



***Enclave at Black Point Marina
Community Development District***

www.enclaveatblackpointcdd.com

Dennis Misigoy, Chairman
James Windley, Vice Chairman
Andell Daniels, Assistant Secretary
Navindra Singh, Assistant Secretary
Abraham Crocamo, Jr., Assistant Secretary

January 9, 2020



Enclave at Black Point Marina Community Development District

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January 2, 2020

Board of Supervisors Enclave at Black Point Marina Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Enclave at Black Point Marina Community Development District** will be held on **January 9, 2020 at 7:30 p.m. at Cornerstone Methodist Church, 20740 Old Cutler Road, Cutler Bay, Florida**. Following is the advance agenda:

Segment I:

1. Roll Call
2. Organizational Matters
 - A. Acceptance of Resignation Letter from Ms. Andell Daniels – *pending receipt of resignation letter*
 - B. Consideration of Appointment of Supervisor to Unexpired Term of Office (11/2020)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Election of Officers
3. Approval of Minutes of the November 14, 2019 Meeting

Segment II – Workshop Section:

~Discussion of Any Projects and Workshop Items

Segment III:

4. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report
 - D. Manager
6. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.enclaveatblackpointcdd.com>

**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, November 14, 2019 at 7:30 p.m. at Cornerstone Methodist Church, 20740 Old Cutler Road, Cutler Bay, Florida.

Present and constituting a quorum were:

Dennis Misigoy	Chairman
James Windley	Vice Chairman
Abraham Crocamo, Jr.	Assistant Secretary
Navindra Singh	Assistant Secretary

Also present were:

Juliana Duque	Governmental Management Services
Vanessa Steinerts	District Counsel
Residents	

Segment I:

FIRST ORDER OF BUSINESS

Roll Call

Ms. Duque called the meeting to order at 7:35 p.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Organizational Matters

- A. **Acceptance of Resignation Letter from Ms. Andell Daniels – *pending receipt of resignation letter***
- B. **Consideration of Appointment of Supervisor to Unexpired Term of Office (11/2020)**
- C. **Oath of Office for Newly Appointed Supervisor**
- D. **Election of Officers**

Ms. Duque: I notified the Board prior to the meeting that we received a request from Ms. Andell Daniels that she would like to resign from her position. We sent her documents that we need to have in place to be able to proceed, but we have not received anything as of today. So, this item will be tabled until the next meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
September 12, 2019 Meeting**

Ms. Duque: This is the time to provide any additions, corrections or deletions to the minutes of the September 12, 2019 meeting. If none, a motion to approve would be in order.

On MOTION by Mr. Windley seconded by Mr. Singh with all in favor the Minutes of the September 12, 2019 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Ratification of Termination Letter
for Agreement with Eco-Blue
Aquatic Services, Inc.**

Ms. Duque: This agreement was terminated after the last meeting. A motion to ratify the termination would be in order.

On MOTION by Mr. Misigoy seconded by Mr. Singh with all in favor termination of the Agreement with Eco-Blue Aquatic Services, Inc. was ratified.

FIFTH ORDER OF BUSINESS

**Ratification of Lake and Fountain
Maintenance Services
Agreement with The Lake
Doctors, Inc.**

Ms. Duque: I would like to present the last report we received from our new aquatic maintenance company, The Lake Doctors. It seems that the community is pleased. I received a couple of emails from residents saying they were happy with the service provided by The Lake Doctors and wanted to thank the Board for changing companies. I would like to remind those present today that the community is saving money with this new vendor as well. You may recall that you requested Abraham to work with me in terms of the landscaping for the lakes. A motion to ratify the agreement would be in order.

On MOTION by Mr. Singh seconded by Mr. Crocamo with all in favor the Lake and Fountain Maintenance Services Agreement with The Lake Doctors, Inc. was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2019

Ms. Duque: The Board is already familiar with this process. This letter serves as a way of communicating to the Board that we are renewing our agreement. Grau and Associates will establish the new terms and fee for the 2019 audit. You may recall the amount was a not-to-exceed of \$3,200 and the audit was completed on September 30, 2019. A motion to approve the engagement letter with Grau & Associates would be in order.

On MOTION by Mr. Windley seconded by Mr. Misigoy with all in favor the Engagement Letter with Grau & Associates to perform the audit for the Fiscal Year ending September 30, 2019 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Preliminary Overall Community Site Plan

Ms. Duque: We talked about this somewhat during our last meeting. There were a couple of questions about this new development, how that was going to take place, and what is coming. I received an email from Navindra, but I have also communicated with Terry Baluja from Lennar. At this point, there is no certainty about when the project will start or how they will be addressing some issues and concerns that the community has in terms of the roads. Once again, the roads are not CDD roads but we are trying to work with Lennar to do what is best for the community. What they told me is that they are currently working on an agreement with the property owners on that side, so they can bring in construction trucks through that section. That's not 100% completed. So, for now we have to wait. That's the only information that I have for the Board. Once again, I will encourage residents to forward any questions to the HOA Property Manager. If we all put our forces together, that's a way of pushing Lennar to let us know when the project will start and how this project will take place, but as of this date, there is no other information that I can present.

Mr. Misigoy: As a point of information and just to confirm, I know that the roads are all county roads but was the road construction part of what was funded originally with the bonds?

Ms. Duque: I would have to go back and look at the Indenture, but generally that's how it happens.

Mr. Misigoy: I just wanted to let people know where I'm at with this. I think a lot of us received a notice maybe a month or so ago with the hearing number. I called the number and, at least when I talked with them last week, Lennar still had four departments that they had to get sorted through that they didn't quite have right yet. When they do have that hearing though about the zoning for whatever it is that they are asking for it's going to be with the South Bay Community Council that meets at the library. Obviously, that hasn't been set yet. When they do it, they have to send out a notice for it. That's something to keep an eye out for. My thought in terms of that is to see if we can get them to carry some of the burden because obviously that's going to add quite a bit wear and tear to our roads. According to the design that is currently on their website, they show three entrances to the community; two of them go through ours. So hopefully we can get something out of that because it is going to be for something that we are all still paying for.

Mr. Singh: They show a bridge.

Mr. Misigoy: Yes.

Mr. Singh: They spent \$3 million to construct a bridge going in and out of the community.

Ms. Duque: The point that Dennis is making is very valid. The day of the public hearing the community can be present and voice their concerns.

Mr. Misigoy: Yes. Those are public hearings that are open to everyone. Obviously if you received a notice it's probably going to impact you, so you want to make time for it.

Mr. Crocamo: That's what they told us. Everyone is going to receive a mailing telling us when that hearing is. It is very important that everyone shows up that day, because it's going to put a lot of traffic on our roads.

Mr. Windley: Adding another 300 houses in that area will cause serious traffic.

Mr. Crocamo: I know that they are supposed to do a bridge on the other side.

Mr. Misigoy: I will try to stay on top of it and spread stuff out to the normal channels as well. If anyone by chance missed the notice, it would also be posted online on Miami-Dade County's website. There is also a website for the South Bay Community Council. If you look at the listings for the meetings, you will be able to see the advertisement. The last thing I saw was for this month.

Mr. Singh: You said that they are working with the homeowners in our community on that side to bring in construction equipment?

Ms. Duque: Correct. It said in an email that they are working with the south side. It's not your side. Your side is the next entrance.

Mr. Crocamo: The entrance where that lake house is. There is another entrance on that side.

Ms. Duque: So, the construction will actually occur through that section but it's always good, as Dennis mentioned, to have that clear.

Mr. Singh: There's only one entrance in and that's through our community.

Mr. Crocamo: There is an entrance to those properties back there through where the dump site is. You can actually go in through there.

Mr. Singh: Through the farm side.

Ms. Duque: I believe that's the south property that Lennar is talking about.

Mr. Crocamo: There are houses back there. There is an entrance from there too, which I use all the time. We play golf back there.

Ms. Duque: We will now proceed to the workshop.

Segment II: Workshop Section:

(The Board had a workshop meeting at this time to discuss the following items.)

≈ Discussion of Any Projects and Workshop Items

Segment III:

EIGHTH ORDER OF BUSINESS

Authorization or Approvals Requiring Board Action for Items Discussed During Workshop

Ms. Duque: The only item that I would like to mention is that the Board would like to wait for the additional lake fountain and explore the possibility as part of the construction project. In the next couple of months, we will look into the services provided

by the new vendor to those lakes and go from there. The second item is the approval for The Lake Doctors to install three light bulbs in our fountain in the amount of \$280. This service will be provided in December, so we don't have to incur any extra expenses.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Steinerts: I would just like to apologize to the Board for being a few minutes late. Traffic was bad.

Ms. Duque: It was only two minutes, you are good.

B. Engineer

Ms. Duque: There is nothing to report.

C. Field Manager – Monthly Report

Ms. Duque: The report is in your agenda package. We have to re-treat the Copperleaf roundabout. This service is included in the landscaping agreement we have with Tony. There is nothing else to report at this time.

Mr. Singh: The plants look like they are dead all the time.

Ms. Duque: Remember, this is the new plant material that we installed. We have to give it some time because of when we installed it.

Mr. Crocamo: It was very hot.

Ms. Duque: It was in the dry season.

Mr. Crocamo: They were shocked.

Ms. Duque: But they are coming back. They are trying to do their best to maintain it. You received the annuals at the entrance. Remember that was done for free.

D. Manager

Ms. Duque: There is nothing to report.

TENTH ORDER OF BUSINESS

Financial Reports

- A. **Approval of Check Register**
- B. **Balance Sheet and Income Statement**

Ms. Duque: Tab A is the Check Register and Tab B is the Balance Sheet and Income Statement. Unless anyone has any questions, a motion to approve these items would be in order.

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

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Duque: Are there any other Supervisors Requests? Hearing none, are there any audience comments?

Mr. Misigoy: It's certainly not a request on my side, but I'm also a member of the community, so I will quickly comment because I know some of the folks out here and some of the discussion outside of the meetings and official channels have been about the police and what's available within the community. One of the services that the CDD paid for, for a number of years now, has been to have off-duty police patrols. We have a certain number of hours based on the price and how much we have budgeted for it. This comes out of the operational budget. Correct me if I'm wrong, but was it \$69 per hour or \$68 per hour?

Ms. Duque: \$69 per hour.

Mr. Misigoy: \$69 per hour for off-duty Miami-Dade police.

Mr. Singh: How much on holidays?

Ms. Duque: \$98 on holidays.

Mr. Misigoy: We had a quick discussion about this at the last meeting where we said we are going to opt to not do holidays because we figured more people would be home and the rate was steep. We are just trying to be thrifty with those resources, but do as much as we can. I think that is one of the appropriate functions of government at any level, which is to try to protect what we can. Obviously, there is finite limit to it, and we don't have dedicated resources. So, we are doing what we can with Miami-Dade County police patrols. Some people online brought up concerns about their hours. I've seen them

coming home or being there at different times in the middle of the day. People who have concerns say that is not the best time. I'm on the fence. I don't know the best solution because on the one hand, a lot of people are at work in the middle of the day. I feel like that could be a target time, but I can also understand at night. Everyone has their car parked and not locked, which is a different issue. So, the question is what is the best time and what can you do? I don't think you can ever stop it. I won't go into too many other details, but that was something that was mentioned. I don't know if anyone has any input that they want to give with regards to that. I don't have all of the answers for it, but that's at least what we tried to do as a Board. I can try to brainstorm some other solutions to stretch that out, but at the end of the day, the question is what do we get from the community and what are the thoughts and feelings? At the end of the day, it's not just our money.

Resident (Michael Hoover, SW 227 Terrace): That's it. If you want really good input, people have to understand what it is they can get because you are going to get crazy, out of this world, unrealistic stuff. If they understand what they are getting, people can give input based on those parameters, which is what we were talking about.

Resident (Not Identified): I'm new in the community. I just moved here about six months ago, but I'm concerned. I was reading on Facebook that there have been a lot of break-ins into cars. Is this something new or has it been going on for a while?

Mr. Windley: It's really not a break-in because owners are leaving their cars unlocked. So, you have guys coming through at 2:30 a.m. to 3:00 a.m. checking doors. If the doors are locked, they move on. So, make sure that your car is locked.

Resident (Michael Hoover, SW 227 Terrace): It's not just our community, it's everywhere you go.

Mr. Misigoy: They were only doing it in the summertime because kids were running around.

Mr. Crocamo: I can tell you that the few times when we have seen it, it's been young kids. We had them on camera. They went into my daughter's jeep because it's a soft top. They actually touched every one of the other handles, but the doors were locked, so they went through the soft top. Like I told her, don't keep your personal wallet inside of the car at night.

Mr. Misigoy: To answer the question, it comes and goes. I heard about it at other times in the past. This is hard for me to say because who really knows what happens at everybody's house, but at least in terms of how much I have heard, sometimes I've heard more in the past and then it quieted down. I heard a little more recently like you, but I don't know that it's consistent. It is something that has been brought up and has been a concern, but like James said, if the vehicle is not locked? From what I've seen, no one has been smashing windows and running off with stuff. It's been nothing that traumatic.

Ms. Duque: We manage another District, the Palm Glades CDD. They have a meeting on Tuesday. In that community, they used to have police officers but we removed the off-duty police service because they hired security guards. The budget is high in terms of that, but they only had break-ins that occurred when cars were unlocked. Also, during this time of the year with the delivery of packages, maybe we should send an email blast to the community so residents are aware that they are looking into that too. People are driving behind the trucks, waiting until the package is delivered and then get the package. That's taking place in this specific community. Now the security guards are mentioning an Amazon Uber type of system where certain vehicles can deliver those packages as well. So, it's not only UPS and FedEx. Other vehicles are delivering packages. Just be aware so you don't get alarmed about why a vehicle is dropping off a box. It's important for the community to know that because it makes you alert. Perhaps it's good for the HOA to approach the homeowners and remind them to be cautious during this time of year.

Resident (Michael Hoover, SW 227 Terrace): In the past we talked about having 24-hour security, gates, etc., but everything boils down to certain retention. That's number one. Number two, money. Of course, we can have 24/7 security all year round, but you are going to pay a lot of money.

Mr. Misigoy: There are a lot of practical problems and concerns that came about, number one, the community that is going to be built nearby. These are all public and county roads and we can't deny access. It's a public road. They can do it.

Mr. Crocamo: Right. Where the farmland was.

Resident (Not Identified): Where the farmland is, they bought the plantation, both sides, where there are bananas, mangos, etc.

Mr. Misigoy: Off the southeast corner to the east side.

Mr. Crocamo: Where the trailer is.

Resident (Not Identified): On both sides.

Ms. Duque: Yes.

Mr. Misigoy: Where the trail splits off, Lennar is going to start building over there, but they have other things to do first.

Resident (Not Identified): They are actually constructing on both sides.

Mr. Misigoy: I just know about what they posted.

Resident (Not Identified): I was looking at that.

Ms. Duque: That road is also part of the project.

Resident (Not Identified): It's on both sides.

Ms. Duque: Remember the road we were talking about that is only one way?

Mr. Crocamo: Yes.

Ms. Duque: That is also part of the project.

Mr. Misigoy: That would at least be one positive.

Resident (Not Identified): According to their site plan, they are not going to expand it. There is still going to be one-way in.

Resident (Michael Hoover, SW 227 Terrace): No. Half of the road belongs to our community and the other half belongs to that property. Whoever builds on this side has to build the road and whoever builds on the other side has to build the other road. So, it will become two ways.

Mr. Singh: Not on the site plan.

Resident (Michael Hoover, SW 227 Terrace): That's the way it is anywhere you construct anything here in South Florida.

Ms. Duque: That's according to the email I received.

Mr. Misigoy: These are items that we will hash out when they finally have the public hearing for it.

Ms. Duque: Yes, but that's the email I received from Lennar too. The Development Plans include the completion of that. Are there any other comments?

Resident (Michael Hoover, SW 227 Terrace): Could we suggest police hours?

Mr. Misigoy: We could definitely suggest it.

Resident (Michael Hoover, SW 227 Terrace): At what point do we suggest it?

Mr. Crocamo: You can send a letter.

Mr. Misigoy: In terms of anything someone suggested, we have the floor open now if anyone has input. I don't think we can do that as a Board. So, you tell me.

Resident (Michael Hoover, SW 227 Terrace): Who is picking the hours?

Ms. Duque: Let me explain. Remember that we are recording today's meeting. Thank you. When this took place and the Board approved entering into this agreement with Miami-Dade County, what was said back at the time is that we will not provide the hours or perhaps inform the community about the hours because as per Miami-Dade police reports, a lot of the incidents come from inside of the community. So, if residents know when the police officers are in the community, it pretty much defeats the purpose. There are certain statistics that the Miami-Dade Police Department has that depends on the people that report the crimes. There are a lot of residents that don't report what takes place. If something is stolen from a vehicle and they don't call because they left their car unlocked, people feel ashamed to call the police and say, "no, they didn't break the window. I just left the car open." They don't report it. If you don't report it, they will not have it in their statistics. So, they will go with whatever crimes took place and that is how they prepare their schedule.

Resident (Michael Hoover, SW 227 Terrace): So somewhere in the Police Department, someone is in charge of looking at the statistics and saying, "Officer X, you are supposed to be in this community between this time and this time."

Ms. Duque: Correct.

Resident (Michael Hoover, SW 227 Terrace): So, they are making the schedule for us.

Ms. Duque: That is correct. They are trying to provide the best schedule based on the Crime Reports.

Resident (Michael Hoover, SW 227 Terrace): At the end of the day, they schedule it and they have 24 hour monitoring a month that they apply to our community.

Ms. Duque: That is correct.

Resident (Michael Hoover, SW 227 Terrace): That is being reported and recorded.

Ms. Duque: Correct. The District has a contract with Miami-Dade County. After the schedule is out, it is the officers who actually say, "I will do this one. I will do that one." They create "tickets," which has the information and hours that the service is going to be

provided as well as the officer who is onsite. We take the tickets we receive and compare with the invoices. That's how it works.

Resident (Michael Hoover, SW 227 Terrace): Thank you for explaining this in detail because it makes sense now. As far as coming up with a solution and recommendation, off the top of my head, I just don't know if I have the right idea because I don't understand the critical times. If I said that I wanted certain times at nighttime, the reports might be completely off.

Mr. Misigoy: Yes. I think short of being able to allocate more resources and having more manhours there, I don't know that there are easy and obvious solutions. Obviously, that is a trade off because that incurs a cost.

Resident (Michael Hoover, SW 227 Terrace): Have you seen large blocks of hours or smaller amount of hours spread out throughout the month?

Ms. Duque: It depends. Sometimes you have days of the week or weekends. Sometimes we have two or four police cars on a road. It all depends. They will have two one day or three another day. The schedule is not the same. They don't manage it like that.

Mr. Misigoy: It's irregular.

Resident (Michael Hoover, SW 227 Terrace): It doesn't look like it's irregular. It's spread throughout the month. When you run out of hours, you know how many hours they are out?

Ms. Duque: No.

Resident (Michael Hoover, SW 227 Terrace): Let's say for the month of October, most of our crimes were committed between 5:00 p.m. to 7:00 p.m., that's when they decide to go out there.

Ms. Duque: But remember, the community is reporting to Miami-Dade County, because if something happens and the residents don't call Miami-Dade County and say, "Yes, I left my car unlocked," they don't know. So, you need to report it. We had this conversation in Palm Glades. We have an officer onsite who told us that if people don't call them, they don't know. The community can talk and complain all they want, but they are not getting the information so it's difficult to allocate those specific times.

Resident (Michael Hoover, SW 227 Terrace): What's going on makes total sense. People can request different things, but if they don't understand what's going on,

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everybody can just go in all day long. The other thing that I wanted to mention is I see trucks, 18 wheelers, going around the roundabout and killing the plants where you guys just planted. I'm just mentioning this for the future, now that we are going to have construction trucks coming into the community. You guys still need to get an idea of where those construction trucks are coming in. We are going to get a lot of 18 wheelers trying to use the roundabout going onto the grass.

Mr. Misigoy: They are going to have to go the long way around to get to the other side.

Resident (Michael Hoover, SW 227 Terrace): I have seen them with my own eyes, which is why I am mentioning it now. I want to know where construction trucks are going to come in, through the back or the front.

Ms. Duque: That's good input, Michael. We appreciate it. Are there any other audience comments? Hearing none, a motion to adjourn would be in order.

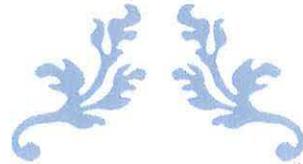
TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman



ENCLAVE AT BLACK POINT MARINA CDD

FIELD REPORT



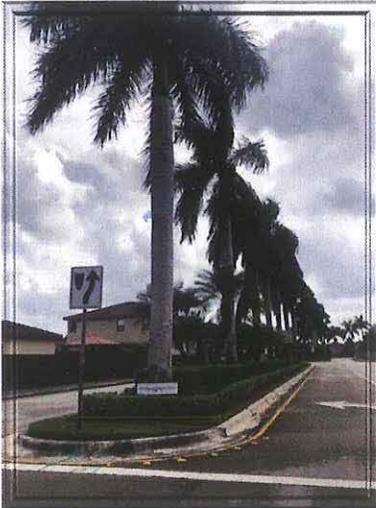
JANUARY 9, 2020

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

ENCLAVE AT BLACK POINT MARINA CDD

LANDSCAPE

- Regular mowing performed as per contract.
- Trimming schedule has been performed as per the existing landscape contract.
- All District landscape was maintained, and all areas were sprayed for weeds. Pest control took place toward the end of December.
- New annuals were installed.
- Mulch was installed.
- Copper leaf plants at the roundabout were inspected, and the irrigation system is properly working.





LAKE

- Lake Doctors provided services to the fountain as per the agreement. Repairs for the electrical issues at the fountain are in working progress. All repairs will be completed towards the middle of the month.



**Enclave at Black Point Marina
Community Development District**

Check Run Summary

January 9, 2020

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
11/15/19	885-891	\$10,386.57
11/18/19	892-894	\$5,201.79
12/18/19	895-903	\$226,014.28
Total		<u>\$241,602.64</u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/15/19	00005	9/30/19	158669	201909	310	51300	31500			*	1,311.50		
			SEPT 19 - GENERAL COUNSEL						BILLING, COCHRAN, HEATH, LYLES,			1,311.50	000885
11/15/19	00038	10/15/19	84956006	201911	320	53800	41500			*	219.99		
			CABLE/INT SVC THRU 11/14						COMCAST			219.99	000886
11/15/19	00006	10/01/19	74343	201910	310	51300	54000			*	175.00		
			SPECIAL DISTRICT FEE FY20						DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000887
11/15/19	00001	11/01/19	181	201911	310	51300	34000			*	2,751.17		
			NOV 19 - MANAGEMENT FEES							*	83.33		
		11/01/19	181	201911	310	51300	35100			*	208.33		
			NOV 19 - COMPUTER TIME							*	83.33		
		11/01/19	181	201911	310	51300	31300			*	9.75		
			NOV 19 - DISSEMINATION							*	1,000.00		
		11/01/19	181	201911	310	51300	49500			*			
			NOV 19 - WEBSITE ADM							*			
		11/01/19	181	201911	310	51300	42500			*			
			NOV 19 - COPIES							*			
		11/01/19	182	201911	320	53800	34000			*			
			NOV 19 - FIELD SERVICES						GMS-SF, LLC			4,135.91	000888
11/15/19	00015	11/04/19	18781	201911	310	51300	32200			*	500.00		
			AUDIT FYE 09/30/2019						GRAU AND ASSOCIATES			500.00	000889
11/15/19	00040	11/01/19	468681	201911	320	53800	46800			*	130.00		
			NOV 19 - WATER MGMT SVC							*	150.00		
		11/01/19	468682	201911	320	53800	46300			*			
			QUARTERLY FOUNTAIN SVC						THE LAKE DOCTORS, INC.			280.00	000890
11/15/19	00032	11/01/19	29110119	201911	320	53800	46201			*	1,280.00		
			NOV 19 - PORTER SERVICES							*	2,484.17		
		11/01/19	32110119	201911	320	53800	46200			*			
			NOV 19 - LAWN SERVICE						TONY'S NURSERY & GARDEN			3,764.17	000891
11/18/19	00038	11/11/19	84956006	201912	320	53800	41500			*	113.04		
			CABLE/INT SVC THRU 12/14						COMCAST			113.04	000892

*** CHECK DATES 10/22/2019 - 12/31/2019 ***

ENCLAVE AT BLACK POINT MARINA
BANK A ENCLAVE AT BPM - GF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
11/18/19	99999	11/18/19	VOID 201911 000-00000-00000		C	.00	
			VOID CHECK				
*****INVALID VENDOR NUMBER*****							.00 000893
11/18/19	00034	5/20/19	3797169 201905 320-53800-34500	SECURITY THRU 05/20/19	*	205.50	
		7/15/19	3779091 201907 320-53800-34500	SECURITY THRU 07/15/19	*	205.50	
		7/15/19	3791438 201907 320-53800-34500	SECURITY THRU 07/15/19	*	205.50	
		7/15/19	3808110 201907 320-53800-34500	SECURITY THRU 07/15/19	*	205.50	
		7/15/19	3809255 201907 320-53800-34500	SECURITY THRU 07/15/19	*	205.50	
		8/12/19	3812054 201908 320-53800-34500	SECURITY THRU 08/12/19	*	207.00	
		8/12/19	3812783 201908 320-53800-34500	SECURITY THRU 08/12/19	*	207.00	
		8/26/19	3809110 201908 320-53800-34500	SECURITY THRU 08/26/19	*	207.00	
		8/26/19	3810712 201908 320-53800-34500	SECURITY THRU 08/26/19	*	207.00	
		8/26/19	3811062 201908 320-53800-34500	SECURITY THRU 08/26/19	*	207.00	
		8/26/19	3811396 201908 320-53800-34500	SECURITY THRU 08/26/19	*	207.00	
		9/09/19	3811397 201909 320-53800-34500	SECURITY THRU 09/09/19	*	207.00	
		9/09/19	3813558 201909 320-53800-34500	SECURITY THRU 09/09/19	*	207.00	
		9/09/19	3814300 201909 320-53800-34500	SECURITY THRU 09/09/19	*	207.00	
		9/09/19	3815784 201909 320-53800-34500	SECURITY THRU 09/09/19	*	207.00	
		9/09/19	3818495 201909 320-53800-34500	SECURITY THRU 09/09/19	*	207.00	
		9/23/19	3818058 201909 320-53800-34500	SECURITY THRU 09/23/19	*	207.00	
		10/21/19	3824800 201910 320-53800-34500	SECURITY THRU 10/21/19	*	207.00	
		11/04/19	3812609 201911 320-53800-34500	SECURITY THRU 11/04/19	*	207.00	
		11/04/19	3817259 201911 320-53800-34500	SECURITY THRU 11/04/19	*	231.75	
		11/04/19	3817260 201911 320-53800-34500	SECURITY THRU 11/04/19	*	207.00	

*** CHECK DATES 10/22/2019 - 12/31/2019 ***

ENCLAVE AT BLACK POINT MARINA
BANK A ENCLAVE AT BPM - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/19		3817261	201911 320-53800-34500						SECURITY THRU 11/04/19	*	207.00		
11/04/19		3824177	201911 320-53800-34500						SECURITY THRU 11/04/19	*	207.00		
11/04/19		3828742	201911 320-53800-34500						SECURITY THRU 11/04/19	*	310.50		
MIAMI-DADE POLICE DEPARTMENT												5,088.75	000894
12/18/19	00005	10/31/19	159166	201910	310-51300-31500				OCT 19 - GENERAL COUNSEL	*	500.00		
BILLING, COCHRAN, HEATH, LYLES,												500.00	000895
12/18/19	00019	12/03/19	10242	201912	310-51300-45000				ADD'L PROPERTY	*	625.00		
EGIS INSURANCE ADVISORS,LLC												625.00	000896
12/18/19	00018	12/18/19	TAX REC	201912	300-20700-10000				TRANSFER OF TAX RECEIPTS	*	209,841.74		
ENCLAVE AT BLACK POINT MARINA CDD												209,841.74	000897
12/18/19	00037	12/01/19	686097	202001	320-53800-34500				JAN - MAR - MONITORING	*	1,862.04		
12/01/19		686097	202001 320-53800-34500						OCT - DEC - MONITORING	*	620.68-		
ENVERA												1,241.36	000898
12/18/19	00001	12/01/19	183	201912	310-51300-34000				DEC 19 - MGMT FEES	*	2,751.17		
12/01/19		183	201912 310-51300-35100						DEC 19 - COMPUTER TIME	*	83.33		
12/01/19		183	201912 310-51300-31300						DEC 19 - DISSEMINATION	*	208.33		
12/01/19		183	201912 310-51300-49500						DEC 19 - WEBSITE ADMIN	*	83.33		
12/01/19		183	201912 310-51300-51000						DEC 19 - SUPPLIES	*	23.48		
12/01/19		183	201912 310-51300-42000						DEC 19 - POSTAGE	*	7.82		
12/01/19		183	201912 310-51300-42500						DEC 19 - COPIES	*	62.30		
12/01/19		184	201912 320-53800-34000						DEC 19 - FIELD SERVICES	*	1,000.00		
GMS-SF, LLC												4,219.76	000899
12/18/19	00040	12/01/19	474437	201912	320-53800-46800				DEC 19 - WATER MGMT	*	130.00		
THE LAKE DOCTORS, INC.												130.00	000900

ENCL --ENCLAVE-- PPOWERS

*** CHECK DATES 10/22/2019 - 12/31/2019 ***

ENCLAVE AT BLACK POINT MARINA
BANK A ENCLAVE AT BPM - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/18/19	99999	12/18/19	VOID	201912 000-00000-00000		C	.00		
			VOID CHECK						
								*****INVALID VENDOR NUMBER*****	.00 000901
12/18/19	00034	5/20/19	3801376	201910 320-53800-34500	OFF DUTY SECURITY	*	205.50		
		6/17/19	3805257	201910 320-53800-34500	OFF DUTY SECURITY	*	205.50		
		7/15/19	3798794	201910 320-53800-34500	OFF DUTY SECURITY	*	205.50		
		7/15/19	3808616	201910 320-53800-34500	OFF DUTY SECURITY	*	205.50		
		8/26/19	3813036	201910 320-53800-34500	OFF DUTY SECURITY	*	191.25		
		9/23/19	3812607	201910 320-53800-34500	OFF DUTY SECURITY	*	207.00		
		9/23/19	3819766	201910 320-53800-34500	OFF DUTY SECURITY	*	207.00		
		10/07/19	3812608	201910 320-53800-34500	OFF DUTY SECURITY	*	207.00		
		10/07/19	3817272	201910 320-53800-34500	OFF DUTY SECURITY	*	207.00		
		10/21/19	3819305	201910 320-53800-34500	OFF DUTY SECURITY	*	207.00		
		10/21/19	3827058	201910 320-53800-34500	OFF DUTY SECURITY	*	207.00		
		11/04/19	3827898	201910 320-53800-34500	OFF DUTY SECURITY	*	207.00		
		12/02/19	3831242	201910 320-53800-34500	OFF DUTY SECURITY	*	483.00		
		12/02/19	3832080	201911 320-53800-34500	OFF DUTY SECURITY	*	207.00		
								MIAMI-DADE POLICE DEPARTMENT	3,152.25 000902
12/18/19	00032	12/01/19	29120119	201912 320-53800-46201	DEC 19 - PORTER SERVICES	*	1,280.00		
		12/01/19	32120119	201912 320-53800-46200	DEC 19 - LANDSCAPE MAINT	*	2,484.17		
		12/04/19	32120419	201911 320-53800-46202	508 BAGS OF MULCH	*	2,540.00		
								TONY'S NURSERY & GARDEN	6,304.17 000903
							TOTAL FOR BANK A	241,602.64	
							TOTAL FOR REGISTER	241,602.64	

ENCL --ENCLAVE-- PPOWERS

ENCLAVE AT BLACK POINT MARINA

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

November 30, 2019

	<u>Governmental Fund Types</u>			<u>Totals</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>(Memorandum Only) 2020</u>
<u>ASSETS:</u>				
Cash	\$102,605	---	---	\$102,605
Investments:				
<u>Series 2017</u>				
Reserve	---	\$115,790	---	\$115,790
Interest	---	\$23	---	\$23
Revenue	---	\$42,806	---	\$42,806
Acquisition & Construction	---	---	\$213,328	\$213,328
Cost of Issuance	---	---	\$9	\$9
Due from General Fund	---	\$7,148	---	\$7,148
TOTAL ASSETS	<u>\$102,605</u>	<u>\$165,767</u>	<u>\$213,336</u>	<u>\$481,709</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$6,079	---	---	\$6,079
Due to Debt Service	\$7,148	---	---	\$7,148
<u>FUND BALANCES:</u>				
Reserved for Debt Service	---	\$165,767	---	\$165,767
Reserved for Capital Projects	---	---	\$213,336	\$213,336
Unreserved	\$89,377	---	---	\$89,377
TOTAL LIABILITIES & FUND BALANCES	<u>\$102,605</u>	<u>\$165,767</u>	<u>\$213,336</u>	<u>\$481,709</u>

ENCLAVE AT BLACK POINT MARINA

COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended November 30, 2019

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
Revenues				
Maintenance Assessments	\$164,160	\$5,116	\$5,116	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$164,160	\$5,116	\$5,116	\$0
Expenditures				
Administrative				
Supervisor Fees	\$6,000	\$1,000	\$600	\$400
FICA Taxes	\$459	\$77	\$46	\$31
Engineering Fees	\$5,000	\$833	\$0	\$833
Arbitrage	\$650	\$650	\$0	\$650
Dissemination Agent	\$2,500	\$417	\$417	\$0
Attorney Fees	\$20,000	\$3,333	\$500	\$2,833
Annual Audit	\$3,200	\$533	\$500	\$33
Trustee Fees	\$5,000	\$0	\$0	\$0
Management Fees	\$33,014	\$5,502	\$5,502	(\$0)
Computer Time	\$1,000	\$167	\$167	\$0
Telephone	\$150	\$25	\$0	\$25
Postage	\$500	\$83	\$10	\$73
Meeting Room Rental	\$360	\$60	\$0	\$60
Insurance	\$7,438	\$7,438	\$6,931	\$507
Printing & Binding	\$1,000	\$167	\$104	\$63
Legal Advertising	\$1,000	\$167	\$0	\$167
Other Current Charges	\$500	\$83	\$97	(\$14)
Website Compliance	\$1,000	\$167	\$167	\$0
Office Supplies	\$500	\$83	\$0	\$83
Dues, Licenses & Subscriptions	\$175	\$29	\$175	(\$146)
Capital Outlay	\$250	\$42	\$0	\$42
Field				
Field Manager	\$12,000	\$2,000	\$2,000	\$0
Security	\$40,000	\$6,667	\$6,592	\$75
Internet	\$0	\$0	\$220	(\$220)
Virtual Guard Monitoring	\$10,000	\$1,667	\$0	\$1,667
Landscape Maintenance	\$30,000	\$5,000	\$4,968	\$32
Landscape Replacement	\$10,000	\$1,667	\$2,540	(\$873)
Lake Maintenance	\$5,500	\$917	\$360	\$557
Fountains	\$1,500	\$250	\$150	\$100
Repairs & Maintenance	\$1,500	\$250	\$0	\$250
Irrigation Repairs	\$5,000	\$833	\$0	\$833
Porter Service	\$15,360	\$2,560	\$2,560	\$0
Contingency	\$4,784	\$797	\$0	\$797
TOTAL EXPENDITURES	\$225,340	\$43,463	\$34,605	\$8,858
Excess (deficiency) of revenues over (under) expenditures	(\$61,180)	(\$38,347)	(\$29,489)	\$8,858
Net change in fund balance	(\$61,180)	(\$38,347)	(\$29,489)	\$8,858
FUND BALANCE - Beginning	\$63,969		\$118,866	
FUND BALANCE - Ending	\$2,789		\$89,377	

ENCLAVE AT BLACK POINT MARINA

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2017

Statement of Revenues, Expenditures and Changes in Fund Balance
For the Period Ended November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
<u>REVENUES:</u>				
Special Assessments - A	\$227,026	\$0	\$7,148	\$7,148
Interest Income	\$0	\$0	\$651	\$651
TOTAL REVENUES	\$227,026	\$0	\$7,800	\$7,800
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$52,231	\$52,231	\$52,231	\$0
Interest Expense - 05/1	\$52,231	\$0	\$0	\$0
Principal Expense - 05/1	\$120,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$224,463	\$52,231	\$52,231	\$0
Excess (deficiency) of revenues over (under) expenditures	\$2,563	(\$52,231)	(\$44,432)	\$7,800
Net change in fund balance	\$2,563	(\$52,231)	(\$44,432)	\$7,800
FUND BALANCE - Beginning	\$93,505		\$210,199	
FUND BALANCE - Ending	\$96,068		\$165,767	

ENCLAVE AT BLACK POINT MARINA

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND - SERIES 2017

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended November 30, 2019

Description	ADOPTED BUDGET	PRORATED THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$659	\$659
TOTAL REVENUES	\$0	\$0	\$659	\$659
EXPENDITURES:				
Improvements (1)	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$659	\$659
Net change in fund balance	\$0	\$0	\$659	\$659
FUND BALANCE - Beginning	\$0		\$212,677	
FUND BALANCE - Ending	\$0		\$213,336	

ENCLAVE AT BLACK POINT MARINA
COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<u>Series 2007A Special Assessment Bond:</u>
Original Issue Amount:	\$3,380,000
Interest Rate:	5.40%
Maturity Date:	May 1, 2037
Reserve Fund Requirement:	Lesser of:
	(i) Max Annual Debt Service for Bonds Outstanding
	(ii) 125% of Average Debt Service for Bonds Outstanding
	(iii) 10% of Original proceeds

Bonds outstanding - 9/30/13		\$3,065,000
Less:	11/1/13	\$0
	5/1/14	(\$65,000)
	5/1/15	(\$65,000)
	5/1/16	(\$70,000)
	5/1/17	(\$75,000)
	5/1/17	Special (\$20,000)
	6/30/17	Special (\$2,770,000)
Current Bonds Outstanding:		<u><u>\$0</u></u>

Bond Issue:	<u>Series 2017 Special Assessment Refunding Bonds</u>
	\$7,790,000
Interest Rate:	1.750% - 4.000%
Maturity Date:	May 1, 2037
Reserve Fund Requirement:	\$111,331.25

Bonds outstanding - 6/29/2017:		\$3,085,000
Less:	5/1/18	(\$110,000)
	5/1/19	(\$115,000)
Current Bonds Outstanding:		<u><u>\$2,860,000</u></u>

