

HAMAL

COMMUNITY DEVELOPMENT DISTRICT

February 7, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Hamal Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889

January 31, 2022

Board of Supervisors
Hamal Community Development District

ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
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Dear Board Members:

The Board of Supervisors of the Hamal Community Development District will hold a Regular Meeting on February 7, 2022 at 6:00 P.M., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411. The agenda is as follows:

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments
4. Discussion: Wall Maintenance
 - Pressure Cleaning/Painting
 - Structural Review
5. Discussion: Fence Located at/near Lake 9 Between the Tides and Vista Lago Communities
6. Consideration of Work Authorization/Proposal for Stormwater Management Reporting Requirements
7. Continued Discussion: Jog Road Maintenance Responsibilities and Consideration of Proposed Maintenance Scope
 - Consideration of Revised Form of Permit
8. Continued Discussion: IT Issues Related to Pumphouse Software
9. Consideration of Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

- 10. Consideration of Resolution 2022-04, Designating a Registered Agent and Registered Office of the Hamal Community Development District
- 11. Acceptance of Unaudited Financial Statements as of December 31, 2021
- 12. Approval of December 13, 2021 Regular Meeting Minutes
- 13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Giangrande Engineering and Planning, LLC*
 - C. Operations Manager: *King's Management Services, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

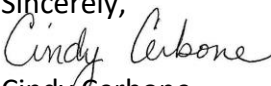
- NEXT MEETING DATE: May 9, 2022 at 6:00 P.M.

- QUORUM CHECK

Marc DePaul	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Benjamin Cuningham	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Joseph Petrick	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Ione Senior	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Steven Pincus	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 14. Supervisors' Requests
- 15. Public Comments
- 16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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January 31, 2022

Cindy Cerbone, District Manager
Hamal Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33073

(via e-mail: cerbonec@whhassociates.com)

RE: Hamal Community Development District - Professional Services Proposal for Stormwater Needs Analysis per Section 403.9302, Florida Statutes CAS Proposal #4231HCDD

Dear Ms. Cerbone;

“As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.”

The planning document (attached) is to be completed by June 30, 2022 and will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by the Office of Economic & Demographic Research’s (EDR) in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. The intent of this tool is to help ensure that information is compiled consistently for the EDR report to the Legislature.

Craig A. Smith and Associates (CAS) is pleased to provide a professional services proposal to complete this task. The fee for this task will be billed at the approved hourly rates for a not to exceed agreed upon amount shown below (40 hrs Max). Since the template is to be completed by June 30, 2022 as previously stated, CAS will bring the template (no later than) to the May 2022 board or sooner if possible for the board to review and comment prior to turning over the document to EDR.

TOTAL HOURLY FEE: \$6,640.00

We propose to perform all services under the terms of the executed Professional Engineering Services Agreement. Additional Services not included in this proposal shall be Hourly services in accordance with the Hourly Rate Schedule included in said agreement. If this proposal is acceptable, please execute in the space provided below and return one executed copy to our office as our notice to proceed. We appreciate your business and thank you for this opportunity.

AGREED TO AND ACCEPTED BY:

CRAIG A. SMITH & ASSOCIATES

HAMAL COMMUNITY DEVELOPMENT DISTRICT

Orlando A. Rubio, P.E.
Sr. Supervising Engineer

HCDD Authorized Signature

Date

cc: WHA – Jamie Sanchez, Cindy Cerbone, Debbie Tudor, Daphne Gillyard, (via e-mail)
CAS – Stephen C. Smith (via e-mail)

\\cas-file\Projects\Districts\HamalCDD-P4231-NA.docx



561.314.4445



21045 Commercial Trail
Boca Raton, FL 33486



HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PALM BEACH COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Hamal Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Palm Beach County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of Hamal Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Palm Beach County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Marc DePaul and Seat 2, currently held by Benjamin Cuningham are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Palm Beach County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2022.

**HAMAL COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
HAMAL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Hamal Community Development District will commence at noon on June 13, 2022 and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Palm Beach County Supervisor of Elections located at 240 South Military Trail, West Palm Beach, Florida 33415, (561) 656-6200. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Palm Beach County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Hamal Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Palm Beach County Supervisor of Elections.

District Manager
Hamal Community Development District

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT.

WHEREAS, Hamal Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of West Palm Beach, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Sarah R. Sandy of Kutak Rock LLP is hereby designated as the Registered Agent for the Hamal Community Development District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 113 South Monroe Street, Suite 116, Tallahassee, Florida 32301 until February 15, 2022. Commencing February 16, 2022, the District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with the City of West Palm Beach and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

HAMAL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2021**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
DECEMBER 31, 2021**

	General Fund	Debt Service Fund 2021	Total Governmental Funds
ASSETS			
Cash	\$ 800,895	\$ -	\$ 800,895
Investments			
Centennial	254,276	-	254,276
FineMark MMA	249,015	-	249,015
FineMark ICS	284,235	-	284,235
Iberia - MMA	25,082	-	25,082
Bank United	439,300	-	439,300
Revenue	-	611,812	611,812
COI	-	5,654	5,654
Due from other funds			
General fund	-	30,601	30,601
Undeposited funds	13,059	-	13,059
Deposits	135	-	135
Total assets	<u>\$2,065,997</u>	<u>\$ 648,067</u>	<u>\$ 2,714,064</u>
LIABILITIES			
Liabilities:			
Accounts payable off-site	\$ 12,275	\$ -	\$ 12,275
Due to other funds			
Debt service (series 2021)	30,601	-	30,601
Total liabilities	<u>42,876</u>	<u>-</u>	<u>42,876</u>
FUND BALANCES			
Nonspendable			
Prepays and deposits	135	\$ -	135
Restricted			
Debt service	-	648,067	648,067
Assigned			
3 months working capital	152,130	-	152,130
Sound barriers	50,000	-	50,000
Stormwater pump station	300,000	-	300,000
Culvert repair/replacement	100,000	-	100,000
Disaster recovery	500,000	-	500,000
Unassigned	920,856	-	920,856
Total fund balance	<u>2,023,121</u>	<u>648,067</u>	<u>2,671,188</u>
 Total liabilities and fund balances	 <u>\$2,065,997</u>	 <u>\$ 648,067</u>	 <u>\$ 2,714,064</u>

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Maintenance assessments	\$ 405,570	\$ 467,112	\$ 529,427	88%
Fair share agreement	13,057	13,057	46,302	28%
Interest & misc. income	66	194	1,500	13%
Total revenues	<u>418,693</u>	<u>480,363</u>	<u>577,229</u>	83%
EXPENDITURES				
Administrative				
Supervisors	1,076	1,076	7,536	14%
Management	3,671	11,012	44,048	25%
Trustee	-	-	4,350	0%
Legal	3,596	3,596	10,000	36%
Engineering	-	-	6,000	0%
Audit	-	-	8,184	0%
Arbitrage rebate calculation	-	-	1,250	0%
Dissemination agent	83	250	1,000	25%
Website	-	-	705	0%
Postage	8	17	750	2%
Legal advertising	203	832	2,500	33%
Office supplies	-	-	250	0%
Other current charges	-	-	750	0%
Dues, licenses & subscriptions	-	175	175	100%
ADA website compliance	-	210	210	100%
Insurance	-	6,673	6,962	96%
FASD annual dues	-	-	1,500	0%
Pump station/equipment insurance	-	3,140	3,468	91%
Reserve study	-	-	6,000	0%
Total administrative expenses	<u>8,637</u>	<u>26,981</u>	<u>105,638</u>	26%
Maintenance				
Telephone	150	428	2,040	21%
Field operations management	1,175	2,350	14,100	17%
Landscape maintenance				
Mowing, edging, pruning & weed control	15,221	22,610	96,491	23%
Turf replacement	-	-	6,000	0%
Mulch	-	-	16,969	0%
Insect, weed, fertilization	7,611	11,305	47,648	24%
Annuals removal, replacement, installation	-	-	11,670	0%
Tree pruning	-	23,500	25,750	91%
Irrigation system maintenance	1,719	3,604	7,702	47%
Irrigation repairs	-	1,283	10,000	13%
Capital outlay	-	-	30,400	0%
Landscape replacement	-	-	20,000	0%
Preventative maintenance: pump station	1,075	1,200	11,100	11%
Catchbasin cleanout	14,260	14,260	14,935	95%
Repair/maintenance: pump station	-	-	4,000	0%

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Maintenance (continued)				
Lake maintenance	(15,345)	715	24,000	3%
Fountain maintenance	15,358	15,358	28,000	55%
Holiday landscape lighting	-	-	7,500	0%
Contingency	-	-	10,600	0%
Wall maintenance	-	-	12,000	0%
Utilities	3,240	10,189	62,000	16%
Total maintenance expenses	<u>44,464</u>	<u>106,802</u>	<u>462,905</u>	23%
Other fees and charges				
Property appraiser	-	-	1,141	0%
Information system services	-	2,030	2,030	100%
Tax collector	4,723	5,340	5,515	97%
Total other fees and charges	<u>4,723</u>	<u>7,370</u>	<u>8,686</u>	85%
Total expenditures	<u>57,824</u>	<u>141,153</u>	<u>577,229</u>	24%
Excess (deficiency) of revenues over (under) expenditures	360,869	339,210	-	
Fund balance - beginning	1,662,252	1,683,911	1,607,927	
Fund balance - ending				
Nonspendable				
Prepaid expenditures and deposits	135	135	-	
Assigned				
3 months working capital	152,130	152,130	152,130	
Sound barriers	50,000	50,000	50,000	
Stormwater pump station	300,000	300,000	300,000	
Culvert repair/replacement	100,000	100,000	100,000	
Disaster recovery	500,000	500,000	500,000	
Unassigned	920,856	920,856	505,797	
Total fund balance - ending	<u>\$ 2,023,121</u>	<u>\$ 2,023,121</u>	<u>\$ 1,607,927</u>	

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2017)
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 544,687	\$ 627,340	\$ 710,953	88%
Interest	1	1	-	N/A
Total revenues	<u>544,688</u>	<u>627,341</u>	<u>710,953</u>	88%
EXPENDITURES				
Principal 5/1	-	-	589,000	0%
Interest 11/1	-	27,012	27,012	100%
Interest 5/1	-	-	60,027	0%
Cost of issuance	-	7,475	-	N/A
Total expenditures	<u>-</u>	<u>34,487</u>	<u>676,039</u>	5%
Other fees and charges				
Tax collector	6,346	7,172	7,406	97%
Total other fees and charges	<u>6,346</u>	<u>7,172</u>	<u>7,406</u>	97%
Total expenditures	<u>6,346</u>	<u>41,659</u>	<u>683,445</u>	6%
Excess (deficiency) of revenues over (under) expenditures	538,342	585,682	27,508	
Fund balances - beginning	109,725	62,385	42,876	
Fund balances - ending	<u>\$ 648,067</u>	<u>\$ 648,067</u>	<u>\$ 70,384</u>	

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

12

DRAFT

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on December 13, 2021 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present were:

Joseph Petrick	Chair
Steven Pincus	Vice Chair
Ione Senior	Assistant Secretary
Benjamin Cuningham	Assistant Secretary
Marc DePaul	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Michelle Rigoni	District Counsel
Joe Brown (via telephone)	Kutak Rock LLP
Leo Giangrande (via telephone)	District Engineer
Wesley Finch	Operations Manager, Kings Association Management, Inc. (KAM)
Steve Smith	Craig A. Smith and Associates, Inc. (CAS)
Steve Carrier	Palm Beach County
Carl Bengtson	Palm Beach County
Chuck and Debbie Reid	Residents
Jean Marseille	Resident
Danielle Hanson	Resident
Loytavian Tarrell	Resident
Tabatha McDonald	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:05 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

42 All present recited the Pledge of Allegiance.

43

44 **THIRD ORDER OF BUSINESS**

Public Comments

45

46 Ms. Cerbone explained that there would be two opportunities to make public comments
47 during the meeting. She discussed the process and noted that the Board and Staff are not
48 required to respond to any questions or comments during the meeting; responses are at the
49 Board's discretion and/or direction.

50 Resident Debbie Reed stated her interest in discussing the fountain and the median. Mr.
51 Petrick stated these would be addressed by Mr. Finch, during his report.

52

53 **FOURTH ORDER OF BUSINESS**

**Update on Discussion with County on Jog
Road Maintenance Responsibilities and
Consideration of Proposed Maintenance
Scope**

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56

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58 **A. Maintenance Permit**

59 **B. Interlocal Agreement**

60 Ms. Cerbone stated that a meeting was held prior to today's meeting at which District
61 Staff and Mr. DePaul met with two County Representatives to discuss the possibility of the CDD
62 assuming responsibility for maintenance of the medians.

63 Ms. Rigoni stated the CDD has been entertaining the idea of assuming responsibility for
64 maintaining the medians for some time. County and District Staff discussed the historical
65 background of previous requests and the Interlocal Agreement. The County advised that any
66 entity willing or needing to maintain the roadway and irrigation must go through the permitting
67 process. The proposed permit was included in the agenda for discussion and County
68 representatives were also available to answer questions.

69 Mr. Petrick stated this was presented and discussed before and asked if any proposed
70 changes differed from what is presented in the agenda.

71 Ms. Rigoni stated the County expressed a willingness to modify the permit form to meet
72 the CDD's needs; some portions of the permit would be struck out or amended accordingly. A
73 termination clause may be added to give the CDD the option to terminate responsibility for the

74 permit, if necessary, and provisions that would only apply while the CDD is being built out, such
75 as getting plans approved or initial construction of landscaping and irrigation, would be
76 removed. Language would also be inserted to clarify the scope of the CDD's responsibility; the
77 permit would be limited to maintaining the medians and not paved roadways or infrastructure
78 beneath the roadways. The Board further discussed proposed revisions to the permit and the
79 accompanying map depicting areas of CDD responsibility.

80 Mr. DePaul stated the conversations went very well and great progress was made. He
81 thanked the County representatives for their assistance and participation. Mr. DePaul stated
82 that the spirit of the permit would be drafted more towards maintaining the existing
83 landscaping. The construction-related matters would be carved out and the District would
84 focus on the historical beautification of grass, shrubbery and trees on medians so as not to
85 create an additional burden for the CDD.

86 Ms. Senior asked who would be responsible for irrigation repairs. Ms. Rigoni stated
87 there was ongoing discussion about who would repair an irrigation line that is currently broken
88 and the County might be willing to perform the initial repair, with the understanding that the
89 CDD would accept responsibility for such maintenance or repairs in the median areas only,
90 going forward; however, should an irrigation line break underneath the paved roadway, the
91 County would be responsible for those repairs.

92 Mr. Cunningham felt that it is important to include qualifying language with regard to
93 crossings, given the different proposed areas of responsibility and the question of what
94 happens in the future when crossings will require maintenance in proximity to medians.

95 Ms. Cerbone stated that questions remain but the County representatives are aware of
96 the desire to limit the CDD's responsibility for irrigation to areas accessible without removal of
97 roadway in some shape or form. She stated that safety was discussed, from a roadway
98 perspective, and the County may require cost sharing for irrigation breaks beneath the
99 roadways; details were not finalized yet but discussions were fruitful so far.

100 Mr. Steve Carrier, of Palm Beach County, stated the median in question has very nice
101 trees, grass and irrigation. He stated that the County does not maintain those types of areas so
102 the County is very interested in allowing the CDD to maintain the median because it is good for

103 all members of the public. He stated after today's meeting the County is more clearly aware of
104 the CDD's issues, which are primarily related to irrigation under the pavement. The County is
105 not interested in the CDD maintaining County roadways, milling and resurfacing, patching
106 potholes or working on striping or drainage. While permittees who perform improvements in
107 the County's ROWs are responsible for the beautification to the trees and irrigation, including
108 damage to roads from tree roots and irrigation breaks, he understands the circumstances in
109 this specific area and would work to resolve the issues because the County would like someone
110 to take over the maintenance. Mr. Carrier stated, if the maintenance is not taken over, the
111 County would likely remove all the trees, cap the irrigation, install sod and mow the median
112 once a month; as it is much preferred that the irrigation and beautifications remain, the County
113 would work to find a resolution. The location of an unimproved grass median in the vicinity was
114 discussed.

115 Ms. Senior asked what entity would be responsible for restoration if the County needed
116 to perform work underneath the median.

117 Mr. Carrier stated the County should not need to work in the median if it is being
118 maintained but, if an improvement such as an additional turn lane is needed, the CDD would be
119 asked to cut and cap irrigation or remove hedges, etc., if necessary. The County would not be
120 responsible for any irrigation in the median.

121 Mr. Pincus asked what entity would be responsible for repairing damage to the portion
122 of the median the CDD agreed to maintain if it is damaged as a result of County road work.

123 Mr. Carrier stated those repairs would typically be the responsibility of the permittee if
124 they choose to beautify the County's road; the County's responsibility is to the taxpayers.

125 Ms. Rigoni stated the situation is unique because, when the community was initially
126 being built, one of the Developers had a construction permit to build the beautifully landscaped
127 medians but the permittee apparently failed to assign maintenance responsibility to a successor
128 permittee. She stated neither the CDD nor the County could identify a successor permittee. The
129 CDD was working to protect residents by limiting the scope of CDD responsibility but, from the
130 County's perspective, the permittee should be responsible for maintenance.

131 Mr. Carrier stated the County's goal is to find somebody willing to maintain the median
132 to the minimum County standards.

133 Ms. Rigoni stated a follow-up meeting with the County was scheduled for December 13,
134 2021. She asked for Board for consensus and direction regarding the scope of the permit. As
135 maintenance stands today, the County would like the CDD to assume responsibility for the
136 areas highlighted in red. She asked if the Board was comfortable with the County's request for
137 the CDD to maintain more than what was traditionally done. Discussion ensued regarding the
138 map, the size of the additional area of proposed maintenance in front of Vista Lago and the
139 possibility of asking the apartment community to contribute to maintenance.

140 Mr. Petrick noted that a separate cost analysis of maintenance costs would be needed.
141 He asked why the County preferred a permit instead of an Interlocal Agreement. Discussion
142 ensued regarding the considerations and Mr. Carrier stated the permit would be quicker and
143 less complicated, provided all permit conditions could be addressed without going to the Board
144 of County Commissioners. He would like to continue discussions and approval is within his
145 Division's authority. The consensus was that the Board was willing to continue median
146 maintenance the same as in the past, along with the additional area proposed, provided other
147 issues discussed are addressed by the County.

148 Ms. Rigoni asked if the CDD was willing to contribute a proportionate share to repair
149 certain irrigation lines under paved roadway to a certain extent. Discussion ensued regarding
150 under which circumstances the CDD would contribute, the cost of irrigation repairs and
151 resulting liability issues. Ms. Rigoni stated the County was clear that the CDD would not be
152 responsible for any road repairs; the issue was irrigation repairs related to road construction.

153 Mr. Carrier stated, generally, a permittee wishing to beautify a median would be
154 responsible for everything, including irrigation on the roadway and damage resulting from tree
155 roots. He expressed his understanding that there is an existing irrigation leak and future
156 problems may cause an issue. Mr. Carrier stated, if the CDD would not agree to share the cost
157 of repairs resulting from issues with CDD irrigation lines, the County might decide to cut and
158 cap the irrigation line, which would kill the grass. Discussions were ongoing regarding cost
159 sharing and capping CDD liability at a specified amount per occurrence.

160 Mr. Pincus stated a clear understanding of the division of labor between the County and
161 the City is needed. Mr. Carrier stated the County is responsible for everything in the right-of-
162 way (ROW), including sidewalk, pavement, grass, curbs and drainage; any utilities present are
163 subject to a permit, including sewer, and permittees are responsible for damage resulting from
164 their permitted utility. The City has permits for water and sewer lines. Mr. Pincus asked if there
165 is anything in the permit addressing what happens if another permittee causes damage. Mr.
166 Carrier stated, if the City line damages beautification efforts, the CDD or the County would ask
167 the City to repair it. Mr. Pincus asked if there is cross-permittee liability. Mr. Carrier stated
168 there is not. With regard to taxpayers protection, Mr. Carrier stated that a County program
169 known as Only Trees, Irrigation and Sod (O.T.I.S.) improves only County thoroughfare roads; the
170 CDD was not eligible for this program as it is within the City.

171 The consensus was to direct Ms. Rigoni to continue discussions with the County and
172 have Mr. DePaul attend on behalf of the Board. No decisions would be made but discussions
173 with the County would be held to finalize the language in the proposed permit, including the
174 extension of the area discussed on the map and the potential cost sharing with the County for
175 road-related irrigation repair. Ms. Cerbone stated a Special Meeting could be added in January,
176 if necessary; otherwise, this item would be discussed at the February meeting.

177 Mr. Pincus asked for clarification of how cost sharing would apply, if it is possible.

178 Mr. DePaul stated it seemed that, as of right now, the CDD has no responsibility in the
179 area being discussed and the Board would need to decide whether to assume the additional
180 responsibilities that come with the permit. Mr. Petrick recalled that, as stated by Mr. Carrier,
181 the option would be to cut the irrigation and cap it off.

182 Discussion ensued regarding whether the CDD would continue maintaining the median
183 in the interim. Mr. DePaul stated his understanding that there is no agreement today. Mr.
184 Carrier stated that was correct. Mr. DePaul believed that, as it stands today, the median is
185 clearly owned by the County and it is County property. Mr. Carrier stated that was correct and
186 maintenance is covered under a permit.

187 Mr. DePaul felt that the information request showed that there was no assignee or the
188 entity that holds the permit is no longer sufficient so it goes back to the median being County-

189 owned property. He asked if the request from the County is for the CDD to continue
190 maintaining the median by cutting the grass, as a sign of good faith. Mr. Carrier stated he was
191 not seeking a decision, he would just like the CDD to give that some thought. He stated, to his
192 knowledge, there was currently no outstanding Notice of Violation but one might be issued if
193 the median becomes overgrown. It was unclear to which entity the Notice of Violation would
194 be issued.

195 Discussion ensued regarding liability. Mr. Petrick stated that the CDD's concern is
196 related to the issue of liability. The consensus was that some type of written agreement is
197 needed for the CDD to maintain the median for the time being.

198 Mr. Carrier stated, given the liability issue, he was no longer comfortable asking the CDD
199 to continue maintaining the median and noted that, if an agreement cannot be reached, it was
200 likely that another Notice of Violation would be issued. Ms. Cerbone voiced her understanding
201 that, given Mr. Carrier's uncertainty regarding whether the County would do additional mowing
202 in the median, he was just setting the expectation for the Board and the public right now. Mr.
203 Carrier stated Ms. Cerbone was correct.

204 Ms. Rigoni stated, for the next meeting, she and Mr. DePaul would work with County
205 staff to have a revised form of permit, pursuant to Board direction and discussion from today,
206 for consideration and approval at the next meeting.

207 Ms. Cerbone asked if the Board wished to open the floor for additional public comments
208 while the County representatives are present. Mr. Petrick felt that, based on the comment
209 cards submitted, it would be best to take public comments at the end of the meeting.

210

211 **FIFTH ORDER OF BUSINESS**

**Update: RFQ for District Engineering
Services**

212

213

214 Ms. Cerbone stated that the District Engineer, Mr. Giangrande, submitted his
215 resignation and generously provided more than the requested 60 days' notice so the CDD has
216 time to hire another firm. When the Request for Qualifications (RFQ) was published, no
217 responses were received and, upon discussion with District Counsel and pursuant to the CDD's

218 Rules of Procedure, bids were solicited from Engineering firms. There was interest from Craig A.
219 Smith and Associates, Inc. (CAS) and Mr. Steve Smith was in attendance today.

220 Ms. Rigoni stated that, according to the CDD's Rules, in the event that no responses to
221 an RFQ are received, the CDD is not limited from seeking additional proposals. Mr. Giangrande
222 expressed his support for CAS and stated he would work to ensure a smooth transition.

223 Mr. Smith discussed his company's history and experience and presented the RFQ
224 response and responded to questions.

225 Ms. Cerbone discussed challenges associated with replacing a District Engineer in a fully
226 built-out community such as this one. She discussed the flat fee arrangement whereby the firm
227 would receive a minimum monthly fee of \$1,000 for specified services, plus any additional
228 billable hours; additional projects outside the scope of the agreement would be subject to an
229 additional agreement based upon the project scope.

230 Discussion ensued regarding day-to-day engineering concerns, routine duties versus
231 special projects and how CAS would meet the CDD's needs on a day-to-day basis. Mr. Smith
232 stated open lines of communication are essential and CAS intends on being fair. Ms. Cerbone
233 noted that the CDD is built-out and the HOA owns the roads; therefore, unless a pump station
234 or lake bank erosion issue developed, she did not foresee major projects other than the
235 stormwater system needs analysis. Mr. Giangrande stated, in his experience, fountains,
236 irrigation and electrical lighting are non-civil related items and the volume of work would be
237 difficult to anticipate. Mr. Smith discussed a South Broward CDD with similar issues and stated
238 it generally becomes clear when a something becomes a project.

239

240

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242

**On MOTION by Mr. Cuningham and seconded by Mr. Pincus, with all in favor,
the Craig A. Smith and Associates, Inc., proposal and authorizing Staff to
negotiate and prepare a Contract and for the Chair to execute, was approved.**

243

244

245 **SIXTH ORDER OF BUSINESS**

**Discussion: Consulting Agreement with
Giangrande Engineering and Planning**

246

247

248 Ms. Cerbone discussed the need for a Consulting Agreement with Giangrande
249 Engineering and Planning to facilitate transition and prepare for the upcoming stormwater
250 needs analysis. The agreement would be drafted at Mr. Giangrande's current rates.

251 Mr. Giangrande stated all electronic files would be transferred to the new firm. He
252 thanked the Board and Staff for the experience working together and stated he would make
253 himself available.

254

255 **On MOTION by Mr. Pincus and seconded by Mr. DePaul, with all in favor,**
256 **authorizing Staff to negotiate and prepare a Consulting Agreement with**
257 **Giangrande Engineering and Planning and for the Chair to execute, was**
258 **approved.**

259

260

261 **SEVENTH ORDER OF BUSINESS**

**Update: Memorandum Regarding
Stormwater Reporting Requirements**

262

263

264 Ms. Rigoni discussed new legislation that requires the CDD to analyze its existing
265 stormwater infrastructure, in terms of cost to install and operate and maintain and to
266 determine the needs for the next 20 or more years. She asked Mr. Smith submit a Work
267 Authorization to be approved at the next meeting so that the Board can approve a not-to-
268 exceed amount for the work. This item would be presented at the February meeting. Ms. Rigoni
269 stated the report is due by June 30, 2022.

270

271 **EIGHTH ORDER OF BUSINESS**

**Update: IT Issue Related to Pumphouse
Software**

272

273

274 Mr. Cuningham stated the new internet connection at the pumphouse was tested and
275 operational. He was able to connect with the computer remotely and there is a camera present.
276 Mr. Giangrande stated the camera was installed in response to vandalism. Mr. Cuningham
277 recommended installation of a new surveillance system, if necessary.

278 Mr. Smith asked if the station has telemetry. Mr. Giangrande stated it does not; there
279 were internet connectivity issues but he believed obtaining the I.P. address was the last

280 component necessary for remote operation via the app, which could be used for drawdowns
281 prior to storms.

282 Discussion ensued regarding the system. Mr. Giangrande voiced his opinion that the
283 software company was working to sell a package versus providing training on the existing
284 system. Mr. Cuningham noted that anything that can be done from the pumphouse can now be
285 done remotely. Discussion ensued regarding a sensor issue, possible need for backup generator
286 and ongoing maintenance. Mr. Giangrande stated there was an annual maintenance contract
287 which includes inspection with a diver. The maintenance contract was discussed.

288 Ms. Cerbone suggested that Mr. Cuningham provide a writeup of the IT issues and Mr.
289 Finch provide a writeup of vendor issues to Mr. Giangrande for his input and copy Mr. Smith.

290 This item would be included on the next agenda.

291 The consensus was to replace the camera system, if necessary.

292

293 **NINTH ORDER OF BUSINESS**

Update: Wall Repairs and General 294 Maintenance

295

296 Mr. Finch stated the last wall cap repairs were completed today; he would reinspect the
297 work today. He requested, received and submitted a quote from the contractor for painting the
298 entire barrier wall, front and back.

299 Mr. Pincus recalled previous discussions about having the wall painted and the Board
300 directing Mr. Finch to request proposals. Because it is necessary for the vendor repairing the
301 wall to paint the areas repaired, he and Mr. Finch felt that accepting the vendor's proposal for
302 pressure washing and painting, at a cost of \$79,420, would alleviate the issue of trying to match
303 the paint and result in better aesthetics. He noted, while some areas are not visible, painting
304 would preserve and protect the wall. Mr. Pincus stated there would be additional costs for
305 landscapers to remove growth from some areas of the wall to pressure clean and paint.

306 The need to paint the wall was discussed. Mr. Pincus noted there are some cracks in the
307 wall and the problem would worsen without the protection provided by painting the wall. Mr.
308 Giangrande stated painting would extend the life of the wall and give it a better aesthetic.

309 Mr. Finch displayed a map and reviewed the scope of the wall project. Discussion
310 ensued regarding portions of the wall that do not belong to the CDD, recent inspection of the
311 wall, whether to maintain inaccessible areas to prevent deterioration and whether the
312 deterioration would be aesthetic or structural.

313 Mr. Cuningham suggested that areas could be added, via a change order, if necessary.
314 Mr. Finch recommended implementing a more proactive wall maintenance and vegetation
315 clearing program. Mr. Pincus directed Staff to investigate whether the current vegetation poses
316 a threat to the wall and, if so, he felt that treatment should be included in the scope of the
317 current project or as an add-on to the project.

318 Mr. Cuningham asked if the proposal was reasonably priced based on the scope of the
319 project. Mr. Giangrande recommended the CDD obtain a report from a Structural Engineer and
320 stated that the cost of approximately \$2,000 would be justified, given the responsibility for
321 infrastructure and provide a basis for decision-making.

322 Discussion ensued regarding the cost of previous wall repairs, including 2013 repairs
323 that cost approximately \$135,000.

324 Ms. Cerbone stated, while nothing was currently budgeted for such an expense, the
325 CDD has \$500,000 in Unassigned Funds and \$30,400 in Capital Outlay; the \$12,000 budgeted
326 for wall repair was already spent. Contingencies has \$10,600 and \$50,000 was budgeted for
327 sound barriers, which was meant to represent the walls. She stated, should the Board decide to
328 expend the funds, she would recommend including the expenditure under wall maintenance,
329 which would cause that line item to be over budget; however, funds can be moved to cover the
330 expenditures accordingly.

331 Mr. Petrick stated the painting and pressure cleaning would cost \$79,420 and the cost
332 for clearing the vegetation was unclear. Mr. Finch stated the proposal included painting the
333 pumphouse. Mr. Pincus stated a different vendor would be responsible for removing vegetation
334 and quotes were requested.

335 Potential start dates were discussed.

336 This item was tabled to the February meeting.

337

338 **TENTH ORDER OF BUSINESS****Consideration of Resolution 2022-01,
Adopting Policies Addressing Damages to
District Property; Providing a Severability
Clause; and Providing an Effective Date**339
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341
342

343 Ms. Rigoni presented Resolution 2022-01. She recalled Board discussion about
344 instituting a policy for addressing damages to CDD property and directing her to develop the
345 Policy and a Resolution.

346 Ms. Rigoni reviewed the Policy, as follows:

347 ➤ First Offense: For damages not exceeding \$1,000 in repair costs, District Staff would
348 send a cease-and-desist letter.

349 ➤ Second Offense: If the same individual commits the same offense or further damages to
350 CDD property, in addition to a cease-and-desist letter a demand letter addressing the cost of
351 repairs would be sent.

352 ➤ Third and Subsequent Offenses: The matter would be brought to the Board for
353 additional consideration.

354 Ms. Rigoni stated these policies do not limit any legal course the CDD can take against
355 any individual; rather, it sets out certain steps that Staff can implement immediately.

356 Mr. Petrick noted that the policy was unchanged since it was last presented.

357

358 **On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor,**
359 **Resolution 2022-01, Adopting Policies Addressing Damages to District**
360 **Property; Providing a Severability Clause; and Providing an Effective Date, was**
361 **adopted.**

362
363364 **ELEVENTH ORDER OF BUSINESS****Consideration of Resolution 2022-02,
Adopting Prompt Payment Policies and
Procedures Pursuant to Chapter 218,
Florida Statutes; Providing a Severability
Clause; and Providing an Effective Date**365
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370 Ms. Rigoni presented a Memorandum and discussed new legislation that will require the
371 CDD to implement prompt payment policies for vendors. The floor interest rate on late

372 payments for construction services increases from 1% to 2% for construction contracts entered
373 into after June 30, 2021. Other changes were described in the Memorandum.

374

On MOTION by Mr. Cuningham and seconded by Mr. Pincus, with all in favor, Resolution 2022-02, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

379

380

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2021

382

383

384 Ms. Cerbone presented the Unaudited Financial Statements as of October 31, 2021.

385

On MOTION by Mr. Pincus and seconded by Mr. Cuningham, with all in favor, the Unaudited Financial Statements as of October 31, 2021, were accepted.

386

387

388

389

THIRTEENTH ORDER OF BUSINESS

Approval of September 13, 2021 Public Hearings and Regular Meeting Minutes

391

392

393 Ms. Cerbone presented the September 13, 2021 Public Hearings and Regular Meeting
394 Minutes.

395 The following changes were made:

396 Line 235: Change "Pincus" to "Cuningham"

397 Line 248: Change "Pincus" to "A Board Member"

398 Line 224: Delete "at a previous public meeting"

399 Line 81: Change "City" to "County"

400

On MOTION by Mr. Pincus and seconded by Mr. DePaul, with all in favor, the September 13, 2021 Public Hearings and Regular Meeting Minutes, as amended, were approved.

401

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FOURTEENTH ORDER OF BUSINESS

Staff Reports

407

408 **A. District Counsel: *Kutak Rock LLP***409 **I. Ratification of Hopping Green & Sams Transition Letter to Kutak Rock LLP**410 **II. Consideration of Kutak Rock LLP Fee Agreement**

411 Ms. Rigoni presented the joint letter by Hopping Green & Sams and Kutak Rock LLP and
412 the Kutak Rock LLP Fee Agreement.

413

414 **On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor,**
415 **the Hopping Green & Sams Transition Letter to Kutak Rock LLP, was ratified.**

416

417

418 **On MOTION by Mr. DePaul and seconded by Ms. Senior, with all in favor, the**
419 **Kutak Rock LLP Fee Agreement, was approved.**

420

421

422 **B. District Engineer: *Giangrande Engineering and Planning, LLC***

423 There was no report.

424 **C. Operations Manager: *King's Management Services, Inc.***

425 Mr. Finch reported the following:

426 ➤ The stormwater system cleanup would be completed while school is not in session.

427 ➤ Outstanding fountain repairs at Lakes 4, 3, 6 and 8 were pending; the vendor has
428 encountered supply chain difficulties obtaining replacement parts. It was hoped that the Lake 3
429 fountain would be functional within one week. Allstate Resource Management (Allstate) is
430 increasing its fee by 5%.

431

432 **On MOTION by Mr. Cuningham and seconded by Mr. Petrick, authorizing Staff**
433 **to draft an Amendment to the existing Allstate Resource Management**
434 **Agreement addressing the 5% fee increase, was approved.**

435

436

437 Whether the original contract included a rate increase when it was last renewed was
438 discussed. Ms. Rigoni stated it did not and noted that these types of contracts do not usually
439 include automatic fee increases; increases typically come before the Board for approval.

440 ➤ Christmas lighting was up but children seem to be unplugging the lights. Staff and the
441 Board should advise of any issues so that corrective action can be taken.

442 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

443 • **NEXT MEETING DATE: February 7, 2022 at 6:00 P.M.**

444 ○ **QUORUM CHECK**

445 The next meeting would be on February 7, 2022, unless a January meeting is needed.

446 Ms. Cerbone recalled earlier discussion and asked if the Board was directing her to
447 contact Mr. Smith to engage a Structural Engineer to assess the walls, as Mr. Giangrande
448 suggested, so the information would be available in advance of the February meeting.

449 Discussion ensued regarding the request. Ms. Cerbone stated, if it is necessary to
450 contract a Structural Engineer to inspect the wall, the cost would exceed the District Engineer's
451 \$1,000 monthly fee. Mr. Giangrande estimated the cost for a Structural Engineer would be
452 approximately \$2,000.

453 Mr. Pincus thought the cost is justified given the scope of the repairs.

454

455 **On MOTION by Mr. Cuningham and seconded by Mr. Pincus, authorizing Staff**
456 **to work with the District Engineer to engage a Structural Engineer, if necessary,**
457 **was approved.**

458

459

460 Following discussion of potential dates for an additional meeting to address the County-
461 related issue, the consensus was not to schedule an additional meeting in January.

462

463 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Requests

464

465 Ms. Rigoni stated she received a request from a new attorney for Mr. Gancz, who made
466 the same request for the CDD to install a mechanical lock on the fence on the stormwater pond
467 for his client's special use. She consulted with the Chair about the request and, given the prior
468 rejection of same request, she advised the attorney that he is welcome to attend a CDD
469 meeting or make a formal public records request.

470 Mr. Pincus stated he spoke with a representative and was advised that the CDD would
471 likely receive a public records request relating to the wall and that the attorney and/or Mr.
472 Gancz intended to attend the February meeting. Ms. Rigoni asked if either Mr. Gancz or his
473 attorney were in attendance or if any members of the public present wished to address this
474 matter. Neither was present and there were no comments from the public.

475

476 **SIXTEENTH ORDER OF BUSINESS**

Public Comments

477

478 Resident Tabatha McDonald thanked the Board for continuing discussions with the
479 County and asked for the City of West Palm Beach be included, if necessary. She expressed
480 concern about what happens when the bond is paid off and stated her understanding that,
481 once the bond is paid off, the City and County would maintain the area the CDD has
482 maintained. She does not like unimproved medians, such as the one on Roebuck Road, and
483 asked if there are any areas in the City of West Palm Beach where beautification is performed
484 and if the City performs beautification of the medians. Mr. Petrick stated that would be a
485 question she can ask the City Council at a meeting similar to this one.

486 Ms. Rigoni stated the County owns the road and the CDD is presenting that similar
487 question to the County; the CDD is interested in maintaining the medians but it appears, as the
488 current landowner, it is the County's responsibility to maintain the median or find an entity to
489 maintain it. While the CDD is in the City's jurisdiction, the CDD is addressing the issue with the
490 County, because the County is the property owner.

491 Ms. McDonald voiced her opinion that it is unfair for CDD residents to assume sole
492 responsibility for a road used by all County residents, given that Jog Road is a shortcut to the
493 Florida Turnpike. She encouraged the Board to always obtain three quotes. She asked if the
494 discussions about the stormwater system would have any bearing on private property that does
495 not drain properly. Ms. Cerbone stated this would be a matter for the Operations Manager. Ms.
496 McDonald expressed her opinion that the properties were not graded properly when the
497 community was built and discussed an issue with standing water following heavy rains. Ms.
498 Rigoni stated this would be addressed by Mr. Finch.

499 A resident asked who is responsible for tree branches and leaves falling into the pond.
500 Mr. Pincus stated Allstate is the contractor who would clean out excessive debris; he asked Mr.
501 Finch to relay the issue to Allstate.

502

503 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

504

505 There being no further business to discuss, the meeting adjourned.

506

507 **On MOTION by Ms. Pincus and seconded by Mr. Cuningham, with all in favor,**
508 **the meeting adjourned at 9:00 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

13C

HAMAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 15, 2021 CANCELED	Regular Meeting	6:00 P.M.
December 13, 2021	Regular Meeting	6:00 P.M.
February 7, 2022	Regular Meeting	6:00 P.M.
May 9, 2022	Regular Meeting	6:00 P.M.
July 11, 2022	Regular Meeting	6:00 P.M.
September 12, 2022	Public Hearing and Regular Meeting	6:00 P.M.