

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on March 13, 2023 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present were:

Joseph Petrick	Chair
Ione Senior	Assistant Secretary
Benjamin Cuningham	Assistant Secretary
Marc DePaul	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Lindsay Whelan (via telephone)	District Counsel
Steve Smith	District Engineer
Bruce King	Field Operations Supervisor, Kings Assoc. Management, Inc. (KAM)
Leesa Cuningham	Resident
Erika & Jack Duff	Residents
Rhonda Patrick	Resident
Alyse & David Jarrell	Residents
Monica Lewis	Resident
Dennis Ramos	Resident
Ruth Alexis	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:01 p.m. Supervisors Petrick, DePaul, Cuningham and Senior were present. Supervisor Pincus was not present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors, Marc DePaul [SEAT 1] and Benjamin Cuningham [SEAT 2] *(the following to be provided in a separate package)*

Ms. Sanchez stated that the Oath of Office was administered to Supervisors DePaul and Cuningham prior to the start of the meeting. Both are familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-01.

Mr. Cuningham nominated the following slate:

Chair	Joseph Petrick
Vice Chair	Steven Pincus
Assistant Secretary	Marc DePaul
Assistant Secretary	Ione Senior
Assistant Secretary	Benjamin Cuningham
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Jamie Sanchez

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Secretary remain unchanged by this Resolution.

On MOTION by Mr. DePaul and seconded by Ms. Senior, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of CC Controls Proposal to Resolve IT Issues Related to Pumphouse Software

Mr. Smith distributed a memo detailing this project. Staff has been trying to resolve the issues for a while. He and Mr. Bruce King met with CC Controls but a proposal was not received. Several other vendors were contacted but most did not respond. A meeting will be held with Dataflow Systems on March 14, 2023.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-02. This is necessary due to certain expenses exceeding budget. Regarding why this is necessary given that Fiscal Year 2023 is over, Ms. Whelan stated that that this step is a statutory requirement when expenditures exceed budget; it brings the budget back in line.

Discussion ensued regarding budget line items, including pressure cleaning and painting.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Resolution 2023-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of January 31, 2023. Regarding the “Insurance” and “Pump station/equipment insurance” line items, one is for

property and the other is general liability; the specific amounts were requested. Per the CDD’s insurance carrier, in Fiscal Year 2022, only the pumphouse and barrier walls were insured and, in Fiscal Year 2023, five irrigation pumps and ten floating fountains were added.

On MOTION by Mr. DePaul and seconded by Ms. Senior with all in favor, the Unaudited Financial Statements as of January 31, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of September 12, 2022 Public Hearings and Regular Meeting Minutes

Ms. Sanchez presented the September 12, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the September 12, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

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

Mr. Smith stated he was asked about available grants for hurricane damages. He is not aware of any damages sustained by the CDD.

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

Mr. Bruce King reported the following:

- A permit request was submitted to the City for a fence behind The Tides. Final approval is pending.
- Routine maintenance, landscaping replacement, fountain timer inspections, etc. are underway.
- Fish stocking is scheduled for April 6, 2023.

Ms. Sanchez stated fish stocking is automatic each year; the CDD is already on the list. Ms. Cerbone stated annual fish stocking should be part of the CDD’s contract and the contract renews annually; if a price increase is requested, it would need to be presented for approval.

➤ Plant bed installations are planned along both sides of Jog Road to replace dead plants.

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

- **NEXT MEETING DATE: May 8, 2023 at 6:00 P.M.**

- **QUORUM CHECK**

Ms. Cerbone asked the Board Members to notify her and Ms. Sanchez if there is anything that they want to focus on or include in the budget.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests

Ms. Senior recalled egress issues and asked about a fence. Mr. Smith reiterated that the fence permit was submitted to the City to keep the fence as is but with some repairs. Ms. Cerbone stated the Board previously voted to leave it as is and the permit approval is pending; repairs will occur thereafter. Ms. Senior asked if people will still be able to walk through once the fence is repaired. Ms. Cerbone’s understanding is that there was a security issue with the fence, which is being addressed, and there were requests to modify the fence but the Board declined to modify it. Once the permit is received, repair proposals will be obtained.

Ms. Senior asked for Mr. King to send a weekly update to the Board.

Mr. Petrick suggested considering the medians in the proposed Fiscal Year 2024 budget. Ms. Cerbone stated funds are available if the Board wants to address it in Fiscal Year 2023, depending on the cost. A proposal will be obtained for all sod that should be replaced.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Alyse Jarrell asked why the entryway expense increased. Mr. Petrick pointed out that this a CDD meeting to address CDD matters; it is not an HOA meeting. Ms. Jarrell should address her question to the Hamilton Bay HOA.

Resident Dennis Ramos asked about the annual audit. Ms. Cerbone stated that a public accounting firm conducts the annual audit.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 6:40 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair