wrap up the palms and other types of work for Christmas. So, in reality, it's up to the Board how you would like that first median to look, and why we're bringing this to your attention, I think you attached a picture in your report, right, I do have a picture here I can show it.

Mr. Lorenzo: Yes, it's in there.

Ms. Duque: What page is that picture on, let me check.

Mr. Lorenzo: It's on page 59.

Ms. Duque: Yes, so you can see how, and this is black and white but, you should have the one in color in your agenda, and you can see how they look.

Mr. Lorenzo: It's at the end of my report, page 59 of the agenda package.

Mr. Jimenez: And this will be the new ones.

Ms. Duque: No, those are the old ones.

Mr. Lorenzo: The new ones, if you scroll up two pages, you'll see the new ones.

Mr. Jimenez: The round ones.

Mr. Lorenzo: Correct.

Mr. Jimenez: Ok.

Mr. Crocamo: The round ones, right.

Mr. Jimenez: So, that price is to change all the old ones to the new ones.

Mr. Lorenzo: Correct.

Ms. Duque: Yes.

Mr. Jimenez: And how many colors, you can change them?

Mr. Crocamo: No, those are solid colors.

Mr. Jimenez: Ok.

Mr. Crocamo: Both options are just solid colors, none of them change.

Ms. Duque: But option 2, I mean the cheapest option gives you the option to change colors, which is what you currently have at the entrance, it's just the ones you have are old and broken.

Mr. Crocamo: That's better.

Ms. Duque: And this is a \$1,725 difference between both the proposals, the one with color or no color.

Mr. Jimenez: Ok, so we go cheaper and with color.

Mr. Crocamo: Absolutely.

Ms. Duque: Ok, so then I will need a motion from the Board to approve to replace 10 existing LED color-changing light fixtures and the junction boxes for \$2,675 with All Star Electric.

On MOTION by Mr. Jimenez seconded by Mr. Windley with all in favor, accepting the proposal from All Star Electrical Services to replace 10 existing LED color-changing light fixtures and junction boxes at the first center median in the amount of \$2,675 was approved.

Mr. Lorenzo: Last but not least, I skipped over it on page 58, you'll see pictures and photos of the asphalt that was bored because it was not included in the project with All Star Electric, and that's been taken care of and you guys can see they did a great job. Unfortunately, they had to dig up a little bit and then resurface and then put the asphalt on but, they got it done, and that's it for me unless you have any questions or concerns.,

Mr. Crocamo: No.

Ms. Duque: Thank you so much, Jesus for that report.

D. Manager

1) Discussion of:

a) Proposal for Surge Protectors with All Star Electrical Services, Inc.

Ms. Duque: Let's move forward then to the manager's report. So, I have two things to report, number one is the Board has requested this during the last meeting, it was actually Navindra to kind of search for a surge protector for the fountains, so we have received a proposal from All Star Electric to install the surge protector on both fountains. The permits are not included so that might be an additional cost but, to install the two Intermatic IG Series surge protectors for fountains 1 and 2 is \$1,165. Recommendation from the electrician, I mean, it's not like he does not recommend it, it's not like a practice, let's put it that way.

Mr. Crocamo: We get a lot of power outages, and a lot of them during the day.

Ms. Duque: Do you think that's related to construction, or has that always been like that for the community?

Mr. Windley: I don't know.

Mr. Crocamo: I'm trying to remember because I know we've had power outages all the time since I've been here, but I'm trying to see if it's been more now that the construction has been there because I used to work from home and I used to get power outages left and right.

Mr. Windley: So, I'm thinking at least once a month.

Ms. Duque: That could be from the issue with the motor in the fountain, and that's something that he mentioned, he does not know the community, so he said, I really don't know how many power outages you guys have but, to a certain extent it can affect the motor of the fountain. So, I know that Navindra requested for us to look into it so, if this is something the Board would like to move forward with, it's \$1,165.

Mr. Jimenez: Can FPL give us some information on that?

Mr. Crocamo: Right, is there any way FPL could give us some info on that, how many power outages do we get there?

Ms. Duque: I mean we can try, I don't know if FPL, I mean I don't have an account with FPL.

Mr. Jimenez: How do we pay that bill?

Ms. Duque: It's through, remember they are connected to the HOA meter, that was the agreement a long time ago. We can certainly ask the HOA and I can send an email to them and see if they can give us that information.

Mr. Lorenzo: And I believe they have their own surge protection equipment too, that they charge monthly for.

Ms. Duque: They do, yes, they charge for it. I mean we can do the due diligence, we can go back FPL, and we can try to cover all of our corners before we make a decision, if the Board feels more comfortable.

Mr. Crocamo: Right, maybe we can find out, how much do they charge, and what comes out better for us.

Mr. Windley: You said \$1,165?

Ms. Duque: Yes, \$1,165.

Mr. Jimenez: Is that a one-time charge?

Mr. Lorenzo: It would be surge protection on their end, it wouldn't be on your end, and remember if there's lightning, no surge protection is going to stop that, just keep that in mind, even if you have it on their side and your side.

Mr. Crocamo: Right.

Mr. Windley: Even if you're paying for the service?

Mr. Lorenzo: So, the way they put it, they'll put it on their side, even if they had one on their side, and you install the surge protector on your side, if there's a lightning strike it doesn't matter, it will still not be covered.

Ms. Duque: So, once again, we can do our due diligence.

Mr. Crocamo: I would check it.

Ms. Duque: Ok, we'll check it. Ok, so the direction for now, we'll make sure we bring this item back for discussion with more information at the next meeting.

b) Loss of Rented Materials

Ms. Duque: So, the next item is the loss of rented materials, so this is also another item that was brought to our attention by the property manager. When our vendor was working on the center median, the lights, the community had holiday lights installed on the palms. So, they started working on the project and the conversation that I had with our vendor was that they disconnected the extension cords, and they put it on the side so they could pick it up, and it seems that perhaps when we were digging, and that was at the bottom of the palm, we could have damaged those extension cords but, then we received an invoice from YS and the invoice says, inappropriate action on Christmas lights installation, breakage and total loss of part of the materials rented for the decoration exists from 2023. Minimum assessment of the accident that occurred for \$403.50. So, once again, as you can see in the picture there's just the lights that were wrapped up on the ground, and I really do not have any specifics as per how many lights were damaged. I did request that in my email to have a little bit more information about what happened. Once again, this is the vendor who does the work on the property but, talking to the vendor, which is Jordan from All Star Electric, he also installed lights, and he just believes this amount is exaggerated.

Mr. Crocamo: Those lights look like the regular little Christmas lights that you put around your tree and stuff like that, I mean \$400 something dollars, that's a lot of money.

Mr. Windley: How do you say that, inflating the cost?

Mr. Crocamo: Right.

Ms. Duque: Once again, I asked for more detailed information, like perhaps let me know how many Christmas lights were damaged but, I don't have that information, there is no specific information, and I don't think it's fair to say that all of the lights from the bottom of the palm, which is what they're pretty much expressing, towards the top of the palm were damaged and that makes no sense because there's not one string, there's a

couple of them connected. So, once again, it's not a direction, per se, from the Board because we have a vendor, we have an agreement with the vendor but, the vendor has been very firm that he's not paying this amount because the invoice is inflated, he does not understand the damages. They actually disconnected the extension cords from one side and they kind of wrapped them around and left them on the side so they could pick it up, so I don't know. He did mention that he recalled one of the palms that was damaged, like it was cut, and that's the only one we have in the picture but, we don't have anything else, so I don't know.

Mr. Jimenez: So, what do we do, we say no?

Mr. Windley: Well, what kind of lights is he using?

Mr. Jimenez: They look like regular lights.

Mr. Crocamo: They look like regular little lights.

Mr. Jimenez: Yes.

Mr. Crocamo: And when you look at the little transformer in the box it's the exact same one that you have like on my Christmas tree, and it's basically the one that you just take the little fuse out, it's the exact same thing, it's nothing out of the ordinary.

Mr. Jimenez: That's too much for it.

Ms. Duque: Ok, so I think the direction from the Board is that we need more information.

Mr. Jimenez: Yes, we need more information.

Ms. Duque: And I can tell you, Jordan told me, listen if they tell me, because I know if we damage that light, we're the ones liable, he said I'd pay for that light, but he said I'm not going to pay \$403, he said I install lights, he does Christmas lights too, and he said I know how much they cost, and I'm not going to be paying for that.

Mr. Windley: Ok, that's just too much.

Mr. Crocamo: Right.

Mr. George: They used probably like a minimum fee, so my only comment is, we don't have a contract with them, so whatever his minimum damage fee it would not apply to the District, we wouldn't be responsible for it, and our contractor does have a contract with him and his position is he's not paying it.

Ms. Duque: Yes, correct, ok.

March 14, 2024

Enclave at Black Point Marina CDD

NINTH ORDER OF BUSINESS

Financial Reports

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

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

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



Secretary / Assistant Secretary



Chairman / Vice Chairman