

**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, May 14, 2026, at 7:30 p.m. at 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

James Windley
Abraham Crocamo, Jr.
Navindra Singh
Andrew Jimenez

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jesus Lorenzo
Gabriella Fernandez

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lorenzo called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Mr. Pedro Carvajal

Mr. Lorenzo: Moving on to organizational matters, we have the acceptance of the resignation from Pedro Carvajal on page 4, he did not qualify to serve, so just a motion to accept that resignation from the Board.

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

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B. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #3 (11/2028)

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

D. Election of Officer(s)

Mr. Lorenzo: Moving forward to consideration of appointment of Supervisor to fill the unexpired term of office for seat #3 which expires in November, 2028, if the Board has anyone they wish to nominate please let me know. Does the Board have anybody they want to appoint?

Mr. Crocamo: I know my wife was thinking about it, and I've been thinking about the two being together, and it's probably better not to do it.

Mr. Lorenzo: If she runs it would be ok, if appointed then that's when you would run into a problem.

Mr. Crocamo: That's correct.

Mr. Lorenzo: Moving on to the election of officers, we're going to go ahead and skip that because we don't need to do that now since there is no appointment at this time.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
March 12, 2026 Meeting**

Mr. Lorenzo: Moving forward to the approval of the minutes of the March 12, 2026 meeting which you'll find on page 7. Unless the Board has any comments, adjustments or deletions or corrections please let me know, if not a motion to accept the minutes would be in order.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, the Minutes of the March 12, 2026 Meeting were approved.

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FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Mr. Lorenzo: Moving forward to the public hearing to adopt the fiscal year 2027 budget on page 26, so in order to enter the budget meeting we need make a motion to open the public hearing from the Board.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Mr. Lorenzo: Moving forward to public comment and discussion, there is nobody present online or present here with us this evening. Moving on to the resolution, unless the Board has any questions or concerns on the budget before I go into the resolution, there is no increase, we're keeping it the same. So going forward to consideration of resolution #2026-03 which is the appropriation resolution on page 35, so this is to go ahead and approve the budget and the annual appropriation and adopting the budget for fiscal year beginning October 1, 2026 and ending September 30, 2027. Unless the Board has any questions, I'm just looking for a motion to approve resolution #2026-03 would be in place.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Mr. Lorenzo: Moving forward to the consideration of resolution #2026-04 levying the Non Ad Valorem Assessments and you'll find that on page 38. This is resolution is to go ahead and impose the Non Ad Valorem Special Assessments for the fiscal year starting in 2026 and ending in 2027, and unless the Board has any questions, a motion would be in place to approve resolution #2026-04.

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Mr. Jimenez: Question is it staying the same?

Mr. Lorenzo: Yes, everything is staying the same.

Mr. Jimenez: Ok.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Lorenzo: So a motion to close the public hearing would be in place.

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

FOURTH ORDER OF BUSINESS Staff Reports

Mr. Lorenzo: Moving forward to staff reports, attorney.

A. Attorney

Ms. Fernandez: The only thing I have for you guys is a reminder that your Form 1s, statement of financial interest is due July 1st, it's online and you'll use the same email as last year, it should be a lot quicker than last year because we were setting it up last year, and this year it's kind of just asking if there have been any changes and so it should be a lot quicker, no more than 5 minutes. There's also going to be the box at the bottom of the form that indicates that you completed your 4 hours of ethics training, that's going to be the one you guys completed last year, December 2025, it kind of works like your taxes it's for the year before.

Mr. Crocamo: So do we have to do that again, or we do that one at the end of the year for next year?

Ms. Fernandez: Every year by July.

Mr. Lorenzo: Every year and it will be reported the next year.

Mr. Crocamo: Ok, so we can just do it now.

Ms. Fernandez: Yes, you can already do it, and if your seat is up for election then you have to go and qualify, so maybe just do it a little bit earlier than July 1st during that qualifying period, print out a hard copy and take with you to the office of the

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Supervisor of Elections with a money order for \$25 and two other forms because that's one of the requirements, and if you don't have it they'll turn you away.

Mr. Crocamo: Correct, and then this one we're going to get online for the financials like we do every year, we get that online.

Ms. Fernandez: Yes, and you can type in Florida Commission on Ethics portal and you login and it will already have the tab there where it says like 2026, click here and you can file it, it's just going to ask is this the same.

Mr. Crocamo: Perfect, the same thing that we did last year.

Ms. Fernandez: Yes.

Mr. Lorenzo: And it's going to ask you, it's on the honor system that you completed the ethics training last year.

Mr. Crocamo: Correct, ok.

Mr. Singh: Would you mind sending us the links?

Mr. Lorenzo: Yes, I'll send you the form, and Andrew and James, you're good for this year as far as the general election goes, so you guys don't fall into that procedure, you do have to submit your Form 1s by July 1st.

Ms. Fernandez: So you guys are July 1st, and you guys are June 12th by the latest because that's the last day to qualify, June 12th at 12:00 noon.

Mr. Lorenzo: Correct.

Ms. Fernandez: So maybe let's put June 11th.

Mr. Singh: Can you send us the link?

Mr. Lorenzo: Yes, I will send you the link and it's the same link as before.

Ms. Fernandez: And we give you guys lots of reminders because it's a personal obligation and they start assessing finds in September, so we want to make sure that you guys have enough time.

Mr. Lorenzo: So, it's due July 1st, and you have a grace period but, once September starts it's \$25 a day up to \$1,500 fine.

Mr. Crocamo: Right for every day that you haven't submitted.

Mr. Lorenzo: That's correct.

Mr. Singh: And they take a cashier's check, right.

Mr. Lorenzo: Yes, a cashier's check of \$25 if I'm not mistaken.

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Ms. Fernandez: Yes, and then two other forms of ID.

Mr. Crocamo: Is it cashier's check because I remember taking a money order over.

Ms. Fernandez: Yes, it's money order or cashier's check, it can't be cash or card, so a cashier's check is fine, or a money order is fine.

Mr. Singh: I thought they would take a personal check and I had to leave and go to the bank across the street.

Mr. Lorenzo: Anything else Gabby?

Ms. Fernandez: No I'm sorry, that's all I had.

B. Engineer

Mr. Lorenzo: Moving forward to the engineer, there's nothing under the engineer.

C. Field Manager

1) Monthly Report

2) Discussion of Proposal for Asphalt & Curb Repair

Mr. Lorenzo: Moving forward to the field manager's report which you'll find on page 45, you'll see some landscaping items that have been completed, the fertilization of the palm trees, the new coleus that you guys will see throughout the median and the roundabout. The irrigation system is fully functional, the second timer wasn't working, the timer was replaced and the system is not working, and when I say the second timer I mean the one on 229th lane.

Mr. Crocamo: And they were changing the lights, I believe it was last week I saw them there.

Mr. Lorenzo: They finished I think yesterday.

Mr. Crocamo: Yes, because I was talking to them the other day.

Mr. Lorenzo: Correct, and they started this week because some of them were on backorder from the distributor, so they were only able to install 6 and they installed the other ones.

Mr. Crocamo: Right because they had to go out and get the other ones, they told me that.

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Mr. Lorenzo: And there was an App, and I shared that information with Navindra and I can share that with you guys too if you guys are interested in changing the light colors, it's through an App.

Mr. Crocamo: I was going to say definitely since he's going to be gone for like 3 months.

Mr. Lorezno: Yes, so it's App, the only thing is you would have to put some tape over the photocell which is the first light at the median post.

Mr. Singh: Yes, I'll show you how to do it.

Mr. Crocamo: Ok, he'll show me.

Mr. Lorenzo: And I can show you guys too, it's very easy, just some black tape covering that.

Mr. Singh: I normally don't change it all the time, I just change it for like the holidays coming.

Mr. Crocamo: Correct.

Mr. Lorenzo: So, once that's on, once the lights are on then you can add it to the program.

Mr. Crocamo: Right so like the 4th of July and stuff like that.

Mr. Lorenzo: Right, you can change some of the colors, put them white, some of them blue, some of them red.

Mr. Crocamo: Perfect.

Mr. Lorenzo: So, those are good. I was talking to Navindra, he was thinking of maybe painting, I know you guys have a different base, or the lights that were installed have a different base which is a lighting post, the ones that you guys have with the color changing have like a little plastic, and let me give you guys an example. If you guys go to page of my report.

Mr. Singh: It's the junction box.

Mr. Lorenzo: Yes, it's the junction box and it sits on top, so if you guys go to page 54, you guys see that PVC box that it sits on top of, if you guys want, you can do it, you can have them installed with lighting post like the other lights but, it's going to be very expensive because they would have to rerun some of the wires and it's a little bit of an extensive job, or option two, which I was talking with Navindra which is very cost

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effective, just spray painting them black or green, I would say black so they're not as visible.

Mr. Crocamo: So that they're not that visible.

Mr. Lorenzo: Right, and it would turn into a maintenance thing to do every so often but, it's just spray painting.

Mr. Crocamo: And it's a lot cheaper with spray paint.

Mr. Lorenzo: So, are you guys ok with that spray painting them.

Mr. Crocamo: Yes.

Mr. Windley: Yes.

Mr. Lorenzo: Perfect, so we'll do that. As far as the lakes, they're doing well, the fountain was cleaned, and you guys can see pictures there on page 53 of the cleaning before and after.

Mr. Crocamo: Yes.

Mr. Lorenzo: Moving on to page 55, you guys remember talking at the last meeting about the asphalt.

Mr. Crocamo: Yes, I saw that today too.

Mr. Lorenzo: So, the two sections, you guys will see there in the first two pictures, and then the third section between the second medians, that's fine, there's really not much traffic, I mean you can shave a little bit of it, so that's fine. Now, if you guys go to the bottom left picture you'll see the curbing repair.

Mr. Crocamo: Right, that's the one from the accident.

Mr. Singh: No, this is from trucks.

Mr. Crocamo: Ok, trucks going forward.

Mr. Lorenzo: Yes, so I was talking to the contractor, and if you guys go to page 58 you'll see the proposal from Chandler Contractors who is the one that helped fix this repair in the first place when you guys did the electrical project to bring electricity to the roundabout, and the two medians. Included in this price would be reinforcing that curb so that it will hopefully extend the lifespan if not prevent it.

Mr. Singh: It got damaged mostly from the build out from Crystal Cay with all those trucks coming in and out.

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Mr. Crocamo: That and the majority of the damage when they were doing all the construction.

Mr. Lorenzo: And it may be a garbage truck, if I'm not here all the time to see that, so maybe UPS, I'm not sure, so as you guys see, it's listed there in four items, demo, removal, hauling and dumping of the concrete curb which is \$950, grinding and prepping of asphalt at two locations for \$425, forming and pouring the concrete curb, for \$1,850 and then the deliver and apply bonding agent, place and compact hot asphalt for \$750, so the total would be \$3,975. Unless the Board has any questions, I don't know if you want to table this or if you guys want to move forward.

Mr. Crocamo: And that's to fix the curb but, the curb is not just a crack, they have to take it out, they're going to replace it basically, they're going to take it out of there, and they have to form it again.

Mr. Lorenzo: And then he's going to reinforce it so that it will give it some extra support, so hopefully it won't happen again.

Mr. Crocamo: And the fixing of the asphalt on the other two section where we cut, remember where we cut for the electrical.

Mr. Lorenzo: Right, and what he's going to do is shave it down a little bit, put a bonding agent, and it's going to go look better than last time.

Mr. Crocamo: Correct, I'm fine with it.

Mr. Windley: Can we move forward with this, what do you guys think?

Mr. Jimenez: Yes.

Mr. Singh: Yes.

Mr. Lorenzo: And that's the proposal from Chandler Contractors in the amount of \$3,975 to repair the asphalt and the curb at the main roundabout.

On MOTION by Mr. Windley seconded by Mr. Crocamo with all in favor, accepting the proposal from Chandler Contractors in the amount of \$3,975 to complete the asphalt and curbing repairs at the main roundabout was approved.

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D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Lorenzo: Moving along to the next item on the agenda under the manager's section, we have consideration of the proposed fiscal year 2027 meeting schedule which you'll find on page 63, which you'll see every other month starting November 12, 2026, January 14, 2027, March 11, 2027, May 13, 2027, July 8, 2027 and September 9, 2027. Unless the Board has any adjustments they want to make, if not, a motion would be in place.

On MOTION by Mr. Jimenez seconded by Mr. Singh with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

4) Number of Registered Voters in the District – 585

Mr. Lorenzo: So, I know Gabby already mentioned the Form 1s, and I'll send you guys an email with regards to what you need to do and then James and Andrew have until July 1st to submit theirs. Just a reminder to complete the ethics training by December 31, 2026 which is something that is done every year, like I said, I will send you guys and email with the free courses, as well as the ones they charge for and you guys can do the free ones.

Mr. Crocamo: Can we do it now.

Mr. Lorenzo: Yes, you can do it now and you're going to be reporting it on the Form 1 next year.

Mr. Crocamo: Right.

Mr. Lorenzo: So, you're going to be asked to check off in this year's Form 1, is going to be for last year.

Mr. Crocamo: Right, last year.

Mr. Lorenzo: If you every complete it, you guys can send us an email with a screen shot or whatever, a receipt, and we'll save it in our system.

Mr. Crocamo: Ok.

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Mr. Lorenzo: So, if you every email it to me, I'll have my staff save it and we'll add it into a folder and we'll save it just in case it's needed but, it's on the honor system right now and it's just going to ask you when you do your Form 1 for the following year.

Mr. Crocamo: Ok but don't we have to take it with us?

Mr. Lorenzo: You already took it last year.

Mr. Crocamo: Ok, alright, perfect.

Mr. Lorenzo: Just the Form 1, you have to fill it out online and then print it and take it with you with the qualifying form that I'm going to send you.

Mr. Crocamo: Ok, perfect.

Mr. Lorenzo: Moving forward to line item #4 under the manager section, number of registered voters in the District on page 65 from the Supervisor of Elections, there's 585 registered voters in Enclave at Black Point Marina Community Development District. If you go backwards one second, so everyone is pending to file their Form 1s according to the last time we checked which was this month, which you guys already know.

5) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statue 189.069

Mr. Lorenzo: Moving forward to the final approval of the fiscal year 2025-2026 report of performance measures and standards as required by Florida Statute 189.069, which you guys know, we've done this last year, and it will be a continuous procedure as per the Florida Statutes which is just to make sure that the performance measures are basically to enhance accountability and transparency for all Community Development Districts, and this is something that they passed to make sure everybody is transparent and there's accountability factors. As you guys know, each year we use the same line items which is community communication and engagement, which is public meeting compliance, you'll see the meetings that you guys achieved, which is you held 4 meetings, the standard was achieved, and the standard was 3 meetings, but you held 4, notice of meetings and compliance, access to records compliance, infrastructure and facilities maintenance, financial transparency and accountability and the overall determination which you guys see there. Unless the Board has any

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questions, I just need a motion to approve the performance measures and standards for fiscal year 2025-2026.

On MOTION by Mr. Windley seconded by Mr. Singh with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

6) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Mr. Lorenzo: And going to the next item which would be consideration of the fiscal year 2026-2027 for performance measures and standards as required by Florida Statute 189.069 which you'll find on page 70. This is the same procedure, only now we're setting the template for this year and to meet it we'll go ahead and check in next year to make sure we met all the items which is the same as we had this year. So, unless the Board has any questions, a motion to accept this performance measures and standards for fiscal year 2026-2027 would be in place.

On MOTION by Mr. Crocamo seconded by Mr. Jimenez with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Lorenzo: Moving forward to the financial reports, tab A is the approval of the check register on page 75, and tab B is the approval of the unaudited financials on page 79. Unless the Board has any question, a motion to approve would be in place.

On MOTION by Mr. Windley seconded by Mr. Jimenez with all in favor, the Check Register and the Unaudited Financials were approved.

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**SEVENTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

Mr. Lorenzo: Moving forward to Supervisor's requests and audience comments, there is no audience present online and nobody here in the room with us. Does the Board have any requests?

Mr. Singh: I have one, I know for the past two years we've been trying to get the landscaping companies to line up their schedules so they the community is not half cut at one time, and I live where it splits in half so it's always uneven and the front is always nice and the rest of the community is not cut, or vice versa so I would like to see if we could possibly bid out the job to see if the HOA's company can do both, and see what we get back or vice versa, we have the CDD company do both, or we just get a quote and see what happens.

Mr. Lorenzo: Is that ok with the Board, is everybody ok with that?

Mr. Windley: Yes.

Mr. Crocamo: Yes.

Ms. Fernandez: So, if it's under \$195,000 we can just solicit proposals, if it's over \$195,000 we have to go out for bid.

Mr. Lorenzo: Right.

Mr. Singh: The one that we have here?

Ms. Fernandez: It's by Statute, if you hit \$195,000 it has to be an actual request for proposals, advertised but, if it's under, which I'm assuming it is, you can just solicit proposals.

Mr. Lorenzo: Right, and I will need to check the contract but, I know what we have in the line item for landscaping is \$30,000 and we're tracking a projected amount of \$29,000. There are two cuts monthly even during the summer months.

Mr. Crocamo: Right.

Mr. Lorenzo: So, I will get apples to apples comparisons and make sure we get pricing for the trimming as well, annuals, and the mulch, so I'll make sure that everything is included.

Mr. Singh: Yes, and we have both companies forever and they're both of them are really good so we already know that they're qualified, let's just try to get them on the same schedule because it's been a mission for the past 2 years.

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Mr. Lorenzo: So I can in the meantime send the landscaping schedule that we have because I get the schedule before the month starts, so I can send it to the HOA and hope that they maybe use it as the current HOA landscaper and hopefully they can either amend the same schedule or get close to it in the meantime.

Mr. Singh: Ok.

Mr. Lorenzo: Are there any other Supervisor's requests or comments?

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Lorenzo: Not hearing any, a motion to adjourn would be in order.

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

Signed by:

Jesus Lorenzo

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Secretary / Assistant Secretary

DocuSigned by:

James Windley

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Chairman / Vice Chairman

Certificate Of Completion

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Signer Events

James Windley

gnatsum2011@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
James Windley
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Signature Adoption: Pre-selected Style

Using IP Address:

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Timestamp

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Resent: 7/20/2026 9:24:19 AM

Resent: 7/22/2026 10:40:43 AM

Viewed: 7/22/2026 11:18:50 AM

Signed: 7/22/2026 11:19:27 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Jesus Lorenzo

jlorenzo@gmssf.com

Security Level: Email, Account Authentication
(None)

Signed by:
Jesus Lorenzo
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Signature Adoption: Pre-selected Style

Using IP Address:

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Resent: 7/14/2026 1:05:35 PM

Viewed: 7/14/2026 1:14:26 PM

Signed: 7/14/2026 1:14:33 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

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Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	7/14/2026 1:14:26 PM
Signing Complete	Security Checked	7/14/2026 1:14:33 PM
Completed	Security Checked	7/22/2026 11:19:27 AM
Payment Events	Status	Timestamps