

**MINUTES OF MEETING  
HAMAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on November 6, 2019 at 8:30 a.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

**Present and constituting a quorum were:**

Steven Pincus	Chair
Ione Senior	Assistant Secretary
Benjamin Cunningham	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Sarah Warren (via telephone)	District Counsel
Leo Giangrande (via telephone)	District Engineer
Bruce King	Kings Management Services, Inc.
Marc DePaul	Resident
Dan Kipnis	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 8:47 a.m. Supervisors Pincus, Senior and Cunningham were present, in person. Supervisor Petrick was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Kipnis withdrew his name from consideration for the vacant Board seat and thanked the Board for their consideration. He expressed concern about the use of herbicides in the lake and stated that he caught many fish and found catfish with lesions on their jaws and Mayan cichlids and sunfish with fin rot. He provided a list of eighteen alternatives to herbicides to use rather than RoundUp and suggested the District consider alternatives to herbicides. Mr.

McGaffney thanked Mr. Kipnis for the information and stated he would contact the aquatics contractor.

**THIRD ORDER OF BUSINESS**

**Consider Appointment of Marc DePaul to Fill the Unexpired Term of Vacant Seat 1; term expires November 2022**

Mr. Pincus nominated Mr. DePaul to fill the unexpired team of Seat 1. No other nominations were made.

**On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, appointing Mr. Marc DePaul to fill the unexpired term of Seat 1; was approved.**

**A. Administration of Oath of Office to Newly Appointed Supervisor (the following will be provided in a separate package)**

Mr. McGaffney, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. DePaul. He provided and briefly explained the following items:

- I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. Membership, Obligations and Responsibilities**
- III. Financial Disclosure Forms**
  - a. Form 1: Statement of Financial Interests**
  - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - c. Form 1F: Final Statement of Financial Interests**

**B. Form 8B – Memorandum of Voting Conflict**

Ms. Warren recommended that the Supervisors contact her with questions when possible voting conflicts arise. If anything may inure to the direct or indirect benefit of a Supervisor or a Supervisor’s family member, she recommended erring on the side of caution and contacting her directly. Mr. McGaffney reviewed quorum requirements, compensation, recordkeeping and Sunshine Law requirements.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-06, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer**

Mr. McGaffney presented Resolution 2020-06. Mr. Cunningham nominated the following slate of officers:

Chair	Steven Pincus
Vice Chair	Joe Petrick
Secretary	Craig Wrathell
Assistant Secretary	Marc DePaul
Assistant Secretary	Ione Senior
Assistant Secretary	Benjamin Cunningham
Assistant Secretary	Howard McGaffney
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. DePaul and seconded by Mr. Cunningham, with all in favor, Resolution 2020-06, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer, as nominated, was adopted.**

**FIFTH ORDER OF BUSINESS**

**NEXT MEETING DATE: February 10, 2020 at 6:00 P.M.**

○ **QUORUM CHECK**

Supervisors DePaul, Cunningham, Senior and Pincus confirmed their attendance at the February 10, 2020 meeting.

▪ **Landscaping Update**

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

Mr. McGaffney stated he met with Mr. Bruce King, of Kings Management Services, Inc. (KMS), and Mr. Petrick to look into discrepancies regarding landscaping responsibilities. Some

areas may need replanting and/or enhancement in the spring. Recommendations from KMS would be needed. There was also a discrepancy regarding boundaries. Discussion ensued regarding the map provided by the District Engineer, specifically Hamilton Bay tracts outside RB2 and RB3, platted in April 2001. Mr. Giangrande felt that it would make sense for the District to maintain the areas but, per the recorded plat, it should be maintained by POA. Discussion ensued regarding an easement, specific landscaping and the financial impact.

Mr. Giangrande stated he could overlay the plat lines onto an aerial to roughly show the area. Mr. McGaffney believed that would be useful in developing an understanding with Hamilton Bay. Cost estimates would be requested, the area would be inspected and this would be included on the next agenda, possibly with a draft memorandum of understanding. Discussion ensued regarding specific areas and possible enhancements and irrigation issues.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisors' requests, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

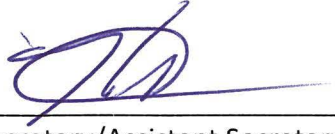
**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Pincus and seconded by Ms. Senior, with all in favor, the meeting adjourned at 9:20 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair