BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

LANDOWNERS' MEETING & REGULAR BOARD MEETING

NOVEMBER 18, 2026

10:30 A.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
5505 Blue Lagoon Drive
Miami, Florida 33126
LANDOWNERS' MEETING
November 18, 2026
10:30 a.m.

A. Call to Order

B. Proof of Publication……Page 1

C. Establish Quorum

D. Consider Adoption of Election Procedures……Page 3

E. Election of Chairperson for Landowners' Meeting

F. Election of Secretary for Landowners' Meeting

G. Approval of Minutes

1. November 7, 2026 Landowners' Meeting Minutes…….....Page 6

H. Election of Supervisors

1. Determine Number of Voting Units Represented or Assigned by Proxy…….Page 9
2. Nomination of Candidates
3. Casting of Ballots……..Page 10
4. Ballot Tabulations

I. Certification of the Results

J. Landowners' Comments

K. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57929	IPL0382409	Legal Ad - IPL0382409	Notice of Landowners' Meeting	2.0	70.0L

ATTENTION: Black Creek Community Development District IP
c/o Special District Services, Inc.
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS' MEETING and REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Black Creek Community Development District (the "District") will hold a Landowners' Meeting and Regular Board Meeting at **10:30 a.m., or as soon thereafter as can be heard, on November 18, 2026**, in Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126

The primary purpose of the Landowners' Meeting is to elect one (1) Supervisor to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Board Meeting is to consider any business that may lawfully and properly come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings.

The meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Supervisors may participate by speaker telephone.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-313-3661 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

Meetings may be cancelled from time to time without advertised notice.

BLACK CREEK community development district
www.blackcreekcdd.org
IPL0382409
Oct 22,29 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in MIami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
10/22/26 Print, 10/29/26 Print

Print Tearsheet Link

Marketplace Link

Sherry Chasteen

Sworn to and subscribed before me on Oct 29, 2026, 8:48 AM EDT

AMANDA RODELA
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 135511392
MY COMMISSION EXPIRES 4/15/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
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BLACK CREEK community development district
www.blackcreekcdd.org
IPL0382409
Oct 22,29 2026

SPECIAL DISTRICT (CDD)
ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.

c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.

b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 7, 2023

A. CALL TO ORDER

District Manager Nancy Nguyen called the November 7, 2023, Landowners' Meeting of the Black Creek Community Development District (the "District") to order at 10:30 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Waterford District Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Landowners' Meeting had been published in the ***Miami Daily Business Review*** on October 17, 2023, and October 24, 2023, as legally required.

C. ESTABLISH QUORUM

Ms. Nguyen requested that the landowners of property within the District identify themselves and register the number of acres/lots they own and/or being represented by proxy in the District. A sign-in sheet was provided. Ms. Nguyen stated that the attendance of Proxy Holder Teresa Baluja, representing Lennar Homes, LLC, constituted a quorum and it was in order to proceed.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Ms. Nguyen presented the Election Procedures and stated that it would be in order to review and approve same. There being no comments or changes, the Proxy Holder approved the Election Procedures, as presented.

E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING

Ms. Nguyen stated that it would be in order to elect a Chairperson for the Landowners' Meeting. The Proxy Holder elected Nancy Nguyen, District Manager, to serve as Chairperson for the Landowners' Meeting. Ms. Nguyen accepted the position.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Ms. Nguyen stated that it would be in order to elect a Secretary for the purpose of conducting and recording the events of the Landowners' Meeting. Ms. Baluja elected Ms. Nguyen to serve as Secretary for the Landowners' Meeting. Ms. Nguyen accepted the position.

G. APPROVAL OF MINUTES

1. November 2, 2021, Second Landowners' Meeting

Ms. Nguyen presented the minutes of the November 2, 2021, Second Landowners' Meeting and asked the *Proxy Holder* if there were any changes or revisions to same. There being no comments or changes, the Proxy Holder approved the November 2, 2021, Second Landowners' Meeting Minutes, *as presented*.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Ms. Nguyen stated that there were **442 Voting Units** being represented/assigned by Ms. Baluja, the attending Proxy Holder on behalf of Lennar Homes, LLC, the primary landowner and developer in the District.

2. Nomination of Candidates

Ms. Nguyen stated that the terms of office of three (3) Members of the Board of Supervisors were expiring and that it would be in order to nominate candidates for election to fill the 3 positions currently held by Raisa Krause, Teresa Baluja, and Marc Szansz.

Ms. Baluja nominated the following persons for election to the Board of Supervisors of the District:

Raisa Krause
Teresa Baluja
Marc Szansz

There being no further nominations from the floor, Ms. Nguyen closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

Ms. Baluja was requested to cast votes for the following slate of nominees: Raisa Krause, Teresa Baluja, and Marc Szansz. Ms. Nguyen stated that the two (2) candidates receiving the highest number of votes would each serve a four-year term of office expiring in November 2027; and the one (1) candidate receiving the next highest number of votes would each serve a two-year term of office expiring in November 2025.

4. Ballot Tabulations

Ms. Nguyen announced the following election results:

Raisa Krause received **441** Votes
Teresa Baluja received **442** Votes
Marc Szansz received **442** Votes

Ms. Nguyen stated that **Teresa Baluja** and **Marc Szansz** would each serve four (4) year terms and such terms of office would expire in November 2027; **Raisa Krause** would serve a two (2) year term of office and such term of office would expire in November 2025.

5. Certification of Results

Ms. Nguyen asked Ms. Baluja if there were any objections to the election results or to the procedures followed. There being no comments or objections, Ms. Nguyen declared the election results complete, final and certified.

I. LANDOWNERS' COMMENTS

There were no additional comments.

J. ADJOURNMENT

There being no further business to conduct at the Landowners' Meeting, the meeting was declared adjourned by the presiding Chairperson, Nancy Nguyen, at approximately 10:32 a.m. There were no objections.

_____ _____

Chairperson Secretary

LANDOWNER PROXY

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the initial meeting of the landowners of the **Black Creek Community Development District** to be held on November 18, 2026 at 10:30 a.m. at Lennar Homes, LLC, 5505 Waterford District Drive Miami, Florida 33126, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

_____
Printed Name of Legal **Owner/Entity**

_____ _____
Signature of Legal Owner (and/or **Authorized Representative**) Date

Parcel(s) Description(s)*{Folio Number(s)} **# of Units/Acres**

_____ _____

_____

_____

*Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), *Florida Statutes* (2026), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: ___

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT # _____

SAMPLE BALLOT

BLACK CREEK
COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING

ELECTION OF BOARD SUPERVISORS

NOVEMBER 18, 2026

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **Black Creek Community Development District,** constituting _____ Acre(s)/Lot(s)/Unit(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate	**Number of Votes**
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

{The two (2) candidates receiving the highest number of votes shall each be elected for a four (4) year term of office; the three (3) candidates receiving the next highest number of votes shall each be elected for a two (2) year term of office.}

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

_____

_____

_____

AGENDA
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
5505 Waterfront Drive
Miami, Florida 33126
REGULAR BOARD MEETING
November 18, 2026
10:30 a.m.

A. Call to Order

B. Proof of Publication……Page 12

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public for Items Not on the Agenda

I. Approval of Minutes

1. October 21, 2026 Regular Board Meeting……....Page 14

J. Old Business

K. New Business

L. Administrative & Operational Matters

1. Reminder of Ethics Training
2. General Election

M. Board Member & Staff Closing Comments

N. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57929	IPL0379274	Legal Ad - IPL0379274	Black Creek CDD	1.0	73.0L

ATTENTION: Black Creek Community Development District IP
c/o Special District Services, Inc.
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Black Creek Community Development District** (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126 at **10:30 a.m.** on the following dates:

October 21, 2026
November 18, 2026
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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Black Creek community development district
www.blackcreekcdd.org
IPL0379274
Oct 9 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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Print Tearsheet Link

Marketplace Link

Sherry Chasteen

Sworn to and subscribed before me on Oct 29, 2026, 8:48 AM EDT

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

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Black Creek community development district
www.blackcreekcdd.org
IPL0379274
Oct 9 2026

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2026

A. CALL TO ORDER

District Manager Armando Silva called the October 21, 2026, Regular Board Meeting of the Black Creek Community Development District ("District") to order at 10:39 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Waterford District Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the Miami Herald on October 21, 2026, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that a quorum had been established with the attendance of Vice Chairperson Carmen Orozco and Supervisors Raisa Krause and Vanessa Perez and it was in order to proceed.

Staff in attendance included District Manager Armando Silva of Special District Services, Inc., and District Counsel Michael Pawelczyk of Billing Cochran, P.A.

Others in attendance: Maria Santi, Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Ms. Maria Santi advised that the Siena Reserve Master Association ("Association") Advisory Group had met and inquired about coordinating with the District and the police department to address concerns regarding e-bikes and motorcycles within the community. Mr. Silva stated that he would be happy to coordinate with the Association and police department to explore a collaborative response, noting that similar concerns are affecting other communities and districts.

Ms. Santi also requested a crosswalk connecting the north and south sides of SW 232nd Street and advised that she had submitted a request to the area County Commissioner. Mr. Silva requested the corresponding service request (SR) number so the District could follow up on the request and potential funding, noting that the right-of-way is owned by Miami-Dade County.

F. APPROVAL OF MINUTES

1. September 16, 2026, Regular Board Meeting & Public Hearing

Mr. Silva presented the September 16, 2026, Regular Board Meeting & Public Hearing minutes. There being no changes, a **MOTION** was made by Ms. Perez, seconded by Ms. Krause, and unanimously passed approving the minutes, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2026-11 – Goals and Objectives Annual Report

Mr. Silva presented Resolution No. 2026-11, entitled:

RESOLUTION NO. 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva reviewed the District's Goals and Objectives Annual Report. Following discussion, the Board determined that the prior fiscal year's goals and objectives had been accomplished and agreed to continue the goals, objectives and performance measures for Fiscal Year 2026/2027.

A **MOTION** was made by Ms. Perez, seconded by Ms. Orozco and unanimously passed accepting Resolution No. 2026-11, as presented, adopting the Black Creek Community Development District's Goals and Objectives Annual Report and continuing the District's goals and objectives for Fiscal Year 2026/2027; further authorizing the publication on the District website.

2. Consider Resolution No. 2026-12 – Adopting a Fiscal Year 2025/2026 Amended Budget

Mr. Silva presented Resolution No. 2026-12, entitled:

RESOLUTION NO. 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an overview of the Fiscal Year 2025/2026 Amended Budget, reflecting revised revenues and expenditures for the operating and debt service funds. The amended operating budget included adjustments for administrative and maintenance expenses, with a projected September 30, 2026, operating fund balance of approximately $1,354,474. Following discussion:

A **MOTION** was made by Ms. Perez, seconded by Mr. Krause and passed unanimously approving and adopting Resolution No. 2026-12, as presented, thereby adopting the Fiscal Year 2025/2026 Amended Budget.

3. ADD-ON: Consider Resolution No. 2026-13 – Completion of the 2020 Project

Mr. Silva presented Resolution No. 2026-13, entitled:

RESOLUTION NO. 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE +BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT FINDING AND DECLARING THE SERIES 2020 PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES*, WITHIN WHICH PROPERTY OWNERS WITHIN THE INITIAL BOUNDARIES OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented Resolution No. 2026-13, declaring the Series 2020 Project complete pursuant to the District Engineer's October 19, 2026 certificate and establishing the 30-day period under Section 170.09, Florida Statutes, for eligible property owners to prepay debt assessments without interest.

A **MOTION** was made by Ms. Perez, seconded by Ms. Krause, and unanimously passed approving Resolution No. 2026-13.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Reminder of Ethics Training

Mr. Silva reminded the Board Members of the annual four-hour ethics training requirement applicable to elected officials and the importance of completing and reporting the required training.

2. General Election

Mr. Silva advised that Ms. Maria Santi had been elected unopposed to Seat No. 1 and would take office on the second Tuesday following the General Election.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Ms. Orozco, seconded by Ms. Perez, and unanimously passed adjourning the Regular Board Meeting at 11:03 a.m.

Secretary/Assistant Secretary	Chairperson/Vice-Chairperson