



**BLACK CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MAY 21, 2025  
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  
**REGULAR BOARD MEETING**  
May 21, 2025  
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. March 19, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 15
  - 2. Consider Approval of Audit Renewal.....Page 17
  - 3. Qualified Elector (Registered Voter) Certification Announcement.....Page 21
  - 4. Consider Resolution No. 2025-05 – Calling a Final Landowners’ Meeting.....Page 23
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn



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	Amount	Cols	Depth
142115	596126	Print Legal Ad-IPL01960610 - IPL0196061		\$845.74	2	48 L

**Attention:** Laura J. Archer

Black Creek Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

### BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024/2025 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 16, 2024**  
**November 20, 2024**  
**March 19, 2025**  
**April 16, 2025**  
**June 18, 2025**  
**July 16, 2025**  
**September 17, 2025**

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.

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 ensure 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 any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
www.blackcreekcdd.org  
IPL0196061  
Sep 30 2024

### PUBLISHED DAILY MIAMI-DADE-FLORIDA

### STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

09/30/24

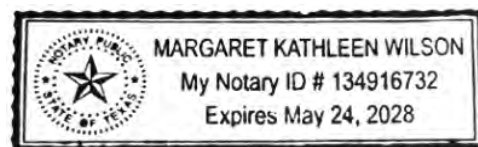
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 30th day of September in the year of 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 19, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the March 19, 2025, Regular Board Meeting of the Black Creek Community Development District (the “District”) to order at 10:32 a.m. at the offices of Lennar Homes, LLC located at 5505 Blue Lagoon 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 September 30, 2024, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Teresa Baluja and Supervisors Raisa Krause and Vanessa Perez.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**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**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. October 16, 2024, Regular Board Meeting Minutes**

Mr. Silva presented the October 16, 2024, Regular Board Meeting minutes and asked if there were any comments and/or changes.

There being no comments or changes, a **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed approving the October 16, 2024, Regular Board Meeting minutes, *as presented*.

**G. OLD BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Mr. Silva presented Resolution No. 2025-01, entitled:

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided an explanation for the document. Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed to approve and adopt Resolution No. 2025-01, *as amended*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for May 21, 2025, at 10:30 a.m. at the offices of Lennar Homes, LLC located at 5505 Waterford Drive, Miami, Florida 33126; and further authorizes publication/notice of the budget public hearing, as required by law.

**2. Consider Resolution No. 2025-02 – Registered Agent Change**

Mr. Silva presented Resolution No. 2025-02, entitled:

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

Mr. Silva explained that Florida Statutes requires that the District designate a registered office and registered agent for the purpose of accepting service of process, notice, or demand that is required by law to be served upon the District. He further explained that it is necessary to designate a new registered agent and update the business address of the registered office.

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed designating Michael J. Pawelczyk as the Black Creek Community Development District registered agent, and designating the registered office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301.

**3. Consider Amended and Restated Landscape Maintenance Agreement (FRD Lawn Care)**

Mr. Silva presented the Amended and Restated Landscape Maintenance Agreement between the Black Creek CDD and FRD Lawn Care. Mr. Silva stated that certain tracts of land had been conveyed to the District which required the maintenance of landscaping. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed approving the Amended and Restated Landscape Maintenance Agreement between the Black Creek CDD and FRD Lawn Care

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

Mr. Silva presented the Board with the Assignment, Assumption and Acceptance of Agreement Rights for the D & B Property and Kendall Assemblage North. Mr. Pawelczyk provided an explanation for the documents. a discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Perez and unanimously passed approving the Assignment, Assumption and Acceptance of Agreement Rights between D & B Property and Kendall Assemblage North, Black Creek CDD and Miami Dade County in substantially final form.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board member or staff closing comments.

**O. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Perez and passed unanimously adjourning the Regular Board Meeting at approximately 10:43 a.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chairperson

Publication Date  
2025-05-08

Subcategory  
Miscellaneous Notices

Notice of Public Hearing & Regular Board Meeting of the  
Black Creek Community Development District

The Board of Supervisors (the "Board") of the Black Creek Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 21, 2025, at 10:30 a.m., or as soon thereafter as can be heard, in a Meeting Room of Lennar Homes, LLC located at 5505 Waterford District Drive, Miami, Florida 33126.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the District's Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Scheduled Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

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 toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Black Creek Community Development District

[www.blackcreekcdd.org](http://www.blackcreekcdd.org)

IPL0229693

May 1,8 2025

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL  
BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Black Creek Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2025/2026, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2025/2026 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Operating Fund Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of May, 2025.

**ATTEST:**

**BLACK CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# Black Creek Community Development District

**Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

# CONTENTS

<b>I</b>	<b>FINAL BUDGET</b>
<b>II</b>	<b>DETAILED FINAL BUDGET</b>
<b>III</b>	<b>DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2020)</b>
<b>IV</b>	<b>DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2022)</b>
<b>V</b>	<b>DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2024)</b>
<b>VI</b>	<b>ASSESSMENT COMPARISON</b>

**FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	147,915
Maintenance Assessments	370,468
Debt Assessments (2020)	263,617
Debt Assessments (2022)	1,298,238
Debt Assessments (2024)	66,689
Other Revenue	0
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 2,148,127</b>
<b>EXPENDITURES</b>	
<b>Maintenance Expenditures</b>	
Annual Engineer's Report & Inspections	3,000
Field Operations Management	1,500
Street/Roadway Maintenance/Signage	3,000
Miscellaneous Maintenance	10,000
Wall Feature Maintenance/Upkeep	4,000
Landscape Maintenance	80,000
Storm Drainage/Class V Permit	15,000
Maintenance Contingency	231,740
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 348,240</b>
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	30,132
Legal	15,000
Assessment Roll	6,000
Audit Fees	7,000
Arbitrage Rebate Fee	650
Insurance	7,500
Legal Advertisements	10,000
Miscellaneous	1,000
Postage	525
Office Supplies	525
Dues & Subscriptions	175
Trustee Fees	12,750
Continuing Disclosure Fee	2,000
Website Management	2,000
Administrative Contingency	44,983
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 140,240</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 488,480</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,659,647</b>
Bond Payments (2020)	(247,800)
Bond Payments (2022)	(1,220,344)
Bond Payments (2024)	(62,687)
<b>BALANCE</b>	<b>\$ 128,816</b>
County Appraiser & Tax Collector Fee	(42,939)
Discounts For Early Payments	(85,877)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	145,609	147,915	147,915	Expenditures Less Interest /.94
Maintenance Assessments	354,793	370,468	370,468	Expenditures/.94
Debt Assessments (2020)	263,618	263,617	263,617	Bond Payments/.94
Debt Assessments (2022)	1,298,245	1,298,238	1,298,238	Bond Payments/.94
Debt Assessments (2024)	0	66,699	66,689	Bond Payments/.94
Other Revenue	0	0	0	
Interest Income	25,659	240	1,200	Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 2,087,924</b>	<b>\$ 2,147,177</b>	<b>\$ 2,148,127</b>	
<b>EXPENDITURES</b>				
<b>Maintenance Expenditures</b>				
Annual Engineer's Report & Inspections	2,000	3,000	3,000	No Change From 2024/2025 Budget
Field Operations Management	1,500	1,500	1,500	Field Operations Management
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance	0	3,000	10,000	\$7,000 Increase From 2024/2025 Budget
Wall Feature Maintenance/Upkeep	0	4,000	4,000	No Change From 2024/2025 Budget
Landscape Maintenance	21,024	60,000	80,000	\$20,000 Increase From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	15,000	New Requirement In Miami-Dade County
Maintenance Contingency	0	273,740	231,740	Maintenance Contingency
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 24,524</b>	<b>\$ 348,240</b>	<b>\$ 348,240</b>	
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	28,440	29,292	30,132	CPI Adjustment
Legal	23,909	12,000	15,000	\$3,000 Increase From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	Assessment Roll
Audit Fees	5,600	6,700	7,000	Has Increased Due To Third Bond Issue
Arbitrage Rebate Fee	650	650	650	Arbitrage Rebate Fee
Insurance	6,594	7,300	7,500	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	30,869	3,000	10,000	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	501	1,000	1,000	No Change From 2024/2025 Budget
Postage	810	525	525	No Change From 2024/2025 Budget
Office Supplies	1,105	525	525	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	8,277	12,750	12,750	Has Increased Due To Third Bond Issue
Continuing Disclosure Fee	1,000	2,000	2,000	Has Increased Due To Third Bond Issue
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	55,363	44,983	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 115,930</b>	<b>\$ 139,280</b>	<b>\$ 140,240</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 140,454</b>	<b>\$ 487,520</b>	<b>\$ 488,480</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,947,470</b>	<b>\$ 1,659,657</b>	<b>\$ 1,659,647</b>	
Bond Payments (2020)	(250,801)	(247,800)	(247,800)	2026 P & I Payments
Bond Payments (2022)	(1,235,137)	(1,220,344)	(1,220,344)	2025 P & I Payments
Bond Payments (2024)	0	(62,697)	(62,687)	2025 P & I Payments
<b>BALANCE</b>	<b>\$ 461,532</b>	<b>\$ 128,816</b>	<b>\$ 128,816</b>	
County Appraiser & Tax Collector Fee	(19,792)	(42,939)	(42,939)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(80,279)	(85,877)	(85,877)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 361,461</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED FINAL DEBT SERVICE FUND (SERIES 2020) BUDGET

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	14,380	400	1,000	Projected Interest For FY 2025/2026
NAV Tax Collection	250,801	247,800	247,800	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 265,181</b>	<b>\$ 248,200</b>	<b>\$ 248,800</b>	
<b>EXPENDITURES</b>				
Principal Payments	90,000	95,000	100,000	Principal Payment Due In 2026
Interest Payments	154,975	150,850	147,800	Interest Payments Due In 2026
Transfer To Construction Fund	6,541	0	0	
Bond Redemption	0	2,350	1,000	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 251,516</b>	<b>\$ 248,200</b>	<b>\$ 248,800</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 13,665</b>	<b>\$ -</b>	<b>\$ -</b>	

## Series 2020 Bond Information

Original Par Amount =	\$4,365,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.00% - 4.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	January 2020		
Maturity Date =	June 2050		
Par Amount As Of 1/1/25 =	\$4,015,000		

# **DETAILED FINAL DEBT SERVICE FUND (SERIES 2022) BUDGET**

BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	69,911	500	2,000	Projected Interest For FY 2025/2026
Payment By Developer	0	0	0	
NAV Tax Collection	1,235,137	1,220,344	1,220,344	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 1,305,048</b>	<b>\$ 1,220,844</b>	<b>\$ 1,222,344</b>	
<b>EXPENDITURES</b>				
Principal Payments	260,000	270,000	285,000	Principal Payment Due In 2026
Interest Payments	965,889	946,929	933,609	Interest Payments Due In 2026
Transfer To Construction Fund	32,213	0	0	
Bond Redemption	0	3,915	3,735	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 1,258,102</b>	<b>\$ 1,220,844</b>	<b>\$ 1,222,344</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 46,946</b>	<b>\$ -</b>	<b>\$ -</b>	

## **Series 2022 Bond Information**

Original Par Amount =	\$17,735,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.8% - 5.625%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	May 2022		
Maturity Date =	June 2052		
Par Amount As Of 1/1/25 =	\$17,230,000		

# **DETAILED FINAL DEBT SERVICE FUND (SERIES 2024) BUDGET**

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2025/2026**

**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11	0	100	Projected Interest For FY 2025/2026
Bond Proceeds	14,845	0	0	
NAV Tax Collection	0	0	62,687	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 14,856</b>	<b>\$ -</b>	<b>\$ 62,787</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	15,000	Principal Payment Due In 2026
Interest Payments	0	0	47,383	Interest Payments Due In 2026
Transfer To Construction Fund	0	0	0	
Bond Redemption	0	0	404	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,787</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 14,856</b>	<b>\$ -</b>	<b>\$ -</b>	

## **Series 2024 Bond Information**

Original Par Amount =	\$938,000	Annual Principal Payments Due =	May 15th
Interest Rate =	4.0% - 5.375%	Annual Interest Payments Due =	May 15th & November 15th
Issue Date =	August 2024		
Maturity Date =	May 2054		
Par Amount As Of 1/1/25 =	\$938,000		

## Black Creek Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
<u>Original Units</u>				
Administrative Assessment For Townhomes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Townhomes	\$ 1,156.63	\$ 1,156.63	\$ 1,156.63	\$ 1,156.63
<b>Total</b>	<b>\$ 1,570.34</b>	<b>\$ 1,570.34</b>	<b>\$ 1,570.34</b>	<b>\$ 1,570.34</b>
Administrative Assessment For Single Family Homes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Single Family Homes	\$ 1,260.83	\$ 1,260.83	\$ 1,260.83	\$ 1,260.83
<b>Total</b>	<b>\$ 1,674.54</b>	<b>\$ 1,674.54</b>	<b>\$ 1,674.54</b>	<b>\$ 1,674.54</b>
<u>Expansion Units</u>				
Administrative Assessment For Villas	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Villas	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Villas	\$ 1,247.65	\$ 1,247.65	\$ 1,247.65	\$ 1,247.65
<b>Total</b>	<b>\$ 1,661.36</b>	<b>\$ 1,661.36</b>	<b>\$ 1,661.36</b>	<b>\$ 1,661.36</b>
Administrative Assessment For Townhomes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Townhomes	\$ 1,352.89	\$ 1,352.89	\$ 1,352.89	\$ 1,352.89
<b>Total</b>	<b>\$ 1,766.60</b>	<b>\$ 1,766.60</b>	<b>\$ 1,766.60</b>	<b>\$ 1,766.60</b>
Administrative Assessment For Single Family Homes	\$ 118.05	\$ 118.05	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ 295.66	\$ 295.66	\$ 295.66	\$ 295.66
Debt Assessment For Single Family Homes	\$ 1,458.13	\$ 1,458.13	\$ 1,458.13	\$ 1,458.13
<b>Total</b>	<b>\$ 1,871.84</b>	<b>\$ 1,871.84</b>	<b>\$ 1,871.84</b>	<b>\$ 1,871.84</b>
<u>Second Expansion Units</u>				
Administrative Assessment For Townhomes	\$ -	\$ -	\$ 118.05	\$ 118.05
Maintenance Assessment For Townhomes	\$ -	\$ -	\$ 295.66	\$ 295.66
Debt Assessment For Townhomes	\$ -	\$ -	\$ 1,169.00	\$ 1,169.00
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,582.71</b>	<b>\$ 1,582.71</b>
Administrative Assessment For Single Family Homes	\$ -	\$ -	\$ 118.05	\$ 118.05
Maintenance Assessments For Single Family Homes	\$ -	\$ -	\$ 295.66	\$ 295.66
Debt Assessment For Single Family Homes	\$ -	\$ -	\$ 1,274.18	\$ 1,274.18
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,687.89</b>	<b>\$ 1,687.89</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

### Community Information - Original Units:

Townhomes	120
Single Family Units	99
<b>Total Units</b>	<b>219</b>

### Community Information - Expansion Units:

Villas	418
Townhomes	420
Single Family Units	143
<b>Total Units</b>	<b>981</b>

### Notes

Net Per Unit O&M Covenant amount is \$390.00

Gross Per Unit O&M Covenant amount is \$414.89

### Total Units:

Original Units	219
Expansion Units	981
<b>Total</b>	<b>1200</b>

### 2nd Expansion Area:

Single Family	45
Townhomes	8
	53

Total Units: 1253



**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Black Creek Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of May, 2025.

**ATTEST:**

**BLACK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 15, 2025  
November 19, 2025  
February 18, 2026  
March 18, 2026  
April 15, 2026  
May 20, 2026  
June 17, 2026  
July 15, 2026  
August 19, 2026  
September 16, 2026**

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.

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 ensure 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 any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT**

**[www.blackcreekcdd.org](http://www.blackcreekcdd.org)**

**PUBLISH: MIAMI HERALD XX/XX/25**

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1.     *Ability of Personnel (10 Points).***

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

**2.     *Proposer's Experience (10 Points).***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3.     *Understanding of Scope of Work (10 Points).***

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4.     *Ability to Furnish the Required Services (10 Points).***

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5.     *Price (10 Points).***

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027  
With Two Year Option (2027/2028 and 2028/2029)  
Miami Dade County, Florida**

**BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than August 19, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. REJECTION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Black Creek Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**SECTION 15. REJECTION OF ALL PROPOSALS.** The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

Alina Garcia  
Supervisor of Elections

2700 NW 87th Ave  
Miami, FL 33172



T 305-499-VOTE(8683)  
F 305-499-8501  
TTY 305-499-8480

votemiamidade.gov  
@votemiamidade

## CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Black Creek Community Development District**, as described in the attached **MAP**, has **1265** voters.

Alina Garcia  
Supervisor of Elections

WITNESS MY HAND  
AND OFFICIAL SEAL,  
AT MIAMI, MIAMI-DADE  
COUNTY, FLORIDA,  
ON THIS 29<sup>th</sup> DAY OF  
APRIL, 2025

*Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.*







**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE FINAL LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Black Creek Community Development District ("District") was established by Ordinance #19-28 of the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as outlined in Chapter 190, Section 190.006, *Florida Statutes*, a final landowners' election shall be announced at a public meeting of the Board at least ninety (90) days prior to the date of the landowners' meeting, which meeting shall be held on the first Tuesday in November and for the purpose of electing three (3) supervisors; and

**WHEREAS**, at such meeting, each landowner shall be entitled to cast one (1) vote per acre (or fraction thereof) or one vote for each platted lot of land owned and located within the District for each person to be elected; and

**WHEREAS**, the two (2) candidates receiving the highest number of votes shall each serve for a four (4) year term and the one (1) candidate receiving the next largest number of votes shall serve for a two (2) year term; and

**WHEREAS**, a Notice of the Landowners' Meeting shall be published once a week for two (2) consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election.

**WHEREAS**, attached hereto as Exhibit "A" and made a part hereof are (i) instructions (Election Procedures) on how all landowners may participate in the election, (ii) proxy form that may be utilized by the landowners at such meeting; and (iii) a sample ballot for information purposes.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The Landowners' Meeting will be held on November 19, 2025 at 10:30 a.m. at Lennar Homes, LLC in the Meeting Room located at 5505 Waterford Drive, Miami, FL 33126.

**Section 3.** The instructions, the form of proxy; and sample ballot attached hereto as Exhibit "A" are hereby acknowledged and approved.

**Section 4.** A Notice of the Landowners' Meeting shall be published as prescribed by law.

**PASSED, ADOPTED and EFFECTIVE** this 21<sup>st</sup> day of May, 2025.

**ATTEST:**

**BLACK CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman



## **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 6<sup>th</sup> or 10<sup>th</sup> 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.

## **SAMPLE LANDOWNER PROXY**

### **BLACK CREEK COMMUNITY DEVELOPMENT DISTRICT FINAL 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 19, 2025 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* (2023), 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.)**

**SAMPLE BALLOT**

BALLOT # \_\_\_\_\_

**BLACK CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
FINAL LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**NOVEMBER 19, 202F**

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:

---

---

---