

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Hamal Community Development District's Board of Supervisors was held on **Wednesday, April 26, 2017 at 8:30 a.m.**, at the **Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.**

Present and constituting a quorum were:

Brian Dowling	Chair
Steven Pincus	Vice Chair
Ione Senior	Assistant Secretary
Benjamin Cunningham	Assistant Secretary
Joseph Petrick	Assistant Secretary

Also present were:

Howard McGaffney (<i>via telephone</i>)	District Manager
Roy Van Wyk	District Counsel
Leo Giangrande	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 8:34 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2017-6,
Approving the District's Proposed Budget
for Fiscal Year 2017/2018 and Setting a
Public Hearing Thereon Pursuant to
Florida Law**

Mr. McGaffney presented Resolution 2017-6. Mr. McGaffney reviewed the changes as follows: 1) one item was going up based on CPI and as done in the past, Mr. Wrathell wanted to ensure that the Board was aware that Management's fee reflected a 2% Consumer Price Index

(CPI) adjustment. Pertaining to vendors and contractors, last year, all contracts were brought into a fiscal year term, rather than staggered throughout the year. The contracts were automatically renewable for a second year, at the same rate, unless an increase was requested. The landscapers would possibly seek an increase. Mr. McGaffney already heard from Allstate Resource Management, Inc., (Allstate) and South Florida Utilities, Inc., (SFU) that they would not increase their fees. A Board Member asked Mr. McGaffney to contact King’s Management (King’s) to determine if they planned to request a CPI increase. Discussion ensued.

Mr. McGaffney stated that there was room in the budget, should King’s ask for a 2% CPI increase. Once a determination was made concerning King’s increase for landscaping, Mr. McGaffney could adjust the proposed budget and recommended utilizing funds from “Capital outlay”, if the need arose. Assessments would increase \$2,400, overall, should King’s fees increase due to a 2% CPI increase.

On MOTION by Mr. Pincus and seconded by Ms. Senior, with all in favor, Resolution 2017-6, Approving the District’s Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 13, 2017 at 8:30 a.m., at this location, was adopted.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: District Manager’s Revised Operating Procedures

A. Consideration of Resolution 2017-7, Electing Officers of the District

Mr. McGaffney presented Resolution 2017-7. Mr. Jeff Pinder, Wrathell, Hunt and Associates, LLC Corporate Controller, would be added to the slate of officers, as Assistant Treasurer. This would enable Mr. Pinder to interact with the bank, on the District’s behalf, whenever Mr. Wrathell was unavailable.

The Board inquired about Mr. Pinder’s qualifications, as Assistant Treasurer. Mr. McGaffney gave a brief overview of Mr. Pinder’s credentials.

The remaining slate of officers was unchanged. The slate of officers was as follows:

- | | |
|---------------------|---------------------|
| Brian Dowling | Chair |
| Steven M. Pincus | Vice Chair |
| Craig Wrathell | Secretary |
| Benjamin Cunningham | Assistant Secretary |

Joseph Petrick	Assistant Secretary
Ione Senior	Assistant Secretary
Howard McGaffney	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Pincus and seconded by Mr. Petrick, with all in favor, Resolution 2017-7, Electing Officers of the District, as stated, with the addition of Mr. Pinder, as Assistant Treasurer, was adopted.

B. Consideration of Resolution 2017-8, Designating the Authorized Signatories for the District’s Operating Bank Account(s)

Mr. McGaffney presented Resolution 2017-8. The Chair, Vice Chair, Treasurer and Assistant Treasurer would be designated as authorized signatories on the District’s operating account and Mr. Wrathell must countersign all checks and warrants.

On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, Resolution 2017-8, Designating the Authorized Signatories for the District’s Operating Bank Account(s), was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-9, Ratifying, Confirming, and Approving the Sale of the Hamal Community Development District Special Assessment Refunding Bonds, Series 2017; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of Hamal Community Development District Special Assessment Refunding Bonds, Series 2017; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. McGaffney presented Resolution 2017-7. This Resolution officially ratifies and approves the sale of the bonds.

On MOTION by Ms. Senior and seconded by Mr. Petrick, with all in favor, Resolution 2017-9, Ratifying, Confirming, and Approving the Sale of the Hamal Community Development District Special Assessment Refunding Bonds, Series 2017; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of Hamal Community Development District Special Assessment Refunding Bonds, Series 2017; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken

Mr. Van Wyk stated that the District was required to file a public financial disclosure for monies the District spent and where it was allocated. Since completing the refinance, an update was required and the disclosure would be recorded. A copy would be sent to the Department of Economic Opportunity and would remain on file, as required by Florida Statutes. It was a legal compliance obligation. Mr. Van Wyk confirmed that he reviewed the disclosure, which was a special disclosure, due to the refinance and the bonds. Discussion ensued.

On MOTION by Mr. Pincus and seconded by Mr. Petrick, with all in favor, approve Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Notice of Lien of Special Assessments for Special Assessment Refunding Bonds, Series 2017

Mr. Van Wyk stated that the District already had a Notice of Special Assessments in place from a few years ago, when issuing bonds. Thereafter, a Revised Notice of Special

Assessments for the Refunding of Bonds was completed. Since the District was refunding the bonds, this step was necessary so that, when the title company conducts the title search, the records reflect that the bonds were part of the refunding. As required in the financing documents, the Notice of Special Assessment would be filed, indicating that there were special assessments and that the previous bonds were retired, through refunding, and new bonds were issued. The title search would be reflective of the above once the Notice of Special Assessments was filed.

On MOTION by Mr. Pincus and seconded by Mr. Petrick, with all in favor, the Notice of Lien of Special Assessments for Special Assessment Refunding Bonds, Series 2017, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2016, Prepared by Grau & Associates

Mr. McGaffney presented the Audited Financial Report for Fiscal Year Ended September 30, 2016. The "Independent Auditor's Report", on Pages 1 and 2, reflected a clean opinion. The "Change in Net Position", on Page 5, reflected an increase of \$14,723 in Fiscal Year 2016, over Fiscal Year 2015. On Page 9, the "Balance Sheet" for the "Governmental Funds" reflected "Total fund balances" of \$545,448, in the "Debt Service" fund, and \$1,093,525, in the "General" fund. On Page 21, "Total revenues" reflected a decrease of \$4,405 from the budgeted amount and "Expenditures" were \$129,530 below the budgeted amount. Overall, the "Net change in fund balances" was \$115,535, which improved the District's financial position. There were no findings or instances of noncompliance in the "Independent Auditor's Report On Internal Control Over Financial Reporting and on Compliance and Other Matters", on Pages 23 and 24, the "Independent Auditors Report on Compliance with the Requirements of Section 218.415, Florida Statutes", on Page 25, the "Management Letter", on Page 26, or the "Report to Management", on Page 27.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-10, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016

Mr. McGaffney presented Resolution 2017-10.

On MOTION by Ms. Senior and seconded by Mr. Cunningham, with all in favor, Resolution 2017-10, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016, was adopted.

TENTH ORDER OF BUSINESS

Annual Review of Service Agreements

- A. Wrathell, Hunt and Associates, LLC**
- B. South Florida Utilities, Inc., D/B/A Lift Station Services**
- C. Hopping Green & Sams, P.A.**
- D. Allstate Resource Management, Inc.**
- E. Giangrande Engineering & Planning, LLC**
- F. Kings Management Services, Inc.**

Mr. McGaffney stated that all of the above contracts were put into the Fiscal Year 2018 budget and the vendors were notified, regarding the same. He was not aware of any increases to the contractual amounts, for Fiscal Year 2018 but had not heard from King’s. In response to Mr. Dowling’s plan to contact King’s, Mr. McGaffney stated that it was not Mr. Dowling’s place to do so; it was his responsibility to handle vendor contracts. Discussion ensued regarding recent issues with the irrigation pumps.

A Board Member wanted Mr. Giangrande to inspect the “Alligator” signs, throughout the community, and ensure that they were installed properly, since signs were falling off the posts. Posts were either falling down due to the moist ground, vandalism or the wind. Discussion ensued regarding using concrete for the sign posts, which may require a permit from the City. Mr. Giangrande would research the permitting requirements and provide his findings.

ELEVENTH ORDER OF BUSINESS

Approval of February 22, 2017 Regular Meeting Minutes

Mr. McGaffney presented the February 22, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Lines 29 and 30: Delete “One seat remained vacant.”

On MOTION by Mr. Pincus and seconded by Mr. Petrick, with all in favor, the February 22, 2017 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2017

Mr. McGaffney presented the Unaudited Financial Statements as of March 31, 2017. Assessment Revenue collections were at 92% and expenditures were at 34%.

On MOTION by Mr. Petrick and seconded by Ms. Senior, with all in favor, the Unaudited Financial Statements as of March 31, 2017, were approved.

THIRTEENTH ORDER OF BUSINESS

Service Reports: Allstate Resource Management, Inc.

Mr. McGaffney stated that replacement of the motor, for Lake #1, would be \$3,045. Mr. Dowling stated that he wanted a quote for replacement of the pump, not the motor. Mr. McGaffney would follow up and that item would be included on the next agenda.

Allstate should have stocked fish in March. A follow up call will be placed to determine why it did not occur.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

- **NEXT MEETING DATE: June 28, 2017 at 8:30 A.M.**

Mr. McGaffney stated that the next meeting will be held on June 28, 2017 at 8:30 a.m. at this location.

FIFTEENTH ORDER OF BUSINESS

**Supervisors' Requests and Public
Comments**

There being no Supervisors' Requests or public comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Adjournment

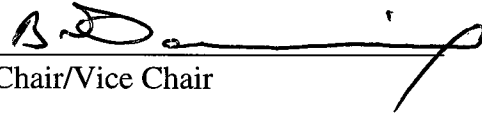
There being no further business to discuss, the meeting adjourned

**On MOTION by Mr. Pincus and seconded by Mr.
Cunningham, with all in favor, the meeting adjourned at 9:35
a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair