

**MINUTES OF MEETING  
HAMAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held Public Hearings and a Regular Meeting on September 12, 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	Vice Chair
Ione Senior	Assistant Secretary
Benjamin Cuningham	Assistant Secretary
Marc DePaul	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Sarah Sandy (via telephone)	District Counsel
Steve Smith	District Engineer
Joseph King	Landscape Supervisor, Kings Association Management, Inc. (KAM)
Bruce King	Field Operations Supervisor, KAM
Susan Ritchie	Resident and HOA President
David Thomas	Resident
Selwy Woodley	Resident
Loytavian Harrell	Resident
Leesa Cuningham	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Petrick called the meeting to order at 6:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

All present recited the Pledge of Allegiance.

Ms. Sanchez discussed the public comments protocol and the opportunities to speak during the meeting. The Board and Staff may decide whether to respond to questions or comments during the meeting but are not required to respond.

**THIRD ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTH ORDER OF BUSINESS**

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

- **Update from Operations Manager on Status of Fencing Permit**

Mr. Bruce King stated the contractor will be on site tomorrow and will provide a final proposal to replace the fence by the end of the week.

**FIFTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of Proposals to Resolve IT Issues Related to Pumphouse Software**

Mr. Bruce King stated he and Mr. Smith have a meeting with CC Controls on Wednesday, at which a resolution to repair or replace the existing software is expected. A proposal will be presented at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Kings Management Services, Inc. Proposal Number 5898 for Multiple Tree Installations**

Mr. Bruce King presented the proposal to replace trees that died due to disease or lack of irrigation because of a pipe break. Ms. Senior asked if the stump in the median will be ground down. Mr. Petrick replied affirmatively and stated that is a separate matter. Due to changing certain vegetation, Mr. Joseph King will confirm with the City whether the CDD is required to obtain another landscape permit.

**On MOTION by Mr. Pincus and seconded by Ms. Senior, with all in favor, Kings Management Services, Inc., Proposal Number 5898 for Multiple Tree Installations, in a not-to-exceed amount of \$15,974 and additional permit costs, if applicable, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2022-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez stated that the proposed Fiscal Year 2023 budget is the same as the version presented at the last meeting.

**On MOTION by Mr. Cuningham and seconded by Mr. DePaul, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Cuningham and seconded by Mr. Pincus, with all in favor, the Public Hearing was closed.**

Ms. Sanchez presented Resolution 2022-09.

Mr. Cuningham suggested removing the “Reserve study” budget line item and reallocating those funds. Ms. Cerbone noted that the CDD assets are aging and recommended keeping it in the budget. Mr. Smith voiced his opinion that, although the CDD is aging, they should evaluate this going forward and consider funding it in the Fiscal Year 2024 budget.

The following changes were made to the Fiscal Year 2023 budget:

Page 1, "Reserve study" line item: Defund \$6,000 budgeted for Fiscal Year 2023

Page 2, "Contingency" line item: Change "10,600" to "16,600"

**On MOTION by Mr. Pincus and seconded by Mr. Cuningham, with all in favor, Resolution 2022-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections to the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2022-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying as Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Cuningham and seconded by Mr. DePaul, with all in favor, the Public Hearing was opened.**

Resident Loytavian Harrell asked where this was published and how to access the document. Ms. Cerbone stated that, as a governmental entity, CDD meetings are published in the Palm Beach Post and most information can be obtained from the CDD website.

**On MOTION by Mr. Pincus and seconded by Ms. Senior, with all in favor, the Public Hearing was closed.**

Ms. Sanchez presented Resolution 2022-10 and read the title.

**On MOTION by Mr. Cuningham and seconded by Mr. Pincus, with all in favor, Resolution 2022-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying as Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Ratification of Stormwater Management Needs Analysis**

Mr. Smith stated that the Stormwater Management Needs Analysis Report was submitted by the due date. There were no significant findings.

**On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.**

**TENTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ending September 30, 2021, Prepared by Grau & Associates**

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ending September 30, 2021 and noted the pertinent information. There were no findings, recommendations, irregularities or instances of noncompliance; it was a clean audit.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-11, Hereby Accepting the Audited Financial Report for the Fiscal Year September 30, 2021**

Ms. Sanchez presented Resolution 2022-11.

**On MOTION by Mr. Cuningham and seconded by Mr. Pincus, with all in favor, Resolution 2022-11, Hereby Accepting the Audited Financial Report for the Fiscal Year September 30, 2021, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2022**

Ms. Sanchez presented the Unaudited Financial Statements as of July 31, 2022.

**On MOTION by Mr. Pincus and seconded by Mr. DePaul, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were accepted.**

**THIRTEENTH ORDER OF BUSINESS**

**Approval of May 9, 2022 Regular Meeting Minutes**

Ms. Sanchez presented the May 9, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the May 9, 2022 Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Smith discussed the upcoming Wednesday meeting with CC Controls.

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

Mr. Bruce King stated that Allstate Resource Management (Allstate) is having supply chain difficulties obtaining replacement parts for the lake fountains. He scheduled an electrician to address the breakers that are tripping. Mr. Petrick asked if Allstate is stocking the lake and asked for Allstate’s Reports to be emailed to him.

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

- **NEXT MEETING DATE: December 12, 2022 at 6:00 P.M.**

○ **QUORUM CHECK**

The next meeting will be held on December 12, 2022.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Senior asked if the holiday lighting contract was taken care of. Ms. Sanchez as she believed the contract is for two to three years but will verify.

Ms. Senior commended everyone that worked with the County to address the right-of-way (ROW) concerns. Board Members concurred and commended Ms. Rigoni and District Staff.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

Ms. Harrell felt that Board Members are doing a fantastic job.

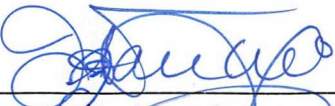
**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Cuningham and seconded by Mr. Pincus, with all in favor, the meeting adjourned at 6:41 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair