

# **HAMAL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 9, 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**

May 2, 2022

Board of Supervisors  
Hamal Community Development District

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

Dear Board Members:

The Board of Supervisors of the Hamal Community Development District will hold a Regular Meeting on May 9, 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. Continued Discussion: Fence Located at/Near Lake 9 Between the Tides and Vista Lago Communities
  - Survey from CAS
  - Documents Provided by Rabbi Gancz
5. Ratification of Over The Top Roof Repair, Inc., Proposal for Pumphouse Roof Replacement
6. Consideration of Complete Concrete, LLC, Estimate #1767 for Spalling Repairs on Back Side of Wall
7. Consideration of Proposed Jog Median Maintenance Permit
  - Form 8B – Memorandum of Voting Conflict Filed by Supervisor Petrick Regarding Future Discussions/Decisions Related to Jog Road Issue
  - Proposed Permit
8. Continued Discussion/Consideration of Proposals to Resolve IT Issues Related to Pumphouse Software
9. Consideration of Resolution 2022-05, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing

Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

10. Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
11. Consideration of Resolution 2022-07, Ratifying the Actions to Dispense With Further Competitive Solicitation For District Engineering Services; Ratifying Engagement of Direct Negotiations; and Providing for Severability and an Effective Date
12. Consideration of Resolution 2022-08, Ratifying, Confirming, and Approving the Sale of Hamal Community Development District Special Assessment Refunding Bond, Series 2021; 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 the Hamal Community Development District Special Assessment Refunding Bond, Series 2021; and Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
13. Consideration of Second Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hamal Community Development District
14. Acceptance of Unaudited Financial Statements as of March 31, 2022
15. Approval of March 28, 2022 Regular Meeting Minutes
16. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Craig A. Smith & Associates*
  - C. Operations Manager: *King's Management Services, Inc.*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: July 11, 2022 at 6:00 P.M.

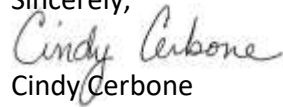
○ QUORUM CHECK

|                    |                                    |                                |                             |
|--------------------|------------------------------------|--------------------------------|-----------------------------|
| 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 |

17. Supervisors' Requests
18. Public Comments
19. 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**

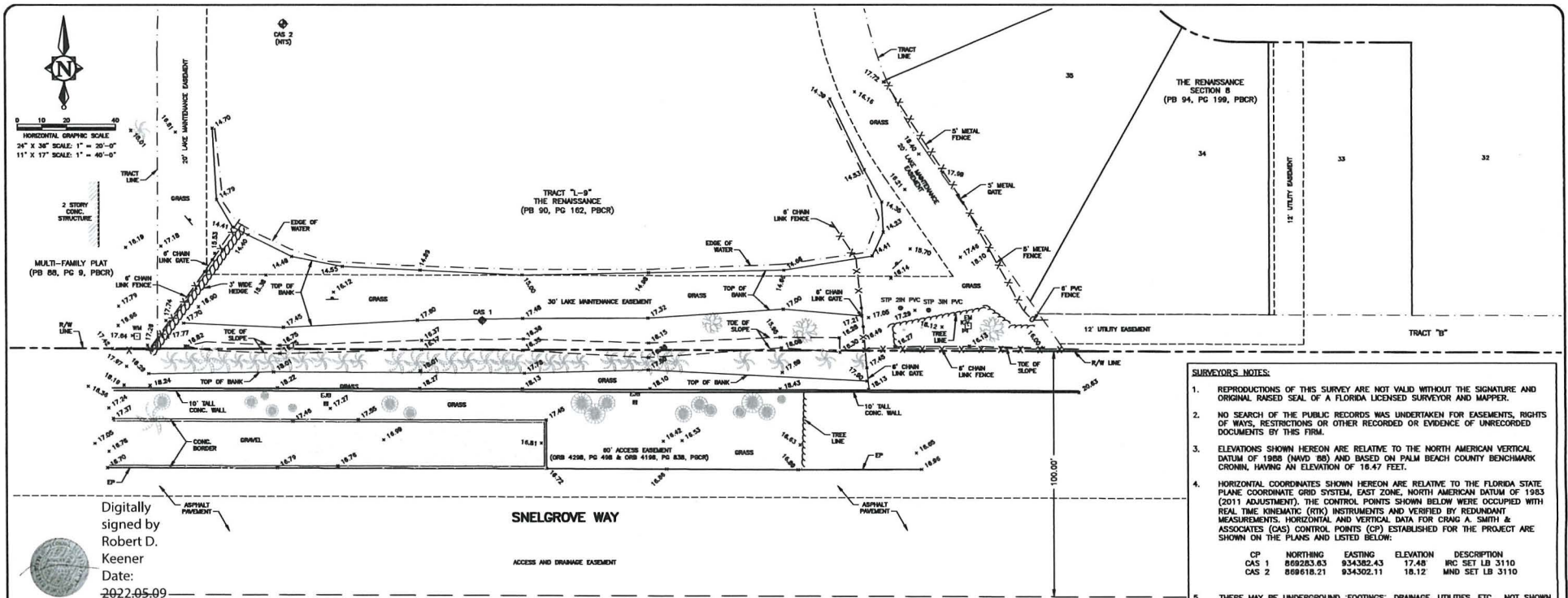
**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 801 901 3513**



**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

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- SURVEYOR'S NOTES:**
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NO SEARCH OF THE PUBLIC RECORDS WAS UNDERTAKEN FOR EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS OR OTHER RECORDED OR EVIDENCE OF UNRECORDED DOCUMENTS BY THIS FIRM.
  - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND BASED ON PALM BEACH COUNTY BENCHMARK CROMBIN, HAVING AN ELEVATION OF 18.47 FEET.
  - HORIZONTAL COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE GRID SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE CONTROL POINTS SHOWN BELOW WERE OCCUPIED WITH REAL TIME KINEMATIC (RTK) INSTRUMENTS AND VERIFIED BY REDUNDANT MEASUREMENTS. HORIZONTAL AND VERTICAL DATA FOR CRAIG A. SMITH & ASSOCIATES (CAS) CONTROL POINTS (CP) ESTABLISHED FOR THE PROJECT ARE SHOWN ON THE PLANS AND LISTED BELOW:
 

| CP    | NORTHING  | EASTING   | ELEVATION | DESCRIPTION     |
|-------|-----------|-----------|-----------|-----------------|
| CAS 1 | 869283.83 | 934382.43 | 17.48     | IRC SET LB 3110 |
| CAS 2 | 869618.21 | 934302.11 | 18.12     | MND SET LB 3110 |
  - THERE MAY BE UNDERGROUND FOOTINGS, DRAINAGE, UTILITIES, ETC. NOT SHOWN OR INDICATED HEREON.
  - THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PREMISE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF IMPROVEMENTS RELATIVE TO VARIOUS BOUNDARY LINES. A TRIMBLE R8 GNSS INSTRUMENT WITH TRIMBLE TSC-3 DATA COLLECTION WAS UTILIZED TO ESTABLISH HORIZONTAL SURVEY CONTROL AND LOCATE MISC. FEATURES IN AREAS REQUESTED. A TOPCON ES-102 INSTRUMENT WITH RANGER (TDS) DATA COLLECTION WAS UTILIZED TO COLLECT DATA IN BOTH THE HORIZONTAL AND VERTICAL PLANES.
  - ALL SYMBOLS SHOWN HEREON ARE FOR REPRESENTATIONAL PURPOSES ONLY AND ARE NOT TO SCALE.
  - THE DIGITAL DATA PROVIDED IS INTENDED TO BE VIEWED AT A SCALE OF 1" = 20' ON A STANDARD 24" X 36" SHEET.
  - ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET AND DECIMALS THEREOF.

**LEGAL DESCRIPTION**  
 BEING A PORTION OF TRACT 'L-9', THE RENAISSANCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 182, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

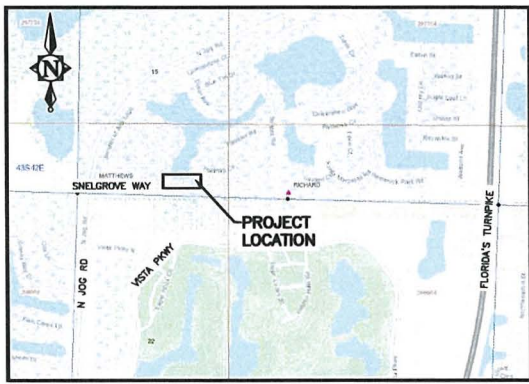
**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS APPLICABLE SECTIONS OF THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO QUALIFICATIONS NOTED HEREON.

FOR THE FIRM BY: ROBERT D. KEENER  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 4846

FIELD DATE: 04/04/22  
 SIGNATURE DATE:

Digitally signed by Robert D. Keener  
 Date: 2022.05.09 13:14:40 -04'00'

**LOCATION MAP**  
 SCALE: N.T.S.



**SYMBOL LEGEND**

| SYM. | DESCRIPTION               |
|------|---------------------------|
| CONC | CONCRETE                  |
| EP   | EDGE OF PAVEMENT          |
| ORB  | OFFICIAL RECORDS BOOK     |
| PB   | PLAT BOOK                 |
| PBCR | PALM BEACH COUNTY RECORDS |
| PG   | PAGE                      |
| PVC  | POLY VINYL CHLORIDE       |
| R/W  | RIGHT-OF-WAY LINE         |
| TOB  | TOP OF BANK               |
| TOE  | TIDE OF SLOPE             |

**SYMBOL LEGEND**

| SYM. | DESCRIPTION              |
|------|--------------------------|
| BM   | BENCH MARK               |
| EJB  | ELECTRIC JUNCTION BOX    |
| EM   | ELECTRIC METER           |
| ICV  | IRRIGATION CONTROL VALVE |
| TRG  | GENERIC TREE (TRG)       |
| TRO  | OAK TREE (TRO)           |
| TRP  | PINE TREE (TRP)          |
| TRPL | PALM TREE (TRPL)         |
| SP   | STAND PIPE               |
| WM   | WATER METER              |
| SIGN | SIGN                     |

**SYMBOL LEGEND**

| SYM. | DESCRIPTION       |
|------|-------------------|
| ---  | EASEMENT LINE     |
| ---  | LOT LINE          |
| ---  | RIGHT OF WAY LINE |
| ---  | CENTER LINE       |
| ---  | SECTION LINE      |
| ---  | LANDSCAPE LINE    |
| ---  | EDGE OF WATER     |
| ---  | FENCE LINE        |
| ---  | BUILDING          |
| ---  | CONCRETE          |
| ---  | GRAVEL            |

| NO. | DATE     | BY/PC   | OWN | MAP OF TOPOGRAPHIC SURVEY | REV | CHK |
|-----|----------|---------|-----|---------------------------|-----|-----|
| 1   | 04/06/22 | 1837/71 | MLL | MAP OF TOPOGRAPHIC SURVEY |     | MLL |
|     |          |         |     | REVISION                  |     | CKD |

PREPARED FOR  
**HAMAL, CDD**

**CRAIG A. SMITH & ASSOCIATES**  
 CONSULTING ENGINEERS-PLANNERS-SURVEYORS  
 21046 COMMERCIAL TRAIL  
 BOCA RATON, FLORIDA 33498  
 (561) 314-4445  
 CERTIFICATE NO. LB0003110

**MAP OF TOPOGRAPHIC SURVEY**

PORTION OF TRACT "L-9"  
 THE RENAISSANCE  
 PALM BEACH COUNTY, FLORIDA

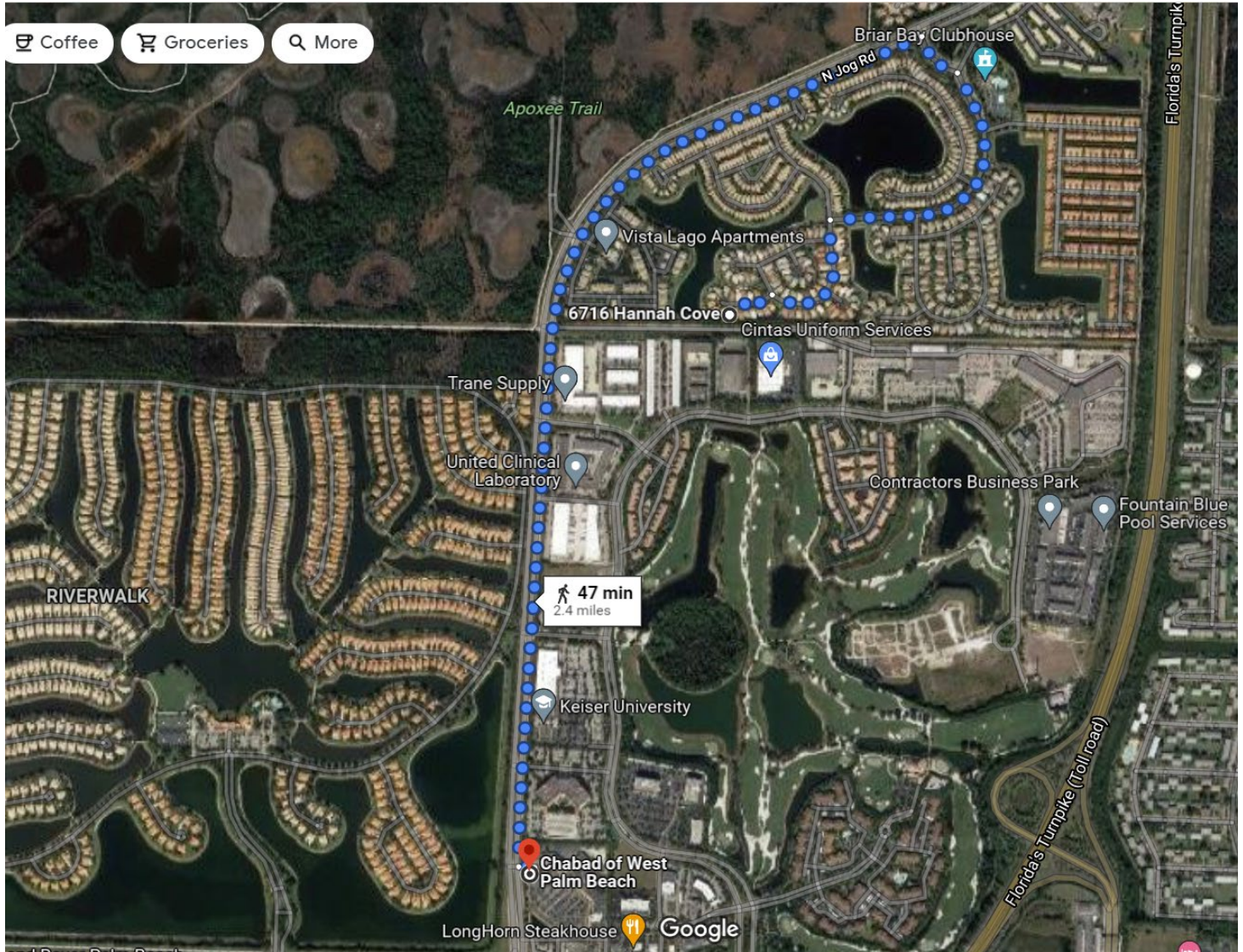
FILE NAME: 20-2272-V-01-SRVY.dwg  
 LAST SAVED: 04/06/22 - 1:50pm  
 CAS PROJECT NUMBER  
**22-2272**

SHEET  
**V-01**  
 OF  
 01

P:\Projects\Hamal\_Community\_00\_22\_2272\_215\_01\_NS\_V01\_2212-04-01-01.dwg 4/6/2022 10:14 PM Hamal 1/2

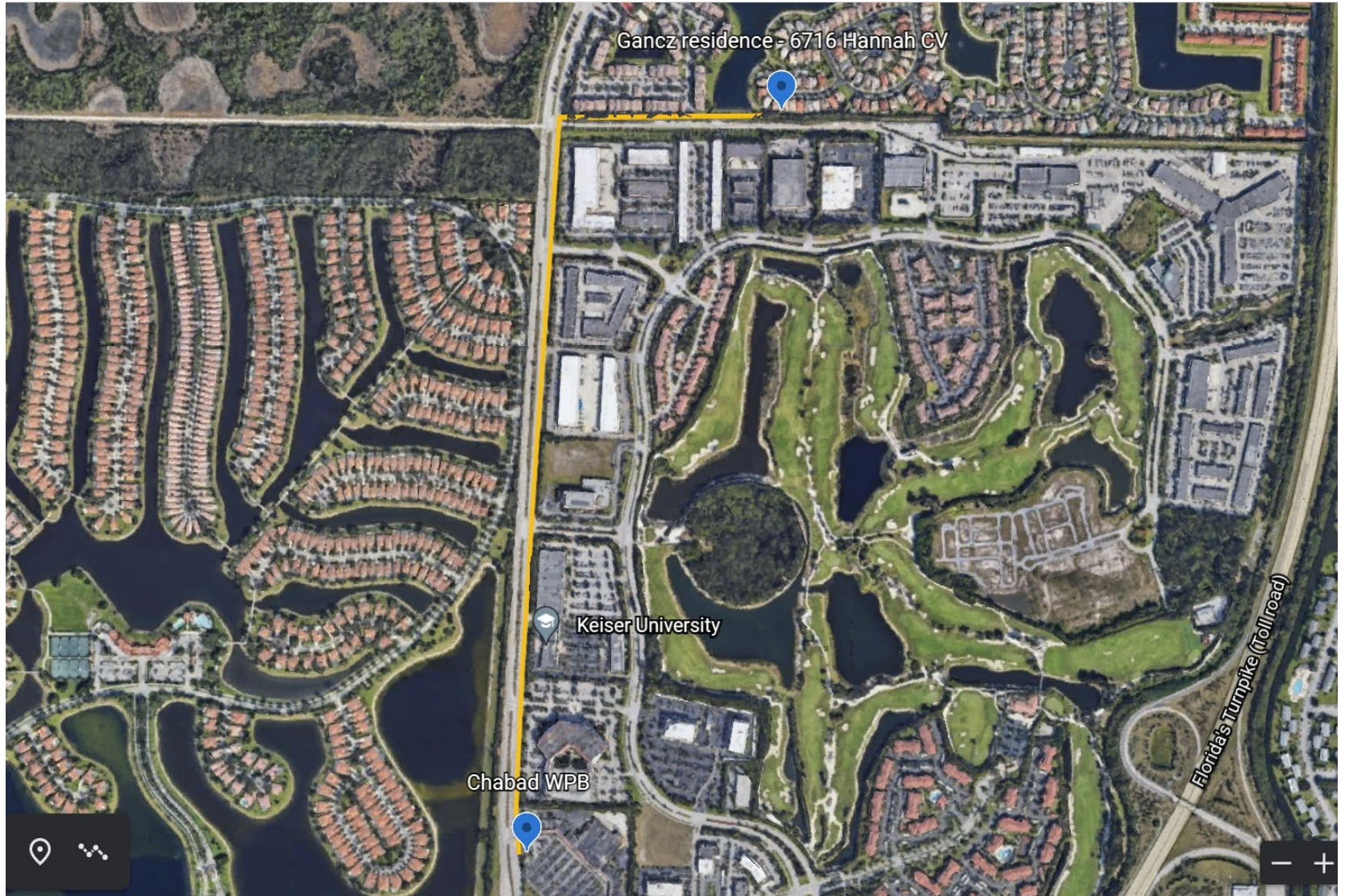


Blue dots = Walking route to Synagogue, from front entrance of community out to Jog Rd. Distance: 2.5 Miles.





Yellow line = Walking route to Synagogue, from back of community out to Jog Rd. Distance: 1 Mile.





Box = area of detail on next page.





Orange color = Property ownerships.  
Blue color = Landmarks.  
Black color = Fence installed by Briar Bay.  
Disregard Red color.



**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

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772-888-6535  
7805 SW Ellipse Way Unit A-12  
Stuart FL, 34997  
Overthetoproofrepair.com  
3/29/22

### Proposal

Proposal Submitted to: Hamal CDD C/O Mr. Wesley Finch      Job Name: Pumphouse Maintenance  
Address: 3400 Celebration Blvd      Phone: 561-686-3600  
Email: Wesley@kingsmanagement.com      Job Location: West Palm

We hereby submit specifications and estimates for repair of roof at above noted location. Work is to consist of:

- Remove coping at entire perimeter of parapet wall
- Repair all cracked roof tiles and secure loose pieces
- Clean debris from flat roof surface
- Install new in deck roof drain grate
- Install new 24g mill finish Galvalume coping at entire parapet wall top
- Correct fold in scupper outflow to proper opening size

Work is warrantied to be free of leakage for a period of two years from receipt of final payment

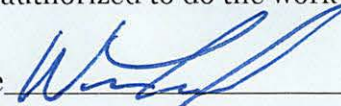
We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:  
(\$2,200.00) Two Thousand Two Hundred Dollars and \_\_\_\_\_00/100  
with payments to be made as follows: Due in full upon completion

Any alterations or deviations from above specifications involving extra costs including expansion of scope if needed to solve leakage will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. All dimensions are approximate.

Respectfully  
Submitted **Charlie Jamison**

### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as specified above.

Signature  Date of Acceptance 4/14/22



**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

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# Complete Concrete, LLC

13043 53rd Ct N  
Royal Palm Beach, FL 33411

Mike@completeconcretefla.com

# PROPOSAL

| Date     | Estimate # |
|----------|------------|
| 4/6/2022 | 1767       |

| Name / Address  |
|---|
| Hamal Community Development District<br>c/o Wrathell, Hunt and Associates, llc.<br>attn: Wesley Finch<br>2300 Glades Rd. Ste. 410 W<br>Boca Raton, Florida, 33431 |

| Job Description               |           |
|-------------------------------|-----------|
| Demo and pour caps:<br>1 unit |           |
| Proposal Valid Until:         | 4/20/2022 |

| Description   | Qty | U/M   | Total             |
|---|-----|-------|-------------------|
| Demo and remove damaged caps off-site               | 1   | sqft  | 0.00              |
| Reinforce, form and pour wall/column section        | 1   | sqft  | 0.00              |
| Remove existing drain and replace with 3" new drain | 1   | lf    | 0.00              |
| Repair middle column                                | 1   | Units | 0.00              |
| Install stucco and paint                            | 1   | lf    | 0.00              |
| Demo and pour caps – 1 unit                         | 1   |       | 3,880.00          |
| <b>Total:</b>                                       |     |       | <b>\$3,880.00</b> |

*Payment shall be made by check upon job completion.*

## ACCEPTANCE:

The above price, specifications and conditions are satisfactory and are hereby accepted. Payment shall be made as described above with the addition of any applicable permitting fees, documentation fees, legal fees, and/or accrued interest that may be incurred relating to the project. Final bill will be based on field measurements extended at the indicated per unit pricing. By signing, I authorize Jackson Construction Group, Inc. to do the work as specified above.

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ Date: \_\_\_\_\_

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

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## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JOSEPH PETRICK, hereby disclose that on FEBRUARY 7, 20 22:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, \_\_\_\_\_;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am a Supervisor serving on the Board of Supervisors of the Hamal Community Development District ("CDD"), entirely located within the City of West Palm Beach, within Palm Beach County ("County"). I was recently retained by the County as a Code Enforcement Officer. The County and the CDD is currently engaged in negotiations for a maintenance permit. Pursuant to section 112.313(7)(a)1., F.S., my employment with the County may not be prohibited as contemplated in section 112.313(7)(a), F.S.; out of abundance of caution, I hereby declare a conflict with respect to the ongoing negotiations between the County and the CDD.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

02-07-22  
Date Filed

[Signature]  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

**PALM BEACH COUNTY LAND DEVELOPMENT DIVISION RIGHT-OF-WAY LANDSCAPING  
AND/OR IRRIGATION PERMIT**

PERMIT NUMBER \_\_\_\_\_  
ISSUANCE DATE \_\_\_\_\_  
EXPIRATION DATE ONGOING

S 15 T 43 R 42

FEE \$0

PERMITTEE Hamal CDD  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

CONTACT Cindy Cerbone  
(561) 571-0010

PROJECT DESCRIPTION Hamal CDD Median Landscape and Irrigation Maintenance Areas

LOCATION **JOG RD MEDIANS** – Jog Medians located on North Jog Road from 1,260 feet north of Snelgrove Way to 1,425 feet south of Roebuck Road.

REFERENCED PLANS Hamal CDD Median Landscape and Irrigation Maintenance Areas Exhibit

Permit is hereby granted for the work within the right-of-way as shown on the referenced plans, subject to the general conditions contained in this permit and the following specific conditions:

1. This permit is for ongoing maintenance of the irrigation and landscaping originally permitted by LA-00078-0504 in the locations described on the Referenced Plans.
2. When lane closures are utilized for maintenance, the Permittee shall submit a Traffic Control Plan to the PBC Traffic Division (561) 684-4030, which will be utilized when maintenance is done. The plan shall be approved by the Traffic Division prior to any lane closures.

\_\_\_\_\_  
Scott Cantor, P. E., Director  
Land Development Division

\*\*\*\*\*  
**CONDITIONS ACCEPTED:**

\_\_\_\_\_  
Individual  
(Signature)

\_\_\_\_\_  
Please Print or Type Name

\*\*\*\*\*  
cc: Streetscape Section - w/plans  
Permittee - w/plans



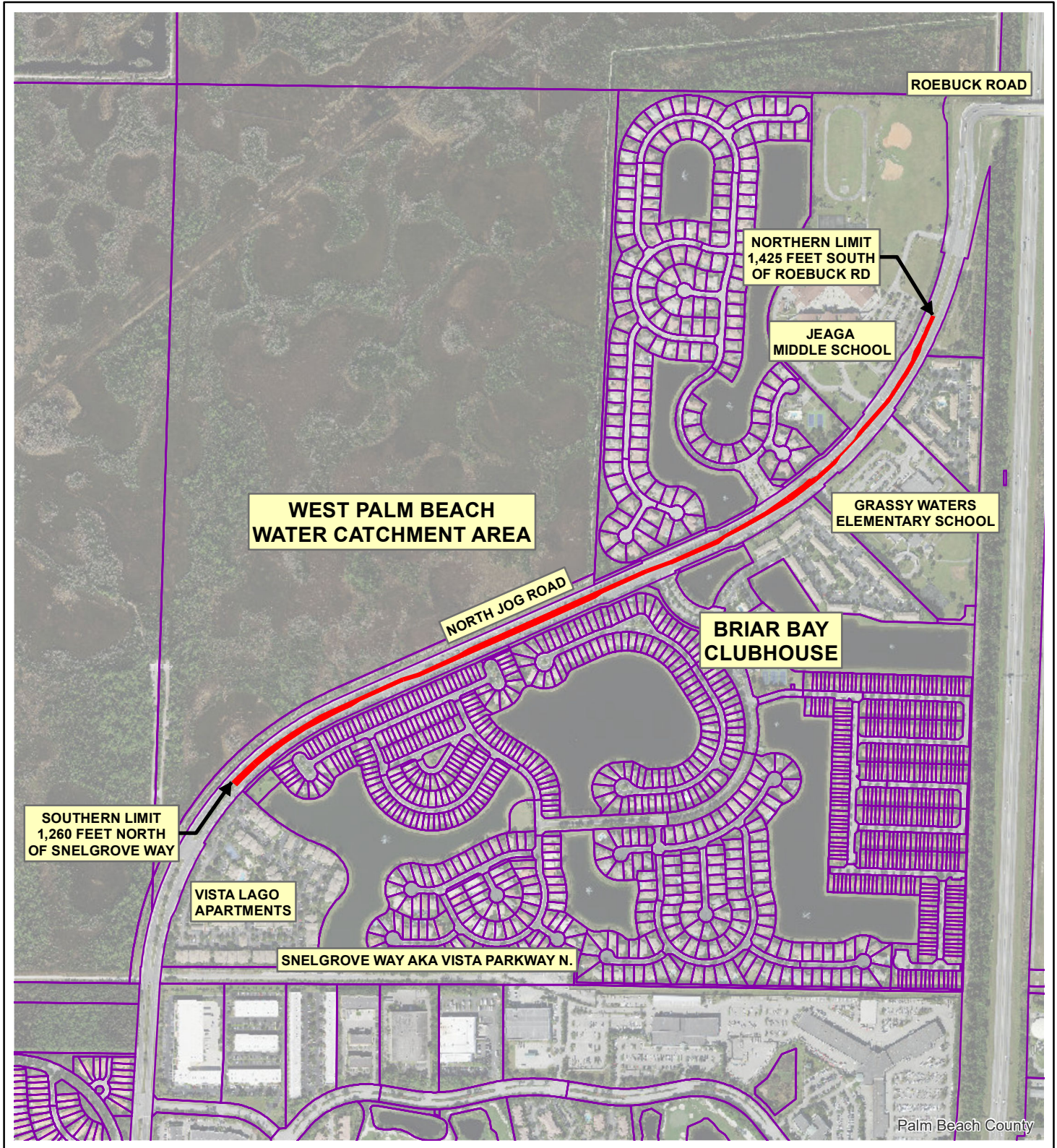
1. The landscaping and irrigation in the medians located in the Palm Beach County ("County") owned right-of-way known as "North Jog Road", locations which are further referenced in the permit, and as depicted in the HAMAL CDD MEDIAN LANDSCAPE AND IRRIGATION MAINTENANCE AREAS map ("Maintenance Map"), attached hereto, shall be maintained by the Hamal Community Development District ("Permittee"), its successors, legal heirs and assigns. The maintenance area shall be the entire median, including all median openings, within the limits permitted, as depicted in the Maintenance Map ("Maintenance Area" or "Jog Medians"). The North Jog Road drainage facilities, such as swales and inlets, shall be kept clear of all obstructions, such as grass clippings, branches, and leaves. The Permittee may replace the landscaping and/or irrigation with like kind without additional permit. If road pavement/sidewalk is proposed to be disturbed, or material changes are proposed to the landscaping and/or irrigation, a permit from the Office of the County Engineer is required.
2. Any transfer of this Permit shall require the written approval of the Office of the County Engineer.
3. Sight obstructions for the traveling public on North Jog Road shall not be caused by the landscaping and/or irrigation.
4. Irrigation systems shall comply with the current "Palm Beach County Water and Irrigation Conservation Ordinance". Irrigation includes all materials associated with the system, including, but not limited to, electrical components and controllers.
5. The Permittee, its successors, legal heirs and assigns shall indemnify and hold Palm Beach County (County) harmless from any and all claims, liability, losses and causes of action which may arise specifically out of the Permittee's negligent, improper or non compliant performance of this Permit. The Permittee, its successors, legal heirs and assigns shall pay all claims and losses against the County which result in a court-ordered judgment, and shall defend all suits in the name of Palm Beach County where applicable, and shall pay all costs of judgments which may arise thereon. For avoidance of doubt, the Permittee's indemnification of the County, provided herein, shall be solely limited to those claims and actions arising out of the Permittee's negligent or intentional actions while performing its permit responsibilities, and shall not cover any claims and actions against the County in which the County is wholly or partly negligent or at fault. The foregoing indemnification shall not constitute a waiver of Permittee's sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes, nor shall the same be construed to constitute an agreement by either party to indemnify the other party for such other party's negligent, willful, or intentional acts or omissions. Nothing in this permit shall inure to the benefit of any third party not a formal party to this permit for purposes of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
6. The Permittee, its successors, legal heirs and assigns shall, at their expense, promptly correct any failure of the landscaping and/or irrigation within the Jog Medians. If in the Office of the County Engineer's opinion the landscaping and/or irrigation caused or contributed to the damage or failure of any part of North Jog Road, the Permittee, its successors, legal heirs and assigns shall, in such case, pay the County to repair the damage or failure sustained by North Jog Road within 48 hours of notification by the Office of the County Engineer, solely to the extent of the Permittee's contribution to such damage or failure. Notwithstanding the foregoing, the Permittee shall have the right to have its engineer, or a consulting engineer, review the Office of the County Engineer's opinion on such damages in the event the Office of the County Engineer determines the fault is more than 50% attributable to the Permittee.
7. The Office of the County Engineer shall be the sole and final authority as to the acceptable conditions of the existing landscaping and irrigation pursuant to the applicable City, County or State codes and standards. Corrections to the landscaping and irrigation necessitated by safety or dangerous conditions may be required as deemed necessary by the Office of the County Engineer.
8. In the event of widening, repair, or reconstruction of North Jog Road, the Permittee, its successors, legal heirs and assigns shall, within 30 days of written notice by the Office of the County Engineer, remove and/or relocate the irrigation within the Jog Medians at no expense to the County.
9. If the irrigation is not removed or relocated pursuant to this Permit, the County shall have the right to remove and/or relocate said irrigation, and the Permittee agrees to pay all costs thereby incurred by the County.
10. The Permittee shall be responsible for coordinating the installation of any additional or replacement landscaping and/or irrigation with existing utilities/cable TV. Should damage occur to the existing utility/cable TV facilities during installation or, in the future, due to the landscaping or irrigation, the Permittee shall be responsible for repair costs solely to the extent of the Permittee's contribution to such damage or failure.
11. No lane closures are allowed without prior County approval of a maintenance of traffic (MOT) plan.
12. Permittee is at all times an independent contractor with full responsibility for all obligations and responsibilities imposed under this permit and imposed by law.
13. Issuance of this permit does not in any way create any rights on the part of the Permittee to obtain a permit from a state or federal agency, and does not create any liability on the part of the County for issuance of the permit if the Permittee fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.
14. All applicable state or federal permits must be obtained before any additional landscaping and/or irrigation work is commenced.
15. Any replaced irrigation lines shall maintain a minimum cover of 36 inches under pavement, and a minimum cover of 30 inches for all other locations on Jog Medians. The replaced lines shall also maintain a minimum clearance of 12 inches over or under drainage facilities.
16. In the event it is no longer in the best interests of the Permittee to perform, or the Permittee is unable to fulfill the maintenance responsibilities contemplated in this Permit, the Permittee may terminate this Permit by providing sixty (60) days' written notice of termination to the County, along with a termination buyout fee adhering to the following termination fee schedule:
  - 1) \$102,400 if terminated during first year
  - 2) \$76,800 if terminated during second year
  - 3) \$51,200 if terminated during third year
  - 4) \$25,600 if terminated after third year





# HAMAL CDD MEDIAN LANDSCAPE AND IRRIGATION MAINTENANCE AREAS

## NORTH JOG ROAD FROM 1,260 FEET NORTH OF SNELGROVE WAY TO 1,425 FEET SOUTH OF ROEBUCK ROAD



### LEGEND

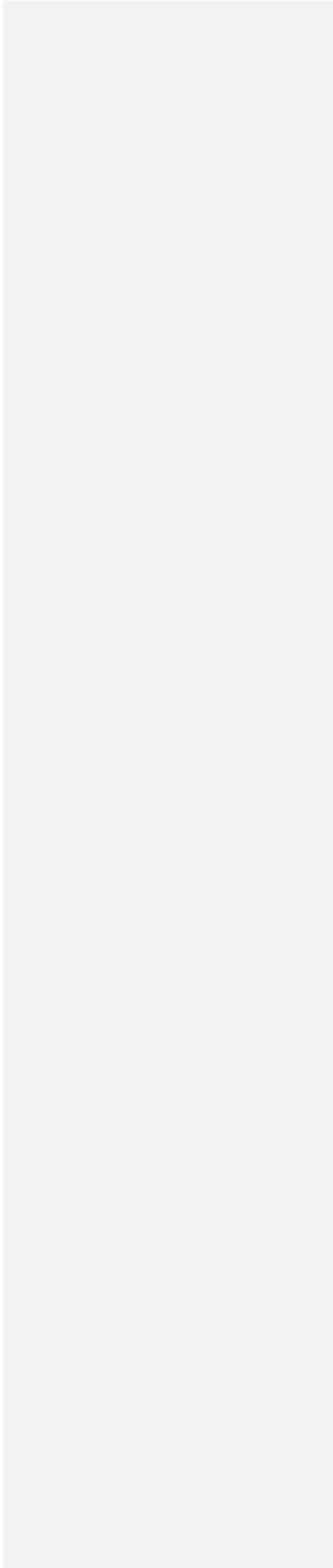
 COUNTY RIGHT OF WAY

 MEDIAN IRRIGATION AND LANDSCAPING MAINTENANCE LIMITS (JOG MEDIAN)

Aerial Flight Dates: 1/5/2021 – 2/10/2021

**N.T.S.**

**PALM BEACH COUNTY LAND DEVELOPMENT DIVISION RIGHT-OF-WAY LANDSCAPING  
AND/OR IRRIGATION PERMIT**



PERMIT NUMBER \_\_\_\_\_  
ISSUANCE DATE \_\_\_\_\_  
EXPIRATION DATE ONGOING

Formatted: Section start: New page

S 15 T 43 R 42

FEE \$0

CONTACT Cindy Cerbone  
(561) 571-0010

PERMITTEE Hamal CDD  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

PROJECT DESCRIPTION Hamal CDD Median Landscape and Irrigation Maintenance Areas

LOCATION JOG RD MEDIANS – Jog Medians located on North Jog Road from 1,260 feet north of Snelgrove Way to 1,425 feet south of Roebuck Road.

REFERENCED PLANS Hamal CDD Median Landscape and Irrigation Maintenance Areas Exhibit

Permit is hereby granted for the work within the right-of-way as shown on the referenced plans, subject to the general conditions contained in this permit and the following specific conditions:

1. This permit is for ongoing maintenance of the irrigation and landscaping originally permitted by LA-00078-0504 in the locations described on the Referenced Plans.
2. When lane closures are utilized for maintenance, the Permittee shall submit a Traffic Control Plan to the PBC Traffic Division (561) 684-4030, which will be utilized when maintenance is done. The plan shall be approved by the Traffic Division prior to any lane closures.

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\_\_\_\_\_  
Scott Cantor, P. E., Director  
Land Development Division

\*\*\*\*\*  
CONDITIONS ACCEPTED:

\_\_\_\_\_  
Individual  
(Signature)

\_\_\_\_\_  
Please Print or Type Name

\*\*\*\*\*  
cc: Streetscape Section - w/plans  
Permittee - w/plans



CONDITIONS FOR MEDIAN LANDSCAPING AND IRRIGATION MAINTENANCE

1. The landscaping and irrigation in the medians located in the Palm Beach County ("County") owned right-of-way known as "North Jog Road", locations which are further referenced in the permit, and as depicted in the HAMAL CDD MEDIAN LANDSCAPE AND IRRIGATION MAINTENANCE AREAS map ("Maintenance Map"), attached hereto, shall be maintained by the Hamal Community Development District ("Permittee"), its successors, legal heirs and assigns. The maintenance area shall be the entire median, including all median openings, within the limits permitted, as depicted in the Maintenance Map ("Maintenance Area" or "Jog Medians"). The North Jog Road drainage facilities, such as swales and inlets, shall be kept clear of all obstructions, such as grass clippings, branches, and leaves. The Permittee may replace the landscaping and/or irrigation with like kind without additional permit. If road pavement/sidewalk is proposed to be disturbed, or material changes are proposed to the landscaping and/or irrigation, a permit from the Office of the County Engineer is required.
2. Any transfer of this Permit shall require the written approval of the Office of the County Engineer.
3. Sight obstructions for the traveling public on North Jog Road shall not be caused by the landscaping and/or irrigation.
4. Irrigation systems shall comply with the current "Palm Beach County Water and Irrigation Conservation Ordinance". Irrigation includes all materials associated with the system, including, but not limited to, electrical components and controllers.
5. The Permittee, its successors, legal heirs and assigns shall indemnify and hold Palm Beach County (County) harmless from any and all claims, liability, losses and causes of action which may arise specifically out of the Permittee's negligent, improper or non compliant performance of this Permit. The Permittee, its successors, legal heirs and assigns shall pay all claims and losses against the County which result in a court-ordered judgment, and shall defend all suits in the name of Palm Beach County where applicable, and shall pay all costs of judgments which may arise thereon. For avoidance of doubt, the Permittee's indemnification of the County, provided herein, shall be solely limited to those claims and actions arising out of the Permittee's negligent or intentional actions while performing its permit responsibilities, and shall not cover any claims and actions against the County in which the County is wholly or partly negligent or at fault. The foregoing indemnification shall not constitute a waiver of Permittee's sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes, nor shall the same be construed to constitute an agreement by either party to indemnify the other party for such other party's negligent, willful, or intentional acts or omissions. Nothing in this permit shall inure to the benefit of any third party not a formal party to this permit for purposes of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
6. The Permittee, its successors, legal heirs and assigns shall, at their expense, promptly correct any failure of the landscaping and/or irrigation within the Jog Medians. If in the Office of the County Engineer's opinion the landscaping and/or irrigation caused or contributed to the damage or failure of any part of North Jog Road, the Permittee, its successors, legal heirs and assigns shall, in such case, pay the County to repair the damage or failure sustained by North Jog Road within 48 hours of notification by the Office of the County Engineer, solely to the extent of the Permittee's contribution to such damage or failure. Notwithstanding the foregoing, the Permittee shall have the right to have its engineer, or a consulting engineer, review the Office of the County Engineer's opinion on such damages in the event the Office of the County Engineer determines the fault is more than 50% attributable to the Permittee.
7. The Office of the County Engineer shall be the sole and final authority as to the acceptable conditions of the existing landscaping and irrigation pursuant to the applicable City, County or State codes and standards. Corrections to the landscaping and irrigation necessitated by safety or dangerous conditions may be required as deemed necessary by the Office of the County Engineer.
8. In the event of widening, repair, or reconstruction of North Jog Road, the Permittee, its successors, legal heirs and assigns shall, within 30 days of written notice by the Office of the County Engineer, remove and/or relocate the irrigation within the Jog Medians at no expense to the County.
9. If the irrigation is not removed or relocated pursuant to this Permit, the County shall have the right to remove and/or relocate said irrigation, and the Permittee agrees to pay all costs thereby incurred by the County.
10. The Permittee shall be responsible for coordinating the installation of any additional or replacement landscaping and/or irrigation with existing utilities/cable TV. Should damage occur to the existing utility/cable TV facilities during installation or, in the future, due to the landscaping or irrigation, the Permittee shall be responsible for repair costs solely to the extent of the Permittee's contribution to such damage or failure.
11. No lane closures are allowed without prior County approval of a maintenance of traffic (MOT) plan.
12. Permittee is at all times an independent contractor with full responsibility for all obligations and responsibilities imposed under this permit and imposed by law.
13. Issuance of this permit does not in any way create any rights on the part of the Permittee to obtain a permit from a state or federal agency, and does not create any liability on the part of the County for issuance of the permit if the Permittee fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.
14. All applicable state or federal permits must be obtained before any additional landscaping and/or irrigation work is commenced.
15. Any replaced irrigation lines shall maintain a minimum cover of 36 inches under pavement, and a minimum cover of 30 inches for all other locations on Jog Medians. The replaced lines shall also maintain a minimum clearance of 12 inches over or under drainage facilities.
16. In the event it is no longer in the best interests of the Permittee to perform, or the Permittee is unable to fulfill the maintenance responsibilities contemplated in this Permit, the Permittee may terminate this Permit by providing sixty (60) days' written notice of termination to the County, along with a termination buyout fee adhering to the following termination fee schedule:
  - 1) \$102,400 if terminated during first year
  - 2) \$76,800 if terminated during second year
  - 3) \$51,200 if terminated during third year
  - 4) \$25,600 if terminated after third year

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**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hamal Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** Pursuant to Chapters 190 and 197, Florida Statutes, public hearings on said approved Proposed Budget and related assessments is hereby declared and set for the following date, hour and location:

|           |   |
|-----------|---|
| DATE:     | September 12, 2022  |
| HOUR:     | 6:00 p.m.   |
| LOCATION: | Briar Bay Clubhouse<br>3400 Celebration Blvd.<br>West Palm Beach, Florida 33411 |

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of West Palm Beach and Palm Beach County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the

District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published and mailed in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 9th DAY OF MAY, 2022.**

ATTEST:

**HAMAL COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**



**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
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**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

|  | Fiscal Year 2022             |                                |                                   |                                | Proposed<br>Budget<br>FY 2023 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
|  | Adopted<br>Budget<br>FY 2022 | Actual<br>through<br>3/31/2022 | Projected<br>through<br>9/30/2022 | Total<br>Actual &<br>Projected |                               |
| <b>REVENUES</b>                          |                              |                                |                                   |                                |                               |
| Assessment levy - gross                  | \$ 551,486                   |                                |                                   |                                | \$ 610,938                    |
| Allowable discounts (4%)                 | (22,059)                     |                                |                                   |                                | (24,438)                      |
| Assessment levy - net                    | 529,427                      | \$ 500,102                     | \$ 29,325                         | \$ 529,427                     | 586,500                       |
| Fair-share agreement                     | 46,302                       | 58,749                         | -                                 | 58,749                         | 46,302                        |
| Interest                                 | 1,500                        | 393                            | -                                 | 393                            | 1,500                         |
| Total revenues                           | 577,229                      | 559,244                        | 29,325                            | 588,569                        | 634,302                       |
| <b>EXPENDITURES</b>                      |                              |                                |                                   |                                |                               |
| <b>Professional &amp; administrative</b> |                              |                                |                                   |                                |                               |
| Supervisors fee & FICA tax               | 7,536                        | 2,153                          | 5,383                             | 7,536                          | 7,536                         |
| Management/recording/accounting          | 44,048                       | 22,024                         | 22,024                            | 44,048                         | 44,048                        |
| Trustee                                  | 4,350                        |                                | 4,350                             | 4,350                          | 4,350                         |
| Legal                                    | 10,000                       | 18,339                         | 18,500                            | 36,839                         | 20,000                        |
| Engineering                              | 6,000                        | 2,789                          | 12,000                            | 14,789                         | 15,000                        |
| Engineering - Stormwater reporting       |                              |                                | 6,640                             | 6,640                          | -                             |
| Audit                                    | 8,184                        | -                              | 8,184                             | 8,184                          | 8,484                         |
| Arbitrage rebate calculation             | 1,250                        | -                              | 1,250                             | 1,250                          | 1,250                         |
| Postage                                  | 750                          | 48                             | 702                               | 750                            | 750                           |
| Legal advertising                        | 2,500                        | 1,035                          | 1,465                             | 2,500                          | 2,500                         |
| Office supplies                          | 250                          | -                              | 250                               | 250                            | 250                           |
| Other current charges                    | 750                          | -                              | 750                               | 750                            | 750                           |
| Annual special district fee              | 175                          | 175                            | -                                 | 175                            | 175                           |
| Insurance                                | 6,962                        | 6,674                          | -                                 | 6,674                          | 7,861                         |
| FASD annual dues                         | 1,500                        | 1,500                          | -                                 | 1,500                          | 1,500                         |
| Pump station/equipment insurance         | 3,468                        | 3,140                          | -                                 | 3,140                          | 3,916                         |
| Reserve study                            | 6,000                        | -                              | -                                 | -                              | 6,000                         |
| Website                                  | 705                          | 705                            | -                                 | 705                            | 705                           |
| ADA website compliance                   | 210                          | 210                            | -                                 | 210                            | 210                           |
| Dissemination agent                      | 1,000                        | 500                            | 500                               | 1,000                          | 1,000                         |
| Total professional & administrative      | 105,638                      | 59,292                         | 81,998                            | 141,290                        | 126,285                       |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

|  | Fiscal Year 2022             |                                |                                   |                                | Proposed<br>Budget<br>FY 2023 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
|  | Adopted<br>Budget<br>FY 2022 | Actual<br>through<br>3/31/2022 | Projected<br>through<br>9/30/2022 | Total<br>Actual &<br>Projected |                               |
| <b>Field operations</b>                    |                              |                                |                                   |                                |                               |
| Telephone                                  | 2,040                        | 917                            | 1,123                             | 2,040                          | 2,040                         |
| Field operations management                | 14,100                       | 6,025                          | 8,075                             | 14,100                         | 30,000                        |
| Landscape maintenance                      |                              |                                |                                   |                                |                               |
| Mowing, edging, pruning & weed control     | 96,491                       | 37,831                         | 58,660                            | 96,491                         | 106,140                       |
| Turf replacement (\$0.90/sq. foot)         | 6,000                        | -                              | 15,000                            | 15,000                         | 15,000                        |
| Mulch                                      | 16,969                       | 10,725                         | 14,244                            | 24,969                         | 18,000                        |
| Insect, weed, fertilization                | 47,648                       | 18,916                         | 31,049                            | 49,965                         | 54,962                        |
| Annuals removal, replacement, installation | 11,670                       | -                              | 11,670                            | 11,670                         | 15,000                        |
| Tree pruning                               | 25,750                       | 23,500                         | 2,250                             | 25,750                         | 26,523                        |
| Irrigation system maintenance              | 7,702                        | 5,322                          | 2,380                             | 7,702                          | 8,472                         |
| Irrigation repairs                         | 10,000                       | 2,952                          | 7,048                             | 10,000                         | 10,000                        |
| Catch basin inspection & cleanout          | 14,935                       | 28,520                         | -                                 | 28,520                         | -                             |
| Capital outlay                             | 30,400                       | -                              | 30,400                            | 30,400                         | 30,400                        |
| Landscape replacement                      | 20,000                       | -                              | 20,000                            | 20,000                         | 20,000                        |
| Preventative maintenance: pump station     | 11,100                       | 2,525                          | 8,575                             | 11,100                         | 11,100                        |
| Repair/maintenance: pump station           | 4,000                        | -                              | 4,000                             | 4,000                          | 4,000                         |
| Lake maintenance                           | 24,000                       | 8,234                          | 15,766                            | 24,000                         | 24,000                        |
| Fountain maintenance                       | 28,000                       | 16,524                         | 11,476                            | 28,000                         | 28,000                        |
| Holiday landscape lighting                 | 7,500                        | 2,891                          | 4,609                             | 7,500                          | 7,500                         |
| Utilities                                  | 62,000                       | 27,098                         | 34,902                            | 62,000                         | 62,000                        |
| Wall maintenance                           | 12,000                       | -                              | 15,000                            | 15,000                         | 15,000                        |
| Contingency                                | 10,600                       | -                              | 10,600                            | 10,600                         | 10,600                        |
| Total field operations                     | <u>462,905</u>               | <u>191,980</u>                 | <u>306,827</u>                    | <u>498,807</u>                 | <u>498,737</u>                |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

|  | Fiscal Year 2022             |                                |                                   |                                | Proposed<br>Budget<br>FY 2023 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
|  | Adopted<br>Budget<br>FY 2022 | Actual<br>through<br>3/31/2022 | Projected<br>through<br>9/30/2022 | Total<br>Actual &<br>Projected |                               |
| <b>Other fees and charges</b>                                |                              |                                |                                   |                                |                               |
| Property appraiser   | 1,141                        | -                              | 1,141                             | 1,141                          | 1,141                         |
| Information system services                                  | 2,030                        | 2,030                          | -                                 | 2,030                          | 2,030                         |
| Tax collector  | 5,515                        | 5,669                          | -                                 | 5,669                          | 6,109                         |
| Total other fees and charges                                 | <u>8,686</u>                 | <u>7,699</u>                   | <u>1,141</u>                      | <u>8,840</u>                   | <u>9,280</u>                  |
| Total expenditures   | <u>577,229</u>               | <u>258,971</u>                 | <u>389,966</u>                    | <u>648,937</u>                 | <u>634,302</u>                |
| <br>   |                              |                                |                                   |                                |                               |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | -                            | 300,273                        | (360,641)                         | (60,368)                       | -                             |
| <br>   |                              |                                |                                   |                                |                               |
| Fund balance - beginning (unaudited)                         | 1,607,927                    | 1,683,911                      | 1,984,184                         | 1,683,911                      | 1,623,543                     |
| Fund balance - ending (projected)                            |                              |                                |                                   |                                |                               |
| Nonspendable   |                              |                                |                                   |                                |                               |
| Prepaid expenditures and deposits                            | -                            | 135                            | -                                 | -                              | -                             |
| Assigned   |                              |                                |                                   |                                |                               |
| 3 months working capital                                     | 152,130                      | 133,327                        | 132,277                           | 132,277                        | 167,408                       |
| Sound barriers / walls                                       | 50,000                       | 50,000                         | 50,000                            | 50,000                         | 100,000                       |
| Stormwater pump station                                      | 300,000                      | 200,000                        | 200,000                           | 200,000                        | 300,000                       |
| Culvert repair/replacement                                   | 100,000                      | 100,000                        | 100,000                           | 100,000                        | 100,000                       |
| Disaster recovery  | 500,000                      | 500,000                        | 500,000                           | 500,000                        | 500,000                       |
| Unassigned   | <u>505,797</u>               | <u>1,000,722</u>               | <u>641,266</u>                    | <u>641,266</u>                 | <u>456,135</u>                |
| Fund balance - ending (projected)                            | <u>\$ 1,607,927</u>          | <u>\$ 1,984,184</u>            | <u>\$ 1,623,543</u>               | <u>\$ 1,623,543</u>            | <u>\$ 1,623,543</u>           |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional and Administrative Services**

|  |          |
|--|----------|
| Supervisors fee & FICA tax   | \$ 7,536 |
| <p>Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates holding up to seven meetings and all five Board Members receiving fees.</p>   |          |
| Management/recording/accounting  | 44,048   |
| <p><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community. Effective October 1, 2016</p>  |          |
| Trustee  | 4,350    |
| Legal  | 20,000   |
| <p>Hopping Green &amp; Sams ("HGS"), provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments. For matters relating to monthly board meetings and pursuant to the fee agreement Effective October 1, 2016, HGS will charge the District the lesser of its standard hourly rate for the hours performing such work or a fee of \$1,600 per meeting, plus direct out-of-pocket expenses for travel costs, telephone, postage, and photocopying. HGS will also attend at least one meeting each year for which no travel time will be charged.</p> |          |
| Engineering  | 15,000   |
| <p>Giangrande Engineering provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Effective October 1, 2016</p>   |          |
| Audit  | 8,484    |
| <p>The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.</p>  |          |
| Arbitrage rebate calculation   | 1,250    |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. Grau and Associates conducts the annual arbitrage rebate calculation for the District.</p>   |          |
| Postage  | 750      |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>  |          |
| Legal advertising  | 2,500    |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>  |          |
| Office supplies  | 250      |
| <p>Accounting and administrative supplies.</p>   |          |
| Other current charges  | 750      |
| <p>Miscellaneous charges including automated AP routing.</p>   |          |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

|   |         |
|---|---------|
| Annual special district fee   | 175     |
| Annual fee paid to the Florida Department of Economic Opportunity.  |         |
| Insurance   | 7,861   |
| The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 per occurrence for general liability (\$2,000,000 general aggregate) and \$1,000,000 per occurrence for public officials liability (\$1,000,000 general aggregate).   |         |
| FASD annual dues  | 1,500   |
| Pump station/equipment insurance  | 3,916   |
| Reserve study   | 6,000   |
| Website   | 705     |
| ADA website compliance  | 210     |
| Dissemination agent   | 1,000   |
| <b>Field operations</b>   |         |
| Telephone   | 2,040   |
| Service provided by AT&T for account number 561 681-0720 001 0458, which relates to the stormwater pump station. (cable/internet)   |         |
| Field operations management   | 30,000  |
| Landscape maintenance   |         |
| The District contracted with King's Management Services, Inc. for general landscape maintenance services. The agreement may be extended for 12-month periods upon mutual consent of both parties. Should storm damage remediation be required, the work will be performed at the following rates: debris removal at a rate of \$25/man-hour, straighten and re-erect trees at a rate of \$50/tree, and irrigation repairs at a rate of \$55/man-hour. |         |
| Mowing, edging, pruning & weed control  | 106,140 |
| Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed control   |         |
| Turf replacement \$0.90/square foot   | 15,000  |
| Mulch   | 18,000  |
| Insect, weed, fertilization   |         |
| Turf, shrubbery, palm trees, ground cover and flowers   | 54,962  |
| Annuals removal, replacement and installation (including topsoil)   | 15,000  |
| 4" annuals, 2x/year (there are approximately 900 annuals)   |         |
| Tree pruning  | 26,523  |
| Irrigation system maintenance   | 8,472   |
| Kings Management provides irrigation repair services to the District at a cost of \$55/man hour. Does not include the cost of materials, which will be billed separately.   |         |
| Irrigation repairs  | 10,000  |
| Capital outlay:   | 30,400  |
| - Discussed expansion of landscape maintenance program  |         |
| - Briar Bay common area: landscape enhancements   |         |
| - Jog Road: median landscape enhancements   |         |
| - Other items to be determined by the Board   |         |
| Landscape replacement   | 20,000  |
| Landscaping repairs and replacement throughout the District as needed.  |         |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

|   |  |
|---|--|
| Preventative maintenance: pump station  | 11,100                                     |
| <p>The District originally entered into an agreement with South Florida Utilities, Inc. (D.B.A. Lift Station Services) effective October 1, 2016 and includes:</p> <ul style="list-style-type: none"> <li>- monthly generator inspections (\$1500)</li> <li>- quarterly pump, wet well and discharge bay inspections (\$9600)</li> <li>- an annual pipe intake and discharge inspection</li> </ul>  |  |
| Repair/maintenance: pump station  | 4,000                                      |
| Lake maintenance  | 24,000                                     |
| <p>The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 for maintaining the District lakes. The current level of lake maintenance service is provided at a rate of \$1,800 per month (\$21,600 annually).</p>   |  |
| Fountain maintenance  | 28,000                                     |
| <p>The District entered into an agreement with Allstate Resource Management, Inc. effective October 1, 2016 for quarterly preventative maintenance services for the 10 District fountains at a rate of \$895/quarter (\$3,580 annually). Pursuant to the agreement, additional repairs and services shall be billed at a rate of \$75, plus the cost of materials. \$150 minimum if a diver is required. An additional \$14,440 is included in the budget for repairs and electrical issues to the individual fountain units.</p> |  |
| Holiday landscape lighting  | 7,500                                      |
| <p>This covers the cost of holiday landscape lighting (LED).</p>  |  |
| Utilities   | 62,000                                     |
| <p>Electricity for common areas of the District is provided by Florida Power &amp; Light. Below are the District's account numbers and service addresses.</p>   |  |
| <u>Account Number</u>   | <u>Service Address</u>                     |
| 31009-63366   | 6261 Hammock Park Rd. #Fountain            |
| 38117-48171   | 3691 Hamilton Key #Fountain                |
| 54811-00112   | N Jog Rd. #E/O-1MI N/O Okee @ Pleasant Rd. |
| 77982-33065   | 3696 Hamilton Key # Pump                   |
| 31921-53512   | 3901 Hamilton Key Lake #1                  |
| 34938-11511   | 3370 Celebration Blvd. Lake #6             |
| 52844-10445   | 3001 Celebration Blvd. #Pump               |
| 53794-76400   | 3301 Bollard Rd. Lake #9                   |
| 54953-44409   | 3411 Briar Bay Blvd. Lake #4               |
| 56036-75405   | 3150 Celebration Blvd. Lake #8             |
| 74421-67404   | 3151 Celebration Blvd. Lake #7             |
| 75372-38318   | 3690 Hamilton Key Lake #2                  |
| 90995-65237   | 3270 Celebration Blvd. # Pump              |
| 02941-07149   | 3690 North Jog Rd. # Pump 1 Hamal          |
| Wall maintenance  | 15,000                                     |
| Contingency   | 10,600                                     |
| <p>This category is for unexpected, non-budgeted expenditures that the District may incur</p>   |  |
| Property appraiser  | 1,141                                      |
| <p>The property appraiser's fees are \$150.00 plus \$.75 per parcel.</p>  |  |
| Information system services   | 2,030                                      |
| <p>The Palm Beach County ISS fee is based on total amount levied on-roll and for amounts up \$1,450,000 it is \$2,030.</p>  |  |
| Tax collector   | 6,109                                      |
| <p>The tax collector's fees are 1% of the on-roll assessment.</p>   |  |
| Total expenditures  | \$ 634,302                                 |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2021 BUDGET (REFUNDED SERIES 2017)  
FISCAL YEAR 2023**

|   | Fiscal Year 2022             |                                |                                   |                                | Proposed<br>Budget<br>FY 2023 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
|   | Adopted<br>Budget<br>FY 2022 | Actual<br>through<br>3/31/2022 | Projected<br>through<br>9/30/2022 | Total<br>Actual &<br>Projected |                               |
| <b>REVENUE</b>  |                              |                                |                                   |                                |                               |
| Assessment levy - gross   | \$ 740,576                   |                                |                                   |                                | \$ 740,175                    |
| Allowable discounts (4%)  | (29,623)                     |                                |                                   |                                | (29,607)                      |
| Assessment levy - net   | 710,953                      | \$ 671,646                     | \$ 39,307                         | \$ 710,953                     | 710,568                       |
| Prepayments   | -                            | -                              | 3,160                             | 3,160                          | -                             |
| Interest  | -                            | 7                              | -                                 | 7                              | -                             |
| Total revenue   | 710,953                      | 671,653                        | 42,467                            | 714,120                        | 710,568                       |
| <b>EXPENDITURES</b>   |                              |                                |                                   |                                |                               |
| <b>Debt service</b>   |                              |                                |                                   |                                |                               |
| Principal 5/1   | 589,000                      | -                              | 589,000                           | 589,000                        | 600,000                       |
| Principal prepayment  | -                            | -                              | -                                 | -                              | 4,000                         |
| Interest 11/1   | 27,012                       | 27,012                         | -                                 | 27,012                         | 60,027                        |
| Interest 5/1  | 60,027                       | -                              | 60,027                            | 60,027                         | 54,482                        |
| Total debt service  | 676,039                      | 27,012                         | 649,027                           | 676,039                        | 718,509                       |
| <b>Other fees &amp; charges</b>                                   |                              |                                |                                   |                                |                               |
| Tax collector   | 7,406                        | 7,614                          | -                                 | 7,614                          | 7,402                         |
| Costs of issuance   | -                            | 7,475                          | -                                 | 7,475                          | -                             |
| Total other fees & charges  | 7,406                        | 15,089                         | -                                 | 15,089                         | 7,402                         |
| Total expenditures  | 683,445                      | 42,101                         | 649,027                           | 691,128                        | 725,911                       |
| Net increase/(decrease) in fund balance                           | 27,508                       | 629,552                        | (606,560)                         | 22,992                         | (15,343)                      |
| Beginning fund balance (unaudited)                                | (431,273)                    | 62,385                         | 691,937                           | 62,385                         | 85,377                        |
| Ending fund balance (projected)                                   | \$(403,765)                  | \$ 691,937                     | \$ 85,377                         | \$ 85,377                      | 70,034                        |
| Use of fund balance:  |                              |                                |                                   |                                |                               |
| Interest expense - November 1, 2023                               |                              |                                |                                   |                                | (48,872)                      |
| Projected fund balance surplus/(deficit) as of September 30, 2023 |                              |                                |                                   |                                | \$ 21,162                     |



Special Assessment Refunding Bonds, Series 2021

\$6,420,000

## Debt Service Schedule

| <b>Date</b>  | <b>Principal</b>      | <b>Coupon</b> | <b>Interest</b>     | <b>Total P+I</b>      |
|--------------|-----------------------|---------------|---------------------|-----------------------|
| 11/01/2022   | -                     | -             | 60,027.00           | 60,027.00             |
| 05/01/2023   | 600,000.00            | 1.870%        | 54,482.45           | 654,482.45            |
| 11/01/2023   | -                     | -             | 48,872.45           | 48,872.45             |
| 05/01/2024   | 611,000.00            | 1.870%        | 48,872.45           | 659,872.45            |
| 11/01/2024   | -                     | -             | 43,159.60           | 43,159.60             |
| 05/01/2025   | 623,000.00            | 1.870%        | 43,159.60           | 666,159.60            |
| 11/01/2025   | -                     | -             | 37,334.55           | 37,334.55             |
| 05/01/2026   | 635,000.00            | 1.870%        | 37,334.55           | 672,334.55            |
| 11/01/2026   | -                     | -             | 31,397.30           | 31,397.30             |
| 05/01/2027   | 647,000.00            | 1.870%        | 31,397.30           | 678,397.30            |
| 11/01/2027   | -                     | -             | 25,347.85           | 25,347.85             |
| 05/01/2028   | 659,000.00            | 1.870%        | 25,347.85           | 684,347.85            |
| 11/01/2028   | -                     | -             | 19,186.20           | 19,186.20             |
| 05/01/2029   | 671,000.00            | 1.870%        | 19,186.20           | 690,186.20            |
| 11/01/2029   | -                     | -             | 12,912.35           | 12,912.35             |
| 05/01/2030   | 684,000.00            | 1.870%        | 12,912.35           | 696,912.35            |
| 11/01/2030   | -                     | -             | 6,516.95            | 6,516.95              |
| 05/01/2031   | 697,000.00            | 1.870%        | 6,516.95            | 703,516.95            |
| <b>Total</b> | <b>\$5,827,000.00</b> | <b>-</b>      | <b>\$563,963.95</b> | <b>\$6,390,963.95</b> |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
FISCAL YEAR 2023**

| Product      | Total<br>Projected<br>Units | Proposed FY 2023           |            |                        | % Change<br>FY 2022' to FY<br>2023' |
|--------------|-----------------------------|----------------------------|------------|------------------------|-------------------------------------|
|              |                             | Series 2021                | O & M      | Total                  |                                     |
|              |                             | Debt Service<br>Assessment | Assessment | Proposed<br>Assessment |                                     |
| Condos       | 288                         | \$ 401.36                  | \$ 376.70  | \$ 778.06              | 4.94%                               |
| Townhomes    | 331                         | 441.09                     | 376.70     | 817.79                 | 4.69%                               |
| SF 30' & 40' | 309                         | 682.31                     | 538.12     | 1,220.43               | 4.48%                               |
| SF 50'       | 229                         | 682.31                     | 538.12     | 1,220.43               | 4.48%                               |
| SF 70'       | 164                         | 682.31                     | 538.12     | 1,220.43               | 4.48%                               |
|              | <u>1,321</u>                |                            |            |                        |                                     |

| Product      | Total<br>Projected<br>Units | Adopted FY 2022 - Detail   |            |            |
|--------------|-----------------------------|----------------------------|------------|------------|
|              |                             | Series 2021                | O & M      | Total      |
|              |                             | Debt Service<br>Assessment | Assessment | Assessment |
| Condos       | 288                         | \$ 401.36                  | \$ 340.04  | \$ 741.40  |
| Townhomes    | 331                         | 441.09                     | 340.04     | 781.13     |
| SF 30' & 40' | 309                         | 682.31                     | 485.76     | 1,168.07   |
| SF 50'       | 229                         | 682.31                     | 485.76     | 1,168.07   |
| SF 70'       | 164                         | 682.31                     | 485.76     | 1,168.07   |
|              | <u>1,321</u>                |                            |            |            |

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**RESOLUTION 2022-06**

**A RESOLUTION OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Palm Beach County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 9th day of May, 2022.

Attest:

**HAMAL COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

| <b>HAMAL COMMUNITY DEVELOPMENT DISTRICT</b>  |                                    |             |
|--|------------------------------------|-------------|
| <b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>                 |                                    |             |
| <b>LOCATION</b>  |                                    |             |
| <i>Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411</i> |                                    |             |
| <b>DATE</b>  | <b>POTENTIAL DISCUSSION/FOCUS</b>  | <b>TIME</b> |
| November 14, 2022  | Regular Meeting                    | 6:00 PM     |
| December 12, 2022  | Regular Meeting                    | 6:00 PM     |
| February 13, 2023  | Regular Meeting                    | 6:00 PM     |
| March 13, 2023   | Regular Meeting                    | 6:00 PM     |
| May 8, 2023  | Regular Meeting                    | 6:00 PM     |
| July 10, 2023  | Regular Meeting                    | 6:00 PM     |
| September 11, 2023   | Public Hearing and Regular Meeting | 6:00 PM     |

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11**

## RESOLUTION 2022-07

**A RESOLUTION OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RATIFYING THE ACTIONS TO DISPENSE WITH FURTHER COMPETITIVE SOLICITATION FOR DISTRICT ENGINEERING SERVICES; RATIFYING ENGAGEMENT OF DIRECT NEGOTIATIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

**WHEREAS**, the District is responsible for operating, maintaining, repairing and reconstructing various improvements within the District which sometimes require services of an engineer; and

**WHEREAS**, Section 190.033(2), Florida Statutes, requires the District to comply with the Consultants’ Competitive Negotiations Act, Section 287.055, Florida Statutes, in soliciting bids for professional services including engineering services; and

**WHEREAS**, the District has a continuing need for engineering services and pursuant to Sections 190.033(2) and 287.055, Florida Statutes, and the District’s Rules of Procedure (“Rules”), the Board of Supervisors (“Board”) authorized and issued a Request for Qualifications (“RFQ”) for continuing District Engineer services; and

**WHEREAS**, the Board received no timely or responsive responses to the RFQ; and

**WHEREAS**, District’s Rule 3.1(4)(b) provides that “[n]othing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received;” and

**WHEREAS**, in consultation with District staff and District Chairman, and pursuant to Rule 3.1(4)(b) of the District, the District Manager solicited and obtained one (1) proposal for District Engineer services; and

**WHEREAS**, On December 13, 2021, the Board reviewed and approved the proposal from the firm of Craig A. Smith and Associates, Inc. for District Engineer services; and

**WHEREAS**, the Board hereby determines that it is in the best interests of the District to have dispensed with further competitive solicitation for District Engineer services and desires to ratify the District’s actions in directly negotiating for same.

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

**Section 1. Recitals; Findings.** The recitals stated above are hereby incorporated herein by reference as findings of the Board. The Board makes these additional separate and independent findings:

- A) the District, to the best of its abilities, complied with the requirements of Sections 190.033(1) and Section 287.055, Florida Statutes; and
- B) Further competitive solicitation for District Engineer services was not required by District Rules 3.1(4)(b).

**Section 2. Ratifying Actions of District Staff and District Chairman.** The Board hereby ratifies, confirms and approves the District Manager’s solicitation for and engagement in direct contract negotiations with one or more vendors to obtain District Engineer services.

**Section 3. Severability.** The invalidity or unenforceability of any one or more provisions or findings of this Resolution shall not affect the validity or enforceability of the remaining portions and findings of this Resolution, or any part thereof.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon the passage and adoption of this Resolution.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of May, 2022.

ATTEST:

**HAMAL COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors



**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**12**

**RESOLUTION 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF HAMAL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2021; 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 THE HAMAL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2021; AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the 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 in the City of West Palm Beach, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District previously approved a commitment letter constituting a proposal from SouthState Bank, N.A., for the purchase of the District’s \$6,420,000 Hamal Community Development District Special Assessment Refunding Bond, Series 2021 (the “Series 2021 Bond”), at the terms and conditions provided therein; and

**WHEREAS**, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2021 Bond and the imposition of special assessments securing the Series 2021 Bond, including, but not limited to, Resolutions 2001-14; 2021-06; 2006-04; 2006-05; 2006-07; and 2021-07; and

**WHEREAS**, the District, on August 10, 2021, closed on the sale of its Series 2021 Bond; and

**WHEREAS**, as prerequisites to the issuance of the Series 2021 Bond, the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff, including the District Manager, District Methodology Consultant, and District Counsel, were required to execute and deliver various documents including, but not limited to: a First Supplemental Trust Indenture; a specimen of the Series 2021 Bond; various certificates of the District; an Order to Authenticate and Deliver the Series 2021 Bonds; a Certificate of the Methodology Consultant to the District; an Second Revised Supplemental Special Assessment Methodology Report; opinion of counsel to the District; an Internal Revenue Service Form 8038-G; and a Notice of Special Assessments

for Special Assessment Refunding Bond, Series 2021 (collectively, the “Closing Documents”); and

**WHEREAS**, the District finds that the sale, closing, and issuance of the Series 2021 Bond was in the best interests of the District, and the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff in closing the issuance of the Series 2021 Bond; and

**WHEREAS**, the District has incurred certain expenses in finalizing the sale, closing, and issuance of the Series 2021 Bond, the costs of which are reflected in **Exhibit A** attached hereto (the “Costs of Issuance”); and

**WHEREAS**, the District finds the expenses incurred in finalizing the closing and issuance of the Series 2021 Bond to be reasonable and in the best interests of the District, and the District desires to ratify payments made in relation to the closing and issuance of the Series 2021 Bond.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2021 Bond and the adoption of resolutions relating to the Series 2021 Bond under the terms and conditions set forth therein serve a public purpose and are in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 2.** The resolutions levying and imposing the special assessments securing the Series 2021 Bond remain in full force and effect and are hereby ratified and confirmed in all respects.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2021 Bond, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on August 10, 2021, are hereby ratified, approved, and confirmed in all respects. The Series 2021 Bond, IRS Form 8038-G; Notice of Assessments; and SouthState Bank N.A.’s commitment letter, copies of which are on file at the District Office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, are specifically ratified, confirmed, and approved in all respects.

**SECTION 4.** The Costs of Issuance listed in the Commitment Letter Exhibit A to this Resolution reflects reasonable costs that have been or will be incurred in finalizing the sale, closing, and issuance of the Series 2021 Bond necessary for financing the installation and construction of District infrastructure. The costs reflected in Exhibit A are hereby ratified and approved.

**SECTION 5.** 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 of this Resolution not held to be invalid or unenforceable.

**SECTION 6.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of May, 2022.

ATTEST:

**HAMAL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Joseph Petrick, Chairman

\_\_\_\_\_  
Print Name

## EXHIBIT

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**COST OF ISSUANCE**

Hamal Community Development District  
(West Palm Beach, Florida)  
Special Assessment Refunding Bonds, Series 2021  
Final Verified Numbers  
(Bank Placement: SouthState)

| Cost of Issuance                                | \$/1000  | Amount     |
|---|----------|------------|
| Placement Agent Fee                             | 15.00000 | 96,300.00  |
| Bank Counsel                                    | 3.11526  | 20,000.00  |
| Bond Counsel                                    | 5.45171  | 35,000.00  |
| District Counsel                                | 5.45171  | 35,000.00  |
| District Manager/ Special Assessment Consultant | 3.89408  | 25,000.00  |
| Trustee   | 0.93069  | 5,975.00   |
| Trustee Counsel                                 | 0.89564  | 5,750.00   |
| Verification Agent                              | 0.27259  | 1,750.00   |
| BankUnited Payoff Fee                           | 0.00779  | 50.00      |
| Miscellaneous                                   | 0.77103  | 4,950.00   |
| Rounding  | 0.07067  | 453.73     |
|   | 35.86117 | 230,228.73 |

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**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**13**

**This Instrument Prepared by  
and return to:**

**Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301**

**SECOND AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE HAMAL COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>  
Hamal Community Development District**

**Joseph Petrick**  
Chairman

**Benjamin Cunningham**  
Assistant Secretary

**Steven M. Pincus**  
Vice Chairman

**Ione Senior**  
Assistant Secretary

**Marc DePaul**  
Assistant Secretary

District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
1 (877) 276-0889

All District records are on file at the District Manager's office and certain records are on file at the District's local records office, which is located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. All records are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of April 1, 2022. For a current list, please contact the District Manager.



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**HAMAL COMMUNITY DEVELOPMENT DISTRICT**

## **INTRODUCTION**

On behalf of the Board of Supervisors of the Hamal Community Development District (“District”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain water management and drainage control facilities, roadway improvements, utility facilities, and the provision of landscaping improvements.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE HAMAL COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Hamal Community Development District and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and was established by Ordinance 3390-00, adopted by the City Commission of the City of West Palm Beach, Florida on January 8, 2001. The District currently encompasses approximately 275 +/- acres of land located entirely within the jurisdictional boundaries of the City of West Palm Beach, Florida. The legal description of the lands that encompass the District is attached hereto as Exhibit "A". As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner then being entitled to one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number. Future landowner elections are held every two years in November. Each landowner shall then be entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number or one vote per platted lot. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Palm Beach County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District serves the Hamilton Bay, the Cove at Briar Bay, and the Briar Bay communities (the “Development”), which together is comprised of approximately 275 +/- acres and is generally located approximately 1.5 miles north of Okeechobee Boulevard, and the intersection of Jog Road in the City of West Palm Beach, Florida. The construction of the Development commenced in 2001 and has concluded. The Development includes a total of 1,321 residential dwelling units in three product types: 288 condominium units, 331 townhome units, and 702 single family units. The public infrastructure necessary to support the Hamal development program includes but is not limited to the following: earthwork and stormwater management facilities, environmental/wetland mitigation, a sewage collection system, a stormwater pump station, entry features, landscaping, sound walls, and improvements to Jog Road. Each of these infrastructure improvements is more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted a *Hamal Community Development District Engineer’s Report* dated September, 2001, as supplemented by a *Hamal Community Development District Supplemental Engineer’s Report*, dated March 2006, (together, the “Improvement Plan”), which details all of the infrastructure improvements contemplated for the District. Copies of the Improvement Plan are available for review in the District’s public records.

These public infrastructure improvements were funded in part by the District’s sale and issuance of bonds. On June 1, 2001, the Circuit Court of the Fifteenth Judicial Circuit of the State of Florida, in and for Palm Beach County, Florida, entered a Final Judgment validating the District’s authority to issue an aggregate principal amount of not to exceed \$25,000,000 Special Assessment Bonds to Finance the infrastructure needs of the District.

To finance the District’s improvements, on September 24, 2001, the District issued its Series 2001 Special Assessment Bonds (the “Original Bonds”) in the amount of \$11,605,000.

The original improvements funded in part with proceeds of the Original Bonds consisted of stormwater management, sewer facilities, offsite road improvements, landscaping and sound abatement and environmental/wetland mitigation as described below. The total cost of the improvements, including costs of design, engineering, surveying, permitting and contingencies totaled \$11,971,066.

On May 25, 2006, the District issued its Series 2006A Special Assessment Refunding and Improvement Bonds in the amount of \$11,970,000 (the “Series 2006A Bonds”). A portion of the proceeds of the Series 2006A Bonds were used to pay and defease the Original Bonds. In addition, the District used a portion of the proceeds of the Series 2006A Bonds to finance additional capital improvements.

On February 24, 2017, the District issued its Series 2017 Special Assessment Refunding Bonds in the amount of \$8,775,000 (the “Series 2017 Refunding Bonds”). The proceeds of the Series 2017 Refunding Bonds refunded the Series 2006A Bonds, which defeased the same.

On August 10, 2022, the District issued its Series 2021 Special Assessment Refunding Bond in the amount of \$6,420,000 (the “Series 2021 Refunding Bond”). The proceeds of the Series 2021 Refunding Bond refunded the outstanding Series 2017 Refunding Bonds, which defeased the same.

The issuance of the Original Bonds and the Series 2006A Bonds provided the District with a portion of the funds needed to construct the improvements described below. The debt incurred by the

issuance of the Series 2017 Refunding Bonds, as further refunded by the Series 2021 Refunding Bond, will be paid off by assessing properties that derive special benefits from the existing infrastructure. All properties that receive special benefits from the District improvement program will be assessed according to the assessment apportionment identified under **Assessment Fees, and Charges**.

### **Earthwork and Stormwater Management Facilities**

The District has acquired certain earthwork and stormwater management facilities, consisting of earthwork construction (i.e. lake excavation and grading of lake slopes), lakes, connecting equalizer pipes and control structures. The stormwater management facilities are owned and maintained by the District.

### **Environmental and Wetland Mitigation**

The District has acquired an on-site wetland mitigation program which includes exotic vegetation removal, Melaleuca eradication, grading, planting, constructing seepage barriers and flow ways. Additional contributions to an off-site mitigation bank are also included. The District was involved in a five-year wetland mitigation maintenance program. The City of West Palm Beach has accepted transfer of the maintenance obligation of the wetland areas and is now responsible for the wetland mitigation program.

### **Sewage Collection System**

The District acquired the sewage collection system comprised of four sewage lift stations and associated force main that has in turn been conveyed to the City of West Palm Beach. The lift stations, including the sewage collection lines, are operated and maintained by the City of West Palm Beach.

### **Stormwater Pump Station**

The District acquired the stormwater pump station which discharges excess stormwater from the District's stormwater retention ponds into the adjacent South Florida Water Management District canal. The stormwater pump station is owned and maintained by the District.

### **Entry Features/Sound Walls/Landscaping**

The District has acquired the entry features located at the entrance to each of the neighborhoods located within the District. The District also acquired the decorative walls and fencing located along Jog Road and the wall between the District and The Florida Turnpike. The District has acquired and/or installed landscape improvements located within the common areas owned by the District. The District provides for the ongoing operation and maintenance of all of these improvements.

Included in the landscaping improvements was the enhanced landscaping funded by a portion of the proceeds of the Series 2006A Bonds. These improvements have been installed and are being maintained by the District as part of its overall landscaping maintenance program.

### **Jog Road Improvements**

The District has provided for certain off-site improvements to Jog Road, including accelerating the construction of two lanes of Jog Road from the south property line of the District up to the northern-most access point; median breaks and turn lane improvements, including left and right turn lanes; and several entrances to the District. These Jog Road improvements have been conveyed to Palm Beach County for ownership and maintenance.

**Assessments, Fees, and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements were financed by the District through the sale of its Original Bonds, the Original Bonds were defeased by the sale of the District’s Series 2006A Bonds, and in February 2017, the Series 2006A Bonds were defeased by the Series 2017 Refunding Bonds. The Series 2017 Refunding Bonds were refunded in August 2021 by the Series 2021 Refunding Bond.

The annual debt service payments, including interest due thereon, for the Series 2021 Refunding Bond are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Series 2021 Refunding Bond. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of land. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt assessment for the Series 2021 Refunding Bond for a parcel of land or a platted lot is as follows:

**2021 Bonds Assessment Apportionment**

| Unit Type    | Number of Units | Total 2021 Bonds      | 2021 Bonds per Unit | Annual Debt Service per Unit* |
|--------------|-----------------|-----------------------|---------------------|-------------------------------|
| Condo        | 288             | \$1,002,054.55        | \$3,479.36          | \$401.87                      |
| TH           | 331             | \$1,265,681.89        | \$3,823.81          | \$441.65                      |
| SF           | 702             | \$4,152,263.56        | \$5,914.91          | \$683.18                      |
| <b>Total</b> | <b>1,321</b>    | <b>\$6,420,000.00</b> |                     |                               |

\* Includes early payment discount and costs of collection

Note: The maximum annual assessment level amounts have been/will be grossed up by 6% to allow for 2% collection costs and a 4% maximum discount for early payment as authorized by law.

The amounts described above exclude any operations and maintenance assessments (“O&M Assessments”) which are determined and calculated annually by the District’s Board of Supervisors and are levied against all benefited lands in the District.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's debt service assessments for the Series 2021 Refunding Bond and O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and may be collected by the Palm Beach County Tax Collector in the same manner as county ad valorem taxes. Except as authorized by law, each property owner subject to the collection of special assessments by this method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts for early payment as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Hamal Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please write to: District Manager, Hamal Community Development District, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W Boca Raton, Florida 33431, or call (561) 571-0010.

**IN WITNESS WHEREOF**, this Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hamal Community Development District has been executed as of the 9<sup>th</sup> day of May 2022, to be recorded in the Official Records of Palm Beach County, Florida.

**HAMAL COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Joseph Petrick, Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me \_\_\_ by physical presence or \_\_\_ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Joseph Petrick, Chairman of the Hamal Community Development District, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Exhibit A - Legal Description



**HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND NORTH OF ELEMENTARY SCHOOL SITE**


A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE, NORTH 89°13'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 402.14 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THAT CERTAIN 40 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1152, PAGE 286, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,485.78 FEET TO THE SOUTH LINE OF THE NORTH 1,485.50 OF THE SAID EAST HALF OF SECTION 15 AND THE POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 922.06 FEET; THENCE, NORTH 45°13'42" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 726.70 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,618.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 53°13'37" WEST, SAID CURVE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11886, PAGE 1639, SAID PUBLIC RECORDS; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°54'36", A DISTANCE OF 41.59 FEET; THENCE, NORTH 54°08'13" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,606.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 54°08'13" WEST SAID CURVE BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF JOG ROAD, AS RECORDED ON OFFICIAL RECORDS BOOK 10247, PAGE 1569, SAID PUBLIC RECORDS; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°35'33", A DISTANCE OF 436.38 FEET; THENCE, SOUTH 89°13'31" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 306.73 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.08 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

  
STEPHEN L. SHIRLEY, P.S.M. 3918

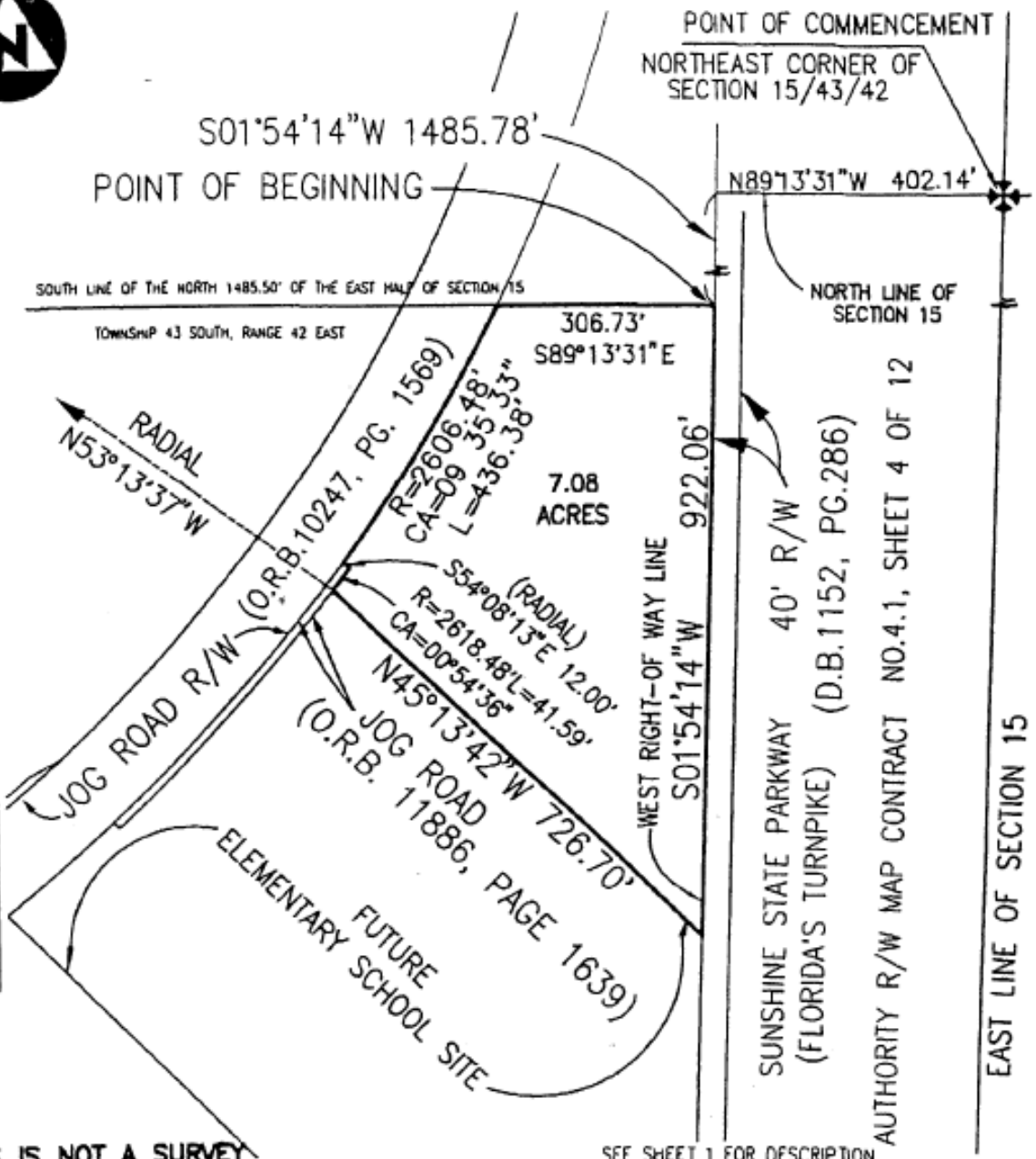
SEE SHEET 2 FOR DESCRIPTION SKETCH

DESCRIPTION OF: **HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND NORTH OF ELEMENTARY SCHOOL SITE**



**BENCH MARK** Land Surveying  
and Mapping, Inc.  
4152 West Blue Heron Boulevard, Suite 121,  
Riviera Beach, FL 33404-4859 L.B. 2171  
Fax (561) 844-9659 Phone (561) 848-2102  
WEB: <http://members.aol.com//bmism> EMAIL: [bmism@aol.com](mailto:bmism@aol.com)

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THIS IS NOT A SURVEY

SEE SHEET 1 FOR DESCRIPTION

**HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD AND NORTH OF ELEMENTARY SCHOOL SITE**



**BENCH MARK** Land Surveying and Mapping, Inc.  
 4152 West Blue Heron Boulevard, Suite 121,  
 Riviera Beach, FL 33404-4859 L.B. 2171  
 Fax (561) 844-9659 Phone (561) 848-2102  
 WEB: <http://members.aol.com//bmism> EMAIL: [bmism@aol.com](mailto:bmism@aol.com)

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**HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND SOUTH OF ELEMENTARY SCHOOL SITE**

ARCEL OF LAND LYING IN THE EAST HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE, NORTH 89°13'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 402.14 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THAT CERTAIN 40 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1152, PAGE 286, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 3,027.74 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 01°54'14" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2,287.25 FEET TO THE SOUTH LINE OF THE SAID EAST HALF OF SECTION 15; THENCE, NORTH 88°58'11" WEST, ALONG SAID SOUTH LINE AND DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,302.57 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF SECTION 15; THENCE, NORTH 02°51'59" EAST, ALONG THE WEST LINE OF SAID EAST OF SECTION 15, A DISTANCE OF 2,238.94 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 10247, PAGE 1569, SAID PUBLIC RECORDS; THENCE, NORTH 66°01'38" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 44.63 FEET; THENCE, NORTH 79°31'22" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 51.42 FEET; THENCE, NORTH 66°01'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 440.00 FEET; THENCE, NORTH 23°58'22" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, NORTH 66°01'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 287.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,606.48 FEET; THENCE, NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'47", A DISTANCE OF 64.28 FEET TO THE END OF SAID CURVE; THENCE, NORTH 77°14'02" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52.62 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,618.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 26°30'34" WEST, THENCE, NORTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°41'43", A DISTANCE OF 397.38 FEET; THENCE, NORTH 35°12'17" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,606.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 35°12'17" WEST, THENCE, NORTHEASTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°21'45", A DISTANCE OF 152.97 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 45°13'42" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,048.70 FEET; THENCE, SOUTH 88°05'46" EAST, A DISTANCE OF 160.58 FEET; THENCE, NORTH 01°54'14" EAST, A DISTANCE OF 85.00 FEET; THENCE, SOUTH 88°05'46" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 132.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

*Stephen L. Shirley*  
STEPHEN L. SHIRLEY, P.S.M. 3325

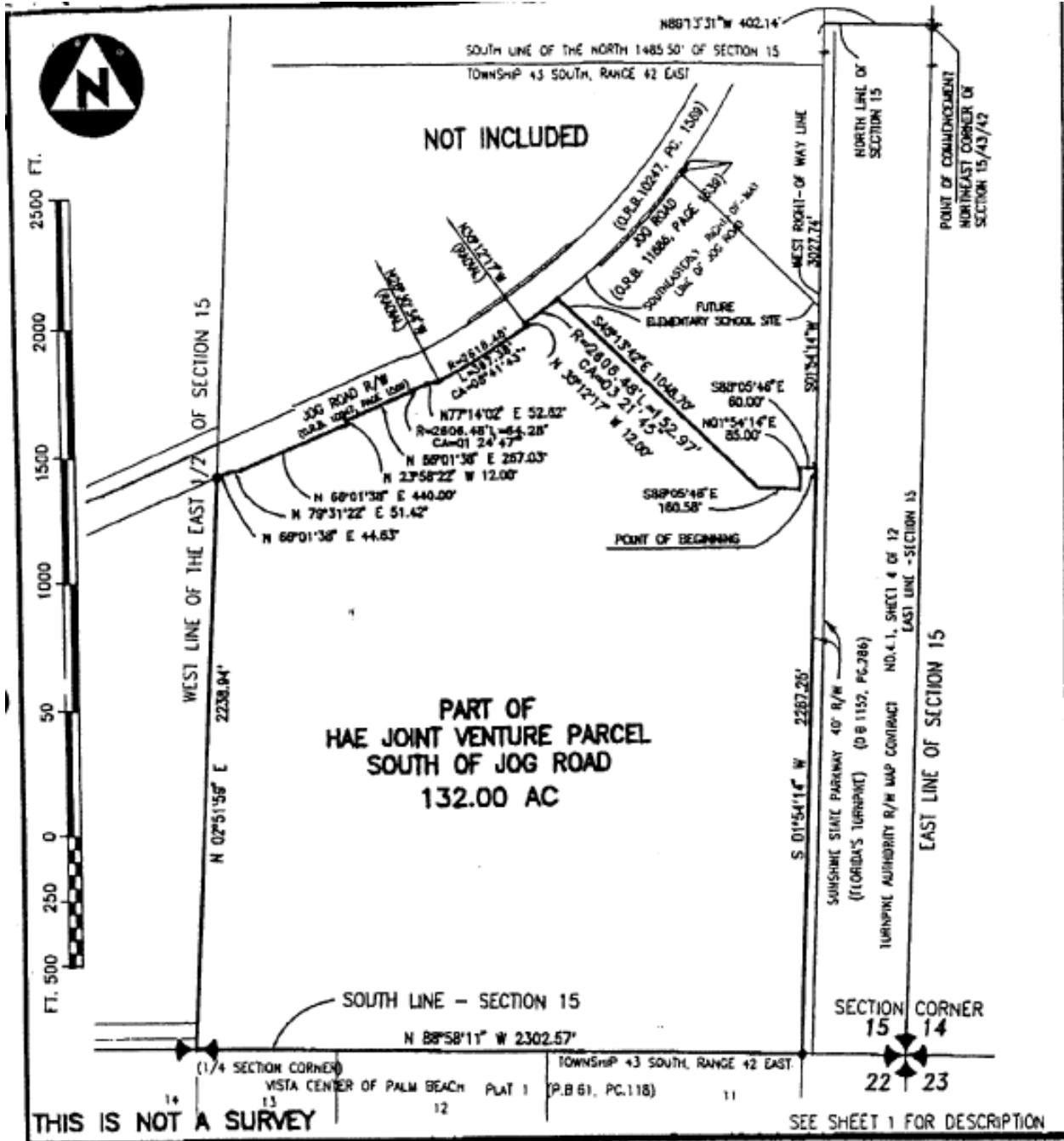
SEE SHEET 2 FOR DESCRIPTION SKETCH

DESCRIPTION OF: **HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD  
AND SOUTH OF ELEMENTARY SCHOOL SITE**



**BENCH MARK** Land Surveying and Mapping, Inc.  
4152 West Blue Heron Boulevard, Suite 121,  
Riviera Beach, FL 33404-4859 L.B. 2171  
Fax (561) 844-9659 Phone (561) 848-2102  
WEB: <http://members.aol.com//bmism> EMAIL: [bmism@aol.com](mailto:bmism@aol.com)

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**HAE JOINT VENTURE PARCEL SOUTHEAST OF JOG ROAD AND SOUTH OF ELEMENTARY SCHOOL SITE**

**BENCH MARK** Land Surveying and Mapping, Inc.  
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HAMILTON BAY

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15, THENCE, NORTH 89°13'31" WEST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1,067.47 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 00°46'29" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 728.51 FEET TO A POINT ON A CURVE CONCAVE EAST, HAVING A RADIUS OF 415.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 54°06'34" EAST; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°21'12", A DISTANCE OF 248.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°43'59", A DISTANCE OF 117.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 415.00 FEET; THENCE, SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°26'56", A DISTANCE OF 495.78 FEET; THENCE, SOUTH 44°03'30" EAST, A DISTANCE OF 662.74 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,486.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 48°14'08" WEST, SAID CURVE BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 10247, PAGE 1569, PUBLIC RECORDS, SAID PALM BEACH COUNTY; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°00'22", A DISTANCE OF 217.25 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 1130, SAID PUBLIC RECORDS; THENCE, SOUTH 61°10'31" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.16 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,474.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 42°06'16" WEST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°44'12", A DISTANCE OF 463.69 FEET; THENCE, SOUTH 12°29'09" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.60 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,486.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 31°06'09" WEST, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 10247, PAGE 1569; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 05°42'36", A DISTANCE OF 247.82 FEET; THENCE, SOUTH 79°00'41" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.16 FEET TO A POINT ON A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 2,474.48 FEET AND WHOSE RADIUS POINT BEARS NORTH 24°16'01" WEST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°17'39", A DISTANCE OF 12.70 FEET; THENCE, SOUTH 66°01'38" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 426.86 FEET; THENCE, SOUTH 23°58'22" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 12.00 FEET; THENCE, SOUTH 66°01'38" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 314.08 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE SAID EAST HALF OF SECTION 15; THENCE, NORTH 02°51'59" EAST, ALONG SAID WEST LINE, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,933.80 FEET TO THE INTERSECTION THEREOF WITH THE NORTHWEST CORNER OF SAID EAST HALF OF SECTION 15, THENCE, SOUTH 89°13'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1,146.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 69.99 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

*Stephen L. Shirley*  
STEPHEN L. SHIRLEY, P.S.M. 3818

SEE SHEET 2 OF 2 FOR SKETCH

DESCRIPTION OF:

HAMILTON BAY



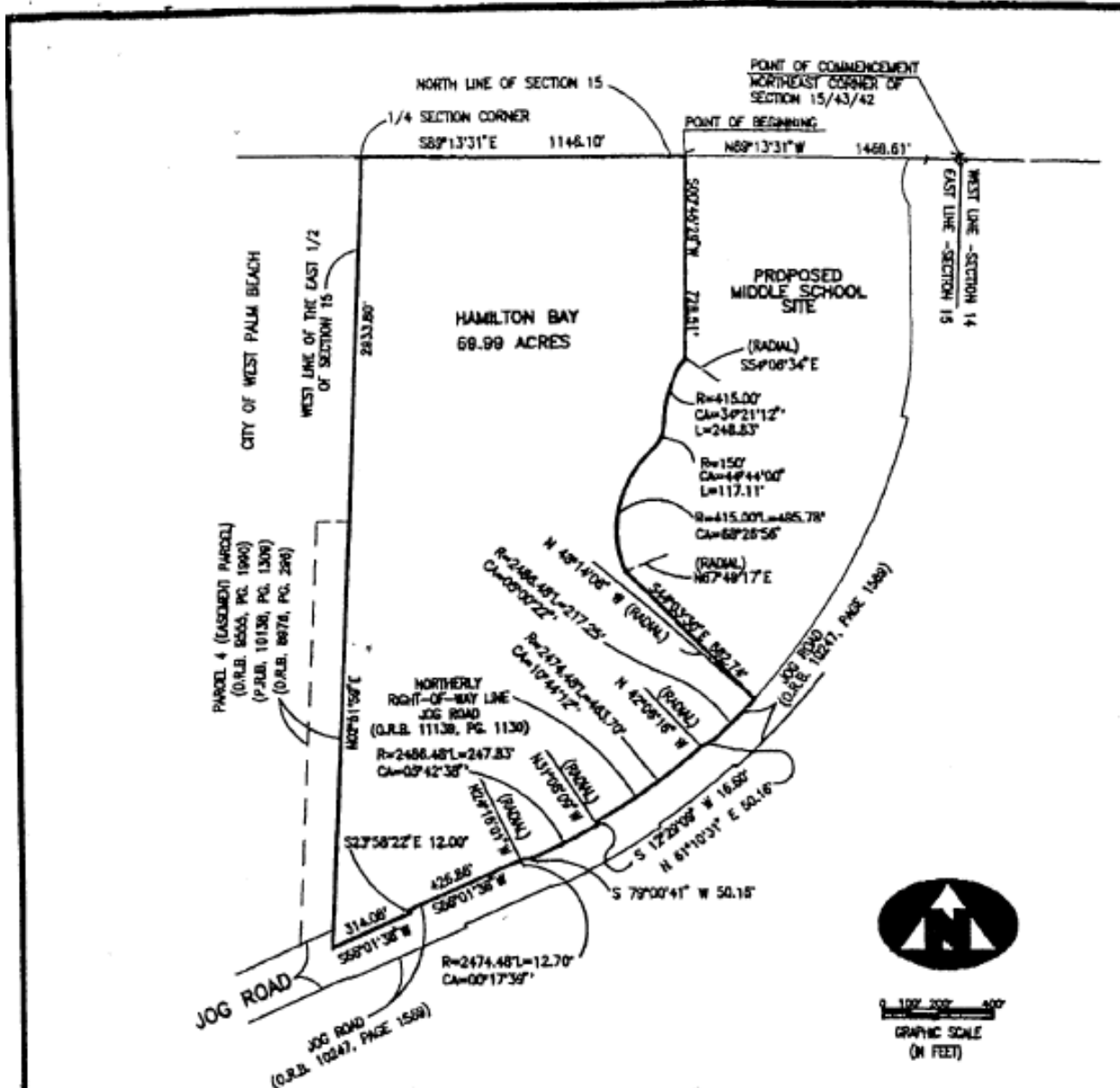
**BENCH MARK**

LAND SURVEYING & MAPPING, INC.

4152 W. BLUE HERON BOULEVARD • SUITE 121  
RIVIERA BEACH • FLORIDA 33404

PHONE: (561) 848-2102 • LB. 2171 • FAX: (561) 844-9659  
EMAIL: bmism@aol.com WEB: <http://members.aol.com//bmism>

FILE: HAMILTON BAY SKETCH DATE: 10-18-00 BY: BP CKD: W.O.#: P220 SHEET 1 OF 2



THIS IS NOT A SURVEY

SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH OF:

### HAMILTON BAY



# BENCH MARK

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FILE: HAMILTONBAYSKECH | DATE: 10-18-00 | BY: BP | CKD: | W.O.#: P220 | SHEET 2 OF 2

**LEGAL DESCRIPTION OF GOLDEN WEST LIMITED PARTNERSHIP SOUTH PARCEL**

A PARCEL OF LAND LYING IN THE WEST ONE-HALF OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND LYING SOUTHERLY OF THE RIGHT-OF-WAY FOR JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 11139, PAGE 1124, PUBLIC RECORDS, SAID PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE, SOUTH 89°48'52" EAST, ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 998.37 FEET; THENCE, NORTH 00°11'08" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE LYING 100.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 15; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND:

THENCE, CONTINUE NORTH 00°11'08" EAST, A DISTANCE OF 119.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 416.50 FEET; THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'19", A DISTANCE OF 334.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150.97 FEET; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°06'06", A DISTANCE OF 195.25 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 269.52 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°40'55", A DISTANCE OF 196.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1048.74 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°24'36", A DISTANCE OF 410.19 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 47°11'59" WEST, A DISTANCE OF 157.43 FEET TO A POINT ON THE SOUTHERLY CURVED RIGHT-OF-WAY LINE OF SAID JOG ROAD; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1849.86 FEET AND WHOSE RADIUS POINT BEARS SOUTH 47°11'59" EAST; THENCE, NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°13'36", A DISTANCE OF 749.90 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 66°01'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1606.77 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID SECTION 15; THENCE, SOUTH 02°51'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 2138.84 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH 100.00 FEET OF THE WEST ONE-HALF OF SAID SECTION 15; THENCE, NORTH 89°48'52" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1517.32 FEET TO THE POINT OF BEGINNING.

CONTAINING .68.12 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

*Walter R. Van Campen*  
P.S.M. 2424

SEE SHEET 2 FOR DESCRIPTION SKETCH

DESCRIPTION OF:

**GOLDEN WEST LIMITED PARTNERSHIP  
SOUTH PARCEL**



**BENCH MARK** Land Surveying and Mapping, Inc.  
4152 West Blue Heron Boulevard, Suite 121,  
Riviera Beach, FL 33404-4859 L.B. 2171  
Fax (561) 844-9659 Phone (561) 848-2102  
WEB: <http://members.aol.com/bmlism> EMAIL: [bmlism@aol.com](mailto:bmlism@aol.com)

FILE: P220\P220P123

DATE: 5-4-2000

BY: WVC

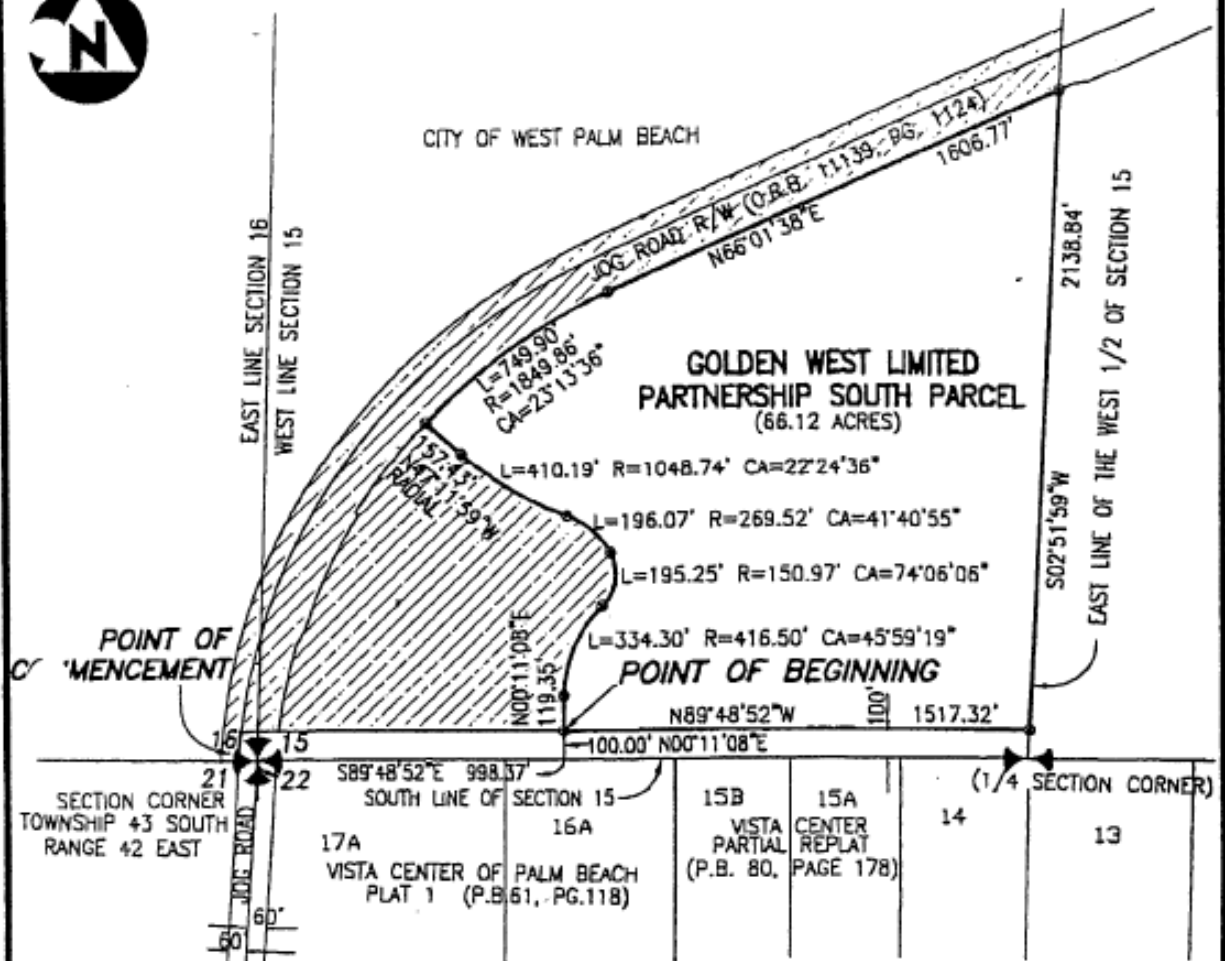
CKD:

W.O.#: P220

SHEET 1 OF 2



FT. 500 25 0 500 1000 1500 2000 2500 FT.



THIS IS NOT A SURVEY

SEE SHEET 1 FOR DESCRIPTION

**GOLDEN WEST LIMITED PARTNERSHIP SOUTH PARCEL**



**BENCH MARK** Land Surveying and Mapping, Inc.  
 4152 West Blue Heron Boulevard, Suite 121,  
 Riviera Beach, FL 33404-4859 L.B. 2171  
 Fax (561) 844-9659 Phone (561) 848-2102  
 WEB: <http://members.eol.com/~bmism> EMAIL: [bmism@aol.com](mailto:bmism@aol.com)

|            |                |         |      |             |              |
|------------|----------------|---------|------|-------------|--------------|
| FILE: 123A | DATE: 5-4-2000 | BY: DJC | CKD: | W.O.#: P220 | SHEET 2 OF 2 |
|------------|----------------|---------|------|-------------|--------------|



**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2022**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
MARCH 31, 2022**

|   | General<br>Fund        | Debt Service<br>Fund 2021 | Total<br>Governmental<br>Funds |
|---|------------------------|---------------------------|--------------------------------|
|   | <u>          </u>      | <u>          </u>         | <u>          </u>              |
| <b>ASSETS</b>                           |                        |                           |                                |
| Cash                                    | \$ 729,372             | \$ -                      | \$ 729,372                     |
| Investments                             |                        |                           |                                |
| Centennial                              | 254,308                | -                         | 254,308                        |
| FineMark MMA                            | 249,015                | -                         | 249,015                        |
| FineMark ICS                            | 284,290                | -                         | 284,290                        |
| Iberia - MMA                            | 25,082                 | -                         | 25,082                         |
| Bank United                             | 452,468                | -                         | 452,468                        |
| Revenue                                 | -                      | 675,796                   | 675,796                        |
| COI                                     | -                      | 5,654                     | 5,654                          |
| Due from other funds                    |                        |                           |                                |
| General fund                            | -                      | 10,487                    | 10,487                         |
| Deposits                                | 135                    | -                         | 135                            |
| Total assets                            | <u>\$1,994,670</u>     | <u>\$ 691,937</u>         | <u>\$ 2,686,607</u>            |
| <b>LIABILITIES</b>                      |                        |                           |                                |
| <b>Liabilities:</b>                     |                        |                           |                                |
| Due to other funds                      |                        |                           |                                |
| Debt service (series 2021)              | \$ 10,487              | \$ -                      | \$ 10,487                      |
| Total liabilities                       | <u>10,487</u>          | <u>-</u>                  | <u>10,487</u>                  |
| <b>FUND BALANCES</b>                    |                        |                           |                                |
| Nonspendable                            |                        |                           |                                |
| Prepays and deposits                    | 135                    | \$ -                      | 135                            |
| Restricted                              |                        |                           |                                |
| Debt service                            | -                      | 691,937                   | 691,937                        |
| 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                              | 881,918                | -                         | 881,918                        |
| Total fund balance                      | <u>1,984,183</u>       | <u>691,937</u>            | <u>2,676,120</u>               |
| <br>Total liabilities and fund balances | <br><u>\$1,994,670</u> | <br><u>\$ 691,937</u>     | <br><u>\$ 2,686,607</u>        |

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2022**

|  | Current<br>Month | Year to<br>Date | Budget         | % of<br>Budget |
|--|------------------|-----------------|----------------|----------------|
| <b>REVENUES</b>                            |                  |                 |                |                |
| Maintenance assessments                    | \$ 7,861         | \$ 500,102      | \$ 529,427     | 94%            |
| Fair share agreement                       | -                | 58,749          | 46,302         | 127%           |
| Interest & misc. income                    | 72               | 393             | 1,500          | 26%            |
| Total revenues                             | <u>7,933</u>     | <u>559,244</u>  | <u>577,229</u> | 97%            |
| <b>EXPENDITURES</b>                        |                  |                 |                |                |
| <b>Administrative</b>                      |                  |                 |                |                |
| Supervisors                                | -                | 2,153           | 7,536          | 29%            |
| Management                                 | 3,671            | 22,024          | 44,048         | 50%            |
| Trustee                                    | -                | -               | 4,350          | 0%             |
| Legal                                      | -                | 18,339          | 10,000         | 183%           |
| Engineering                                | 1,000            | 2,789           | 6,000          | 46%            |
| Audit                                      | -                | -               | 8,184          | 0%             |
| Arbitrage rebate calculation               | -                | -               | 1,250          | 0%             |
| Dissemination agent                        | 83               | 500             | 1,000          | 50%            |
| Website                                    | 705              | 705             | 705            | 100%           |
| Postage                                    | -                | 49              | 750            | 7%             |
| Legal advertising                          | -                | 1,035           | 2,500          | 41%            |
| Office supplies                            | -                | -               | 250            | 0%             |
| Other current charges                      | -                | -               | 750            | 0%             |
| Dues, licenses & subscriptions             | -                | 175             | 175            | 100%           |
| ADA website compliance                     | -                | 210             | 210            | 100%           |
| Insurance                                  | -                | 6,674           | 6,962          | 96%            |
| FASD annual dues                           | -                | 1,500           | 1,500          | 100%           |
| Pump station/equipment insurance           | -                | 3,140           | 3,468          | 91%            |
| Reserve study                              | -                | -               | 6,000          | 0%             |
| Total administrative expenses              | <u>5,459</u>     | <u>59,293</u>   | <u>105,638</u> | 56%            |
| <b>Maintenance</b>                         |                  |                 |                |                |
| Telephone                                  | 186              | 917             | 2,040          | 45%            |
| Field operations management                | 1,175            | 6,025           | 14,100         | 43%            |
| Landscape maintenance                      |                  |                 |                |                |
| Mowing, edging, pruning & weed control     | 7,611            | 37,831          | 96,491         | 39%            |
| Turf replacement                           | -                | -               | 6,000          | 0%             |
| Mulch                                      | -                | 10,725          | 16,969         | 63%            |
| Insect, weed, fertilization                | 3,805            | 18,916          | 47,648         | 40%            |
| Annuals removal, replacement, installation | -                | -               | 11,670         | 0%             |
| Tree pruning                               | -                | 23,500          | 25,750         | 91%            |
| Irrigation system maintenance              | 859              | 5,322           | 7,702          | 69%            |
| Irrigation repairs                         | 1,669            | 2,952           | 10,000         | 30%            |
| Capital outlay                             | -                | -               | 30,400         | 0%             |
| Landscape replacement                      | -                | -               | 20,000         | 0%             |
| Preventative maintenance: pump station     | 1,075            | 2,525           | 11,100         | 23%            |
| Catchbasin cleanout                        | 14,260           | 28,520          | 14,935         | 191%           |
| 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 MARCH 31, 2022**

|  | Current<br>Month    | Year to<br>Date     | Budget              | % of<br>Budget |
|--|---------------------|---------------------|---------------------|----------------|
| <b>Maintenance (continued)</b>                               |                     |                     |                     |                |
| Lake maintenance   | 1,890               | 8,234               | 24,000              | 34%            |
| Fountain maintenance   | 2,165               | 16,524              | 28,000              | 59%            |
| Holiday landscape lighting                                   | -                   | 2,891               | 7,500               | 39%            |
| Contingency  | -                   | -                   | 10,600              | 0%             |
| Wall maintenance   | -                   | -                   | 12,000              | 0%             |
| Utilities  | 6,491               | 27,098              | 62,000              | 44%            |
| Total maintenance expenses                                   | <u>41,186</u>       | <u>191,980</u>      | <u>462,905</u>      | 41%            |
| <b>Other fees and charges</b>                                |                     |                     |                     |                |
| Property appraiser   | -                   | -                   | 1,141               | 0%             |
| Information system services                                  | -                   | 2,030               | 2,030               | 100%           |
| Tax collector  | 78                  | 5,669               | 5,515               | 103%           |
| Total other fees and charges                                 | <u>78</u>           | <u>7,699</u>        | <u>8,686</u>        | 89%            |
| Total expenditures   | <u>46,723</u>       | <u>258,972</u>      | <u>577,229</u>      | 45%            |
| Excess (deficiency) of revenues<br>over (under) expenditures | (38,790)            | 300,272             | -                   |                |
| Fund balance - beginning                                     | 2,022,973           | 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   | 881,918             | 881,918             | 505,797             |                |
| Total fund balance - ending                                  | <u>\$ 1,984,183</u> | <u>\$ 1,984,183</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 MARCH 31, 2022**

|  | Current<br>Month  | Year to<br>Date   | Budget           | % of<br>Budget |
|--|-------------------|-------------------|------------------|----------------|
| <b>REVENUES</b>  |                   |                   |                  |                |
| Assessment levy  | \$ 10,558         | \$ 671,646        | \$ 710,953       | 94%            |
| Interest   | 3                 | 7                 | -                | N/A            |
| Total revenues   | <u>10,561</u>     | <u>671,653</u>    | <u>710,953</u>   | 94%            |
| <b>EXPENDITURES</b>  |                   |                   |                  |                |
| Principal  | -                 | -                 | 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%             |
| <b>Other fees and charges</b>                                |                   |                   |                  |                |
| Tax collector  | 105               | 7,614             | 7,406            | 103%           |
| Total other fees and charges                                 | <u>105</u>        | <u>7,614</u>      | <u>7,406</u>     | 103%           |
| Total expenditures   | <u>105</u>        | <u>42,101</u>     | <u>683,445</u>   | 6%             |
| Excess (deficiency) of revenues<br>over (under) expenditures | 10,456            | 629,552           | 27,508           |                |
| Fund balances - beginning                                    | 681,481           | 62,385            | 42,876           |                |
| Fund balances - ending                                       | <u>\$ 691,937</u> | <u>\$ 691,937</u> | <u>\$ 70,384</u> |                |

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**15**



**DRAFT**

**MINUTES OF MEETING  
HAMAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on March 28, 2022 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 (via telephone) | Vice Chair          |
| Ione Senior                   | Assistant Secretary |
| Benjamin Cuningham            | Assistant Secretary |
| Marc DePaul (via telephone)   | Assistant Secretary |

**Also present were:**

|                                 |  |
|---------------------------------|--|
| Cindy Cerbone                   | District Manager   |
| Jamie Sanchez                   | Wrathell, Hunt and Associates, LLC (WHA)                     |
| Andrew Kantarzhi                | Wrathell, Hunt and Associates, LLC (WHA)                     |
| Michelle Rigoni (via telephone) | District Counsel   |
| Steve Smith                     | District Engineer  |
| Joseph King                     | Landscape Supervisor, Kings                                  |
| Wesley Finch                    | Operations Manager, Kings Association Management, Inc. (KAM) |
| Yoel Gancz                      | Resident   |
| Susan Ritchie                   | Resident and HOA President                                   |
| Cheryl Model                    | Resident and President of Water's Edge                       |
| Tammy Franklin                  | Resident   |
| Geraldine Russell               | Resident   |
| Jason Vodnick                   | Former Resident  |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Petrick called the meeting to order at 6:00 p.m. Supervisors Petrick, Senior and Cuningham were present. Supervisor DePaul was attending via telephone. Supervisor Pincus was not present at roll call.

41 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

42

43 All present recited the Pledge of Allegiance.

44

45 **Mr. Pincus joined the meeting via telephone at 6:01 p.m.**

46 Ms. Cerbone discussed the public comments protocol and noted there will be two  
47 opportunities to speak during the meeting. The Board and Staff may decide whether to respond  
48 to questions or comments during the meeting but are not required to respond.

49

50 **THIRD ORDER OF BUSINESS** **Public Comments**

51

52 Former resident Jason Vodnick spoke on behalf of resident Yoel Gancz. Ms. Cerbone  
53 distributed documents for the Board to consider. Mr. Vodnick stated the Gancz family  
54 purchased their home so they could walk to their synagogue; however, the HOA recently  
55 installed a fence that blocks ingress and egress. He discussed the issues and asked for the CDD  
56 to offer a solution that will enable the family to walk from their home to their synagogue.

57 This matter would be included on the next agenda; the District Engineer has scheduled a  
58 survey of the area.

59 Resident Cheryl Model wanted to know the status of maintenance on Jog Road. Ms.  
60 Cerbone stated this would be discussed later in the meeting.

61

62 **FOURTH ORDER OF BUSINESS** **Continued Discussion: Wall Repairs**

63

64 Ms. Cerbone recalled previous discussions about wall maintenance, existing easements  
65 and the need for a structural inspection of the wall.

66 **A. Maintenance Easement**

67 Ms. Rigoni stated she reviewed a maintenance map previously provided by Mr.  
68 Giangrande identifying all maintenance areas within the CDD. The plat showed some  
69 maintenance easements were provided for the CDD. Mr. Finch noted the CDD maintains some  
70 areas of the wall that is on property owned by the HOA.

71 **B. Structural Review**

72 **C. Pressure Cleaning/Painting**

73 Mr. Smith stated he and Mr. Finch were accompanied by Inspector Bill Tanto on a field  
74 visit and visual inspection of the entire wall. He reported the following:

- 75 ➤ The back side of the wall facing the turnpike has not been painted.
- 76 ➤ No major structural failures were noted; the precast panels will last for a long time.
- 77 ➤ Spalling and some cosmetic issues were noted.
- 78 ➤ In areas where spalling was noted there is exposed and rusting structural steel rebar.
- 79 ➤ Some repairs were done in the past and column caps were replaced.
- 80 ➤ Requesting a proposal to repair 50 to 75 areas of spalling is recommended.
- 81 ➤ Painting the back side of the wall is not recommended, unless it is required.
- 82 ➤ Painting the face of the wall every ten years, at a minimum, was recommended.

83 ▪ **Discussion: Condition of Pump House Roof**

84 **This item, previously Item 10B, was presented out of order.**

85 Mr. Smith stated the original roof and the wraparound flashing have deteriorated. Given  
86 its age and condition, he recommended obtaining quotes to replace the roof. He noted that  
87 the pump house should also be painted.

88 Ms. Senior recalled prior discussion about trimming the trees and branches in the area.

89 Ms. Cerbone believed Ms. Rigoni's review of the plats showed that the CDD is allowed  
90 to maintain the wall, including anything growing on the wall, and repairs to the wall itself.

91 Ms. Rigoni stated Ms. Cerbone's recollection was correct. Historically, the CDD has  
92 maintained some areas of the wall constructed on HOA property, as permitted by the plats, but  
93 an Agreement could be drafted, if necessary. Mr. Smith stated vegetation by the wall was  
94 significantly cleared and, while additional clearing would be needed, the wall is very accessible  
95 on the back side. Mr. King stated the County did extensive cleaning behind the wall, from  
96 behind Sail Harbor to the pump station. The proposal was adjusted accordingly for those areas.

97 Discussion ensued regarding the recommended wall repairs. Mr. Smith stated the  
98 spalling is on the non-painted side of the wall. Proposals for the wall repairs would be  
99 presented at the next meeting.

100 Mr. Finch presented the proposal for debris and vegetation removal.

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**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Kings Management Services, Inc., proposal for debris and vegetation removal, in the amount of \$13,070, was approved.**

Mr. Finch presented the proposals for pressure cleaning and painting the wall.

**On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, the Complete Concrete, LLC proposal for pressure cleaning and painting the front section of the privacy wall and the pump house, in the amount of \$79,420, and authorizing Staff to negotiate a form of Agreement and authorizing the Chair or Vice Chair to execute, was approved.**

Ms. Cerbone asked Mr. Finch if there is any benefit in discussing the pump house roof work in conjunction with the proposals discussed. Mr. Finch stated the roof work can be done separate from the painting; one does not need to be done before the other.

Mr. Finch stated that proposals for the pump house roof replacement and for the wall repairs would be presented at the next meeting.

**FIFTH ORDER OF BUSINESS**

**Continued Discussion: Fence Located at/near Lake 9 Between the Tides and Vista Lago Communities**

Ms. Cerbone stated a public comment was received regarding this subject and the handouts submitted would be included in the next agenda package. The Board previously directed the District Engineer to conduct a site visit and submit a proposal for a survey so the Board can consider all aspects of the fence.

**• Consideration of Proposal to Perform Survey**

Ms. Cerbone stated the cost for the survey will be \$4,000.

Mr. Smith discussed the proposal for a special survey of the area, including the existing property lines and fence. Upon approval, the survey can be completed before the next meeting.

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**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Craig A. Smith proposal to survey Tract “L-9”, in the amount of \$4,000, was approved.**

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Jog Road Maintenance Responsibilities and Consideration of Proposed Maintenance Scope**

**A. Form 8B – Memorandum of Voting Conflict Filed by Supervisor Petrick Regarding Future Discussions/Decisions Related to Jog Road Issue**

Ms. Cerbone stated Mr. Petrick conferred with District Counsel about a voting conflict on future discussions and decisions related to the Jog Road issue because he is a County employee in the Compliance Department. It was determined that Mr. Petrick could listen to discussions but not participate in the discussions or any matters requiring a vote. Ms. Rigoni discussed Form 8B and stated that, while no vote has actually occurred as yet, Mr. Petrick completed the form to avoid any appearance of impropriety and, in the spirit of full disclosure, it was done in advance of a potential conflict.

Discussion ensued regarding Mr. Petrick’s decision to abstain from all discussions regarding the matter. Ms. Cerbone stated this item would appear on the agenda whenever the Jog Road matter is presented for discussion and/or consideration.

**B. Consideration of Revised Form of Permit *(supporting documentation attached)***

Ms. Rigoni stated the proposed form of permit, including markups, has not changed since it was presented at the last meeting. The permit in the agenda was presented to County Staff. As discussed at the last meeting, DR Horton has an outstanding compliance violation as the original permittee of the construction improvements on Jog Road. A Code Enforcement hearing is scheduled for April 6, 2022. In preparation for the hearing, she conferred with DR Horton’s attorney regarding possible remediation of current damages on the roadway.

Ms. Cerbone stated the County has not proceeded with any of the permit amendment changes submitted by District Counsel because, according to the County’s records, DR Horton is the permit holder and is responsible for the median. Counsel for DR Horton contacted District

166 Counsel about working together to allow the CDD to take over maintenance. DR Horton would  
167 contribute \$15,000 toward the County's estimated \$21,000 needed to remediate the existing  
168 median issues and, hopefully, the County would contribute the balance and work with the CDD  
169 on the modified permit or an Interlocal Agreement. It was hoped that Mr. DePaul and Ms.  
170 Rigoni would be on a conference call to solidify these points of action and that an update or an  
171 Interlocal Agreement may be provided at the May meeting.

172 Ms. Rigoni stated an Interlocal Agreement would limit maintenance to the median and  
173 the CDD would contribute its proportionate share for maintenance.

174 **Mr. Pincus joined the meeting at 6:55 p.m.**

175 Mr. DePaul stated any DR Horton contribution would be limited to rectifying the  
176 currently damaged portion of the irrigation system; it would not remediate any other portion of  
177 irrigation systems that could potentially go under any other roadway surfaces. DR Horton is  
178 only offering to remediate this one location at a cost of \$15,000.

179 Discussion ensued regarding an interlocal agreement, language in the revised form of  
180 the permit and limiting the CDD's liability for roadwork to just funding the CDD's proportionate  
181 share of road repairs to be done by the County.

182 The Board directed Mr. DePaul and Ms. Rigoni to continue discussions with the County  
183 and DR Horton. The specific direction for Mr. DePaul and Ms. Rigoni to take was discussed. Ms.  
184 Cerbone stated, if there is a sense of urgency regarding maintenance, today's meeting can be  
185 recessed and continued in case action must be taken before the May meeting.

186

187 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: IT Issues Related to  
Pumphouse Software**

188

189

190 Mr. Finch stated some progress was made with the IT professional but there are still  
191 unanswered questions about the system. As of 5:00 p.m., on Friday, no further response was  
192 received and he is unsure if another company would be willing to work on a proprietary system.

193 Mr. Cunningham discussed his previous research into the system and suggested a new  
194 type of control system with system integrations, which would need ongoing support.

195 Ms. Cerbone suggested the District Engineer research proposals and advise her of the  
196 cost so that it can be included in the proposed budget. Mr. Smith stated he would obtain  
197 proposals before the next meeting and noted that the system can be run manually so this is not  
198 an emergency situation.

199

200 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of February 28, 2022**

201

202

203 Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2022.

204

**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor,  
the Unaudited Financial Statements as of February 28, 2022, were accepted.**

205

206

207

208

209 **NINTH ORDER OF BUSINESS**

**Approval of February 7, 2022 Regular  
Meeting Minutes**

210

211

212 Ms. Cerbone presented the February 7, 2022 Regular Meeting Minutes. She stated that  
213 Ms. Rigoni previously submitted her changes. The following additional changes were made:

214 Line 237: Change "Hampton" to "Hamilton"

215 Lines 120 and 153: Change "Wesley" to "Finch"

216 Line 54: Change "South" to "Sail"

217

**On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor,  
the February 7, 2022 Regular Meeting Minutes, as amended to include the  
revisions previously submitted to Management and the edits made today,  
were approved.**

218

219

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221

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223

224 **TENTH ORDER OF BUSINESS**

**Staff Reports**

225

226 **A. District Counsel: *Kutak Rock LLP***

227 There was nothing further to report.

228 **B. District Engineer: *Craig A. Smith & Associates***

229 There was nothing further to report.



230 • **Discussion: Condition of Pump House Roof**

231 This item was presented during the Fourth Order of Business.

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

233 Mr. Finch reported that he met with roofing contractors and proposals were pending;  
234 none indicated that the flat portion of the roof would need a total replacement.

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

236 Ms. Cerbone stated she discovered that the Kings Management Services, Inc.  
237 Agreement for Landscaping and Irrigation expired and was not renewed for Fiscal Year 2022.  
238 She recapped the existing fees approved in the Fiscal Year 2022 budget and the actual charges.  
239 With Board direction, Staff could implement the Fiscal Year 2022 Agreement for the remainder  
240 of the fiscal year. Mr. King was aware and provided the exhibit to the Agreement. A proposal  
241 for Fiscal Year 2023 would be requested soon.

242 ■ **Public Comments**

243 **This item was an addition to the agenda.**

244 No members of the public spoke.

245

246 **On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor,**  
247 **directing District Staff to enter into the Agreement with Kings Management**  
248 **Services, Inc. for Landscaping and Irrigation, as discussed, retroactive to**  
249 **October 1, 2021, was approved.**

250

251

252 ■ **Discussion Resumed: Unaudited Financial Statements as of February 28, 2022**

253 Ms. Cerbone reviewed the "Administrative" line items on Page 2 and discussed  
254 proposed and potential line item increases, decreases and adjustments for Fiscal Year 2023 and  
255 the reasons for any potential adjustments. She stated "Field Operations" might be more greatly  
256 impacted due to price increases on commodity and non-commodity items. Some vendors  
257 increased costs mid-contract and some CDDs are choosing to budget for larger contract  
258 renewals or build in a larger "Contingency" to address the increases. She needs to review the  
259 line items with Mr. Finch so they can provide recommendations. The consensus was that the

260 pump station maintenance line items could be adjusted to include monthly and quarterly  
261 maintenance when such expenses have been determined.

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

- 263 ○ **QUORUM CHECK**

264 The next meeting will be held on May 9, 2022.

265

266 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

267

268 Ms. Senior stated she observed a motorized scooter on Jog Road exiting Hamilton Bay.

269 Ms. Cerbone stated that is outside the CDD's boundaries so it is a police issue.

270

271 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

272

273 Mr. Gancz discussed his religious observance, which prohibits driving on the Sabbath,  
274 and the CDD fence installed at the back of Briar Bay. He stated he is willing to sign any liability  
275 documents necessary so his family can walk from their home to their synagogue.

276 Discussion ensued regarding including this on the May agenda, having the District  
277 Engineer survey the area and reviewing the documents before making a decision.

278 Mr. Vodnick asked the Board to give the Gancz family temporary access on April 15, 16,  
279 17, 22 and 23.

280 Conferring with other residents and the security concerns that led to the fence were  
281 discussed. Ms. Rigoni stated the CDD only has authority to address access to CDD property.

282

283 **On MOTION by Mr. Petrick and seconded by Ms. Senior, with Mr. Petrick, Mr.**  
284 **Cuningham, Ms. Senior and Mr. DePaul in favor and Mr. Pincus dissenting,**  
285 **denying the request for temporary access, was approved. [Motion passed 4-1]**

286

287

288 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

289

290

291 **On MOTION by Mr. DePaul and seconded by Ms. Senior, with all in favor, the**  
292 **meeting recessed at 8:31 p.m., and was continued to April 12, 2022 at 6:00**  
293 **p.m.**

294  
295  
296  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**16D**

## 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 <b>CANCELED</b> | Regular Meeting                    | 6:00 P.M. |
| December 13, 2021                 | Regular Meeting                    | 6:00 P.M. |
| February 7, 2022                  | Regular Meeting                    | 6:00 P.M. |
| March 28, 2022                    | Regular Meeting                    | 6:00 P.M. |
| April 12, 2022                    | Continued 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. |