

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on May 8, 2023 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)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Sarah Sandy (via telephone)	District Counsel
Steve Smith	District Engineer
Bill Tanto	Craig A. Smith & Associates
Bruce King	Field Operations Supervisor, Kings Assoc. Management, Inc. (KAM)
Leesa Cuningham	Resident
Renelle Derosier	Resident
Jerique T. Bradford	Resident
Bensy Sanon	Resident
Elysee Jean	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:01 p.m. All Supervisors were 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

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2023-03. She reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. Total Operation & Maintenance (O&M) assessments increased by \$33.99 for the condos, \$34.00 for the townhomes and \$48.56 for the single-family homes.

Mr. Pincus motioned to approve Resolution 2023-03 and set the Public Hearing for September 11, 2023.

Discussion ensued regarding the need to ensure quorum.

Ms. Cerbone stated the CDD will utilize the Truth in Millage (TRIM) Notice process, to save the cost of an additional mailing.

This item was tabled until later in the meeting.

FIFTH ORDER OF BUSINESS

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

Ms. Sanchez stated the title for this agenda item should read “Update to Resolve IT Issues Related to Pumphouse” as there is no proposal in the agenda. As of the last meeting EWC was still having difficulty accessing the software.

Mr. King stated, while no progress has been made with the software, an electrician was able to troubleshoot the panel, turn on the pumps and identify a defective switch that will be replaced on Tuesday. A simulation will be run to determine if the pumps and the generator will be serviced. EWC will troubleshoot the control panel and other software solutions are being explored to resolve the issue. Water control is operational; remote access is the issue.

Mr. Smith stated Mr. Al Caruso and Mr. Bill Tanto were tasked with exploring options and both came to the same conclusions. Mr. King engaged the electrician who will replace the switch and the team is working together to find answers. Proposals for restoration of remote access will be presented at an upcoming meeting.

Mr. Cuningham feels that the main task is ensuring that the system works to turn on pumps automatically in the event of power loss; remote access is a secondary goal. He assisted with this project in the past and offered to take the lead, if necessary. He thinks progress is being made.

Mr. Tanto discussed the options for programming the generator.

Mr. Smith stated a proposal for pump station maintenance will also be presented.

Asked how often testing should be performed, Mr. Smith stated once per month at a minimum but preferably twice per month.

- **Discussion Resumed: Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Pincus amended his previous motion to approve Resolution 2023-03 and set the Public Hearing for September 7, 2023.

On MOTION by Mr. Pincus and seconded by Mr. Cuningham, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 7, 2023 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of March 31, 2023.

Regarding the “FineMark” line items, Ms. Cerbone stated, having multiple accounts ensures that the CDD does not exceed Federal Deposit Insurance Corporation (FDIC) limits.

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

SEVENTH ORDER OF BUSINESS

Approval of March 13, 2023 Regular Meeting Minutes

Ms. Sanchez presented the March 13, 2023 Regular Meeting Minutes.

On MOTION by Ms. Senior and seconded by Mr. Pincus, with all in favor, the March 13, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Craig A. Smith & Associates

There was no report.

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

Mr. Bruce King stated the fountains have continual issues. Several breakers trip continually and the breakers for the Water’s Edge fountain cannot be reset, so an electrician needs to evaluate them. The boxes look unsafe, as there are open panels, exposed capacitors, open doors, breakers out of place, etc. He will assess all the boxes and make recommendations. One box with a timer requires software and he will recommend converting it to a manual timer. Mr. Pincus stated nobody maintains the boxes. Mr. King stated, while operations are not affected, the boxes present a safety issue; he will replace all locks.

Discussion ensued regarding electrical issues and whether the fountain contract includes maintenance.

Ms. Sanchez will forward the fountain contract to Mr. King.

Discussion ensued regarding sod and landscaping replacement.

Mr. King stated all proposals have been fulfilled; he will inspect to ensure all are completed to the specifications and request a proposal for sod replacement.

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

- **2,352 Registered Voters in District as of April 15, 2023**

- **NEXT MEETING DATE: July 10, 2023 at 6:00 P.M.**
 - **QUORUM CHECK**

Ms. Sanchez stated a new Board Member might be appointed at the next meeting. She will email incoming information to the Board Members.

NINTH ORDER OF BUSINESS

Supervisors' Requests

- **Resignation of Steven Pincus from Seat 5**

This item was an addition to the agenda.

Mr. Pincus expressed the need to resign from Seat 5.

On MOTION by Mr. Petrick and seconded by Mr. Cuningham, with all in favor, the resignation of Mr. Steven Pincus, from Seat 5, was accepted.

Mr. Petrick suggested holding a workshop soon to review contracts and discuss a long-term plan for the CDD.

Ms. Sandy discussed the difference between workshops and regular meetings.

Ms. Cerbone suggested Ms. Sanchez speak with the Board Members individually, before the July meeting, to determine a workshop date to be added to the Fiscal Year 2024 Meeting Schedule and confirm what the Board Members will need to review in advance.

TENTH ORDER OF BUSINESS

Public Comments

Resident Renelle Derosier had a question about replacement of mulch in her community. A Board Member advised that it is an HOA matter, not a CDD matter.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Pincus and seconded by Mr. Cunningham, with all in favor, the meeting adjourned at 6:51 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair