

**MINUTES OF MEETING
ENCLAVE AT BLACK POINT MARINA
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Enclave at Black Point Marina Community Development District was held on Thursday, July 20, 2023, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley
Abraham Crocamo, Jr.
Reneé Maisonett

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Juliana Duque
Jesus Lorenzo
Gregory George

District Manager
Governmental Management Services
District Counsel

FIRST ORDER OF BUSINESS

**Oath of Office for Mr. Abraham
Crocamo, Jr.**

Ms. Duque: So, before I call the roll, we are going to administer the oath of office for Mr. Abraham Crocamo, so "I".

Mr. Crocamo: Abraham Crocamo Jr.

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

Mr. Crocamo: I do.

Ms. Duque: Thank you so much.

SECOND ORDER OF BUSINESS Roll Call

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

THIRD ORDER OF BUSINESS Approval of Minutes of the May 11, 2023 Meeting

Ms. Duque: Let's move forward to the approval of the minutes of the May 11, 2023 meeting. This is the moment to present any additions, corrections, or deletions to those. If there are none, a motion to approve them will take place.

On MOTION by Mr. Windley seconded by Ms. Maisonett with all in favor, the Minutes of the May 11, 2023 Meeting were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2024 Budget

A. Motion to Open the Public Hearing

Ms. Duque: The next item is the public hearing to adopt our budget, so I'm requesting the Board to make a motion to open the public hearing to adopt the fiscal year 2024 budget.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2023-04 Annual Appropriation Resolution

Ms. Duque: The next item is public comment or discussion, and just for the record there is no public present today. The proposed budget was discussed during our meeting on May 11, 2023, is there any additional discussion?

Mr. Windley: No.

Ms. Duque: Not hearing any, let's move forward to consideration of resolution #2032-04 which is the annual appropriation resolution. So, this resolution pretty much takes the proposed budget and makes it the District's adopted budget, a motion to approve the resolution will take place.

On MOTION by Mr. Windley seconded by Ms. Maisonett with all in favor, Resolution #2023-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2023-05 Levy of Non Ad Valorem Assessments

Ms. Duque: The next item is resolution #2023-05 which is the levy of the Non Ad Valorem Assessments. So, this resolution allows the District to levy the Non Ad Valorem Maintenance Assessments for the general fund and adopts the assessment roll of the Enclave at Black Point Marina CDD for the fiscal year 2024. As the Board knows, the District has certain improvements and also costs associated with the operation and maintenance of our District. The total of the general fund gross assessment for the fiscal year 2024 will be \$225,600 which is levied on 240 units within the District. The collection of those Non Ad Valorem Assessments is done by the Tax Collector of Miami-Dade County, so the portion of the assessments within the District is shown in the exhibit in your resolution, and you will be able to see that towards the end of the resolution. So pretty much this resolution allows the Tax Collector to levy the assessment on the Miami-Dade County tax bill. With that being said, a motion to consider resolution #2023-05 will take place.

On MOTION by Mr. Windley seconded by Ms. Maisonett with all in favor, Resolution #2023-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Duque: Then the next item is a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS

Ratification of 1X Trash & Debris Removal with The Lake Doctors, Inc.

Ms. Duque: The next item is ratification of the trash and debris removal with The Lake Doctors. We have discussed this already, we just like to bring this back to the

meeting so that it constitutes part of the records of today's meeting, a motion to ratify will take place.

On MOTION by Mr. Crocamo seconded by Ms. Maisonett with all in favor, ratifying the 1X trash and debris removal with The Lake Doctors, Inc. was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

A. Attorney – Memorandum on Required Ethics Training

Mr. George: Yes, in your agenda you have a memo prepared by our office and it's about 5 months early but, it's relevant just to bring to your attention, and to put on your radar that a new law passed in this last legislative session which now applies to the Special District officers which typically did not apply to you all before, but now you have to do 4 hours ethics training every year, certifying that on your Form 1s but, that will begin in January. So, we have here the dates and when you should be completing it and the training has to cover open meeting sessions, law, ethics, and that kind of stuff. There's some resources online you can use, so you don't have to pay to take a course, but that's just something you guys are going to have to start doing every year, and we'll remind District management to remind you.

Mr. Crocamo: So, for example, I do one for my life insurance license, and for my Series 6 I have to do an ethics training for 4 hours every single year.

Mr. George: I'm assuming it doesn't cover, Sunshine Law, or open meetings, so therefore it would not actually be applicable.

Mr. Crocamo: Ok.

Mr. George: Now if you had similar training that covered those subjects then yes.

Mr. Crocamo: Ok, and they're done online too?

Mr. George: Yes.

Mr. Crocamo: Ok, perfect.

Ms. Duque: Thank you so much for that Gregory. Unless there are any questions for the attorney, we can move to the next item.

B. Engineer

Ms. Duque: Let's move forward to the engineer's report. So, you have a copy of the engineer's report, we have received the engineer's report from Alvarez Engineers, and this is for our fiscal year 2023-2024. So, based on their review of the documents and the visits and inspections being made of the infrastructure that we currently have with the District, they find that the public infrastructure is maintained, and in good working condition, and that funds that we have budgeted for our 2024 fiscal year are sufficient to maintain that public infrastructure. So, this is just more for your information more than anything else, and this will be part of the records of the District.

C. Field Manager

1) Monthly Report

2) Discussion of Letter for Hurricane Preparedness with Tony's Nursery & Garden

Ms. Duque: So, let's move forward then to the field manager's report, Jesus.

Mr. Lorenzo: Good evening, everyone. Start with landscaping, the annuals are scheduled for change out this weekend, because the old ones needed to be disposed of, and then the new ones will be installed. As already mentioned, The Lake Doctors removed the debris and a lot of trash that's been removed. While back there I noticed a lot of encroachment issues, they were sent to the HOA and you should see it in your agenda packet as exhibit E, there were about 8, it's just trees that are growing between the fence of the homeowner and the CDD chain link fence. Two of them have already trimmed their trees and thrown the branches back in the easement after we just cleaned up the debris.

Mr. Crocamo: Didn't this happen not too long ago too?

Ms. Duque: Yes.

Mr. Lorenzo: Yes.

Mr. Crocamo: So, we went ahead and we cleaned it out for them and we told them it wasn't going to happen again.

Mr. Lorenzo: Yes.

Ms. Duque: Like you did it as a one-time cleaning, the entire area.

Mr. Crocamo: Yes.

Mr. Lorenzo: So, I sent it to the HOA, and they have them, and hopefully it gets taken care of, at least the two that threw the branches over and the ones if they maintain the trees, I want to say like 5 of them, if they tackle this now, the tree is not that big.

Ms. Maisonett: Ok.

Mr. Lorenzo: There's 2 or 3 trees that are pretty new.

Mr. Crocamo: There's a couple that I actually called the HOA because I see them behind my canal and I know it's the same thing but, one of those houses already knew it, their fence is here, the other fence is here, but their property goes to the chain link, so if anything is in-between and they already have a tree, actually they have 3 that are growing there already, and if they don't cut them now, they're going to be really thick and it's going to be impossible.

Mr. Lorenzo: Right.

Ms. Duque: And remember the canal does not belong to the District, it belongs to South Florida Water Management District and we are responsible to maintain that, the District is responsible to maintain it.

Ms. Maisonett: Yes, but we can't keep maintaining it if they keep filling it up.

Mr. Lorenzo: So, I've already identified all the units, I sent it to the HOA, it should be very easy for them, I have the unit with the picture.

Ms. Maisonett: And if we have to pay to have it maintained again, then we need to send the bill to the HOA.

Mr. Crocamo: Correct.

Mr. Lorenzo: So, back in May you know there was a power outage which knocked out both fountains, fountain #1 came back no problem, fountain #2 was having issues, and we had to get an electrician back several times that week, and he couldn't do anything, so we had Hall Fountains come out, the ones that installed the new fountain and there were issues with the motor, and the motor was replaced but, currently the last storm that was here, fountain #2 has been out again.

Ms. Maisonett: So, it had two storms.

Mr. Lorenzo: Yes, so the electrician is working his way to get there, I'm waiting for him to report back to see if we need to involve Hall Fountains, hopefully not.

Fountain #1 has been working fine so I'm not sure what's going on with the other one but, we'll look into it. I was hoping to have a resolution for you today but, I'll continue to follow up until that's resolved. There was an alligator removed back in May, you can see a picture of it there, the other ticket, there were no sightings to date, I reached out to the trapper directly to get all this information. The photocell behind the unit on the corner of 224th Terrace, those are already taken care of, and what seems to be happening is the overgrown landscaping is covering the photocell, so he trimmed it away for now but, that's something that we may have to revisit or maybe reroute the electrical back to the median so you can have the photocell there instead of the backyard. It's a little bit tricky I think because the homeowner, I don't know if he's living there, but I think we're dealing with the tenants, I'm not sure but, we have that resolved for now.

Ms. Duque: The problem with that also is remember that everything related to the electrical and the meter is HOA, it's not CDD, it does not belong to the CDD.

Ms. Maisonett: Right.

Ms. Duque: And it's located behind that median.

Ms. Maisonett: I don't know why they do that.

Mr. Lorenzo: So, for now, it's working, no issues. The permitting documents for the electrical enhancements, the engineer and Allstar Electrical are working on it, hopefully, we'll have more information by the next meeting, if not, the project will be commencing soon and we'll get you more information on that.

Ms. Duque: Maimi-Dade County requested additional plans to be provided, they are getting very picky, Miami-Dade County when it comes to permits. There are a lot of departments that never asked before for many projects, and I can tell you what we've had for a couple of projects in different Districts and it's being noticed in all of those projects. So, they requested this plan, and Jesus reached out to our District engineer, they provided us with the plans and the plans were sent to Miami-Dade County already, they reviewed it, Miami-Dade County reviewed it, and there are two comments. One related to a document signed, I believe Miami-Dade County wanted it to be signed a different way from the District engineer, and the second one is related to a meter itself. So, the engineer is working on that and then we'll go from there.

Ms. Maisonett: Ok.

Mr. Lorenzo: The accident back at the median back in December, it's been a little bit of a process with the claim, but the work as you know has already been completed, and everything has been restored, we've just been working on getting the claim together, so when we submitted the claim, they said that there was no property damage listed on the police report. We reached out to Miami-Dade County police to get the report revised, and they revised it, it took a little bit of work but, it did get done, and it's been submitted, and they were asking for 3 bids, the work has already been done. So, we responded accordingly and let them know that we were building an entity and everything was taken care of, and so Juliana is going to make the suggestion of maybe involving legal and have them reach out to them.

Ms. Duque: I think at this point, they said, oh we will not be able to proceed with your request because the police report doesn't say anything about property damage or landscape damage, so none of that. We reached out to the police and this was a really back-and-forth thing, because the police said, this is ridiculous because there is a picture of the accident, you have everything, why is the insurance asking you for all of that? Nevertheless, they were kind to actually make changes on that report, and they usually don't do that.

Mr. Lorenzo: And the officer had switched shifts so he was overnight on the weekend, so I called him over the weekend, but he got it taken care of, so we've done our part, the ball is in their court.

Ms. Duque: So, we did all of that, and now he's trying to get back to the insurance company and there is no response, I think this is the second or third email that you sent.

Mr. Lorenzo: Yes, the third email, right.

Ms. Duque: And no response.

Mr. Crocamo: And the person is a resident in there?

Ms. Maisonett: Yes, she lives in Crystal Cay.

Mr. Lorenzo: Right, but we've been dealing with the insurance company.

Ms. Duque: So, we can provide all of the information to the District attorney if the Board agrees with that and then perhaps the District attorney can send a letter for a request.

Ms. Maisonett: Ok.

Ms. Duque: So, I think we have the direction from the Board.

Mr. Lorenzo: Speaking of the fountain before I move on, the breaker was tripped so it's working now, so we'll keep our fingers crossed, I'll keep an eye on it as I do every time I'm in the neighborhood. Then last but not least, I know it was mentioned at the last meeting regarding the mosquitoes, I reached out and filed a couple of reports with Miami-Dade, they came out and dispatched somebody, I was able to speak with the field team, and they were able to meet with me, they placed a trap, the trap didn't meet the requirements, they sent out a spray check, and that's where I am on that.

Mr. Crocamo: I know they sprayed too because my wife saw them, the whole thing spraying out there.

Mr. Lorenzo: So, we've raised this also to the HOA to raise awareness, and for them to call. The more calls they receive the more little dots they see on their map, the more attention they'll give to the community or the District, so that was sent to the HOA as well and some of you guys got a mass email, and I think that's pretty much it from me unless you have any questions, I think we've covered everything.

Ms. Duque: So, the only additional item we need to do, and you might recall this, we do this every year, would you like to go over that Jesus?

Mr. Lorenzo: Yes, sure, so in order for FEMA to reimburse you, God forbid there is a hurricane or some type of natural disaster, you need to have some type of hurricane plan in place with your landscaping company, preferably with the company that services your District, so Tony's developed this, this is something that Juliana already mentioned, you do it every year, and this is just to list the pricing for labor, the trucks, all the dumping of debris and any other tree trimmings and stuff like that, so you have it in writing, God forbid something happens, the landscaper is able to mobilize number one, which also secures their services, as well as get reimbursement from FEMA.

Ms. Duque: Because that's a secure price too, when a hurricane hits like a lot of vendors come to you and they will charge you a lot, and then FEMA will say, no, we don't cover it.

Mr. Crocamo: Question, will it cover tornadoes because the last two storms we've had two tornadoes already back here, I think one was the 4th of July weekend or something like that.

Ms. Maisonett: It came to our house too because I noticed it was like, raining really heavy, and then all of a sudden, all the trees were bending.

Ms. Duque: Ok, so I need a motion to approve the letter for hurricane preparedness with Tony's Nursery.

On MOTION by Mr. Crocamo seconded by Ms. Maisonett with all in favor, accepting the letter from Tony's Nursery & Garden for hurricane preparedness was approved.

Ms. Duque: Thank you so much, Jesus.

D. Manager

1) Number of Registered Voters – 562

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

3) Consideration of Proposed Fiscal Year 2024 Meeting Schedule

Ms. Duque: So, moving forward we have the manager's report, and the only thing that I need to report on is that we have a number of registered voters within our District of 562 voters. The next item is the discussion of financial disclosure report from the Commission on Ethics and reminder to file the annual form. As it was mentioned already by the District attorney, remember that you need to file your Form 1s, and believe you all need to still file.

Mr. Crocamo: I emailed mine.

Ms. Duque: Ok.

Mr. Crocamo: Yes.

Ms. Duque: Did you do yours because the only one that shows they did their financial form was James, everybody else shows like it has not been received. So,

tomorrow, I will send an email to all of you, and you can fill out the form and you will send it to an email address that I'm going to provide you.

Ms. Maisonett: Ok.

Mr. Crocamo: Ok.

Ms. Duque: And Abraham, did you receive an email confirmation?

Mr. Crocamo: I'll check when I get back to my house.

Ms. Duque: Ok, you should have received that, and let me just make a note to send that to you guys. Then the next item that we have is consideration of the proposed fiscal year 2024 meeting schedule. So once again, we have our regular public meetings for fiscal year 2024 at 7:30 p.m. at the same location, Cornerstone Methodist Church, on the second Thursday of the following months and it's as you might know, it's every other month. So, we have the one for November, 2023, January, 2024, March, 2024, May, 2024, July 2024, and September, 2024 which are on the second Thursday of those months. If there are any changes to that schedule, I can take those, and if you want to keep it the same, with the same location, same time, then I would just need a motion from the Board to accept the proposed 2024 meeting schedule.

On MOTION by Ms. Maisonett seconded by Mr. Windley with all in favor, accepting the proposed Fiscal Year 2024 Meeting Schedule was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Ms. Duque: The next item is the financial reports, tab A is approval of the Check Register, and B tab is the Balance Sheet and Income Statement. Unless there are any questions about those, a motion to approve them will take place.

On MOTION by Mr. Windley seconded by Ms. Maisonett with all in favor, the Check Register and the Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any Supervisor's requests? Not hearing any, and just for the record there is no audience present today, 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 Ms. Maisonett with all in favor, the meeting was adjourned.

Ms. Duque: So, I know I asked the Board for a motion to adjourn but, I should not have because actually before the meeting I received a resignation letter from Renee. So, once again Renee, we are extremely sad that you are leaving us but very happy for you too.

Ms. Maisonett: Thank you.

Ms. Duque: At this moment I actually will need a motion from the Board to accept the resignation letter from Renee.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, accepting the resignation letter from Ms. Renee Maisonett was approved.

Ms. Duque: So, now once again, now we can adjourn the meeting, so a motion to adjourn will take place.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman