

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on April 8, 2024 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
Marc DePaul	Assistant Secretary
Benjamin Cuningham	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso	District Engineer
Joseph King	Kings Management & Landscape Supervisor

Residents present:

Bensy Sanon	Sharon Johnson	Candida Young	Leesa Cuningham
Cheryl Model	C. Daniel Kipnis	Ray McGogney	Stephane Joseph
Bonnie Bresalier	Scott Bresalier		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:00 p.m.

Supervisors DePaul, Cuningham, Senior and Petrick were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance occurred during the Third Order of Business.

THIRD ORDER OF BUSINESS

Public Comments

Mr. Petrick welcomed everyone, noted that this is not an HOA meeting and that the CDD protocols for public comments are different than in HOA meetings.

All present recited the Pledge of Allegiance.

Ms. Sanchez explained the protocols for public comments, which are heard at the beginning and the end of the meeting.

Resident Dan Kipnis and former Federal, State and Local Water Management Board Member for over 35 years asked the Board to reconsider using a certain herbicide in the lakes, which he believes is a carcinogenic, is destroying Florida native grasses and is detrimental to various wildlife. In his opinion there is not an invasive weed problem in the CDD lakes. He provided a copy of an underwater YouTube video of the lake after it is treated. Ms. Sanchez will email the link to the Board.

Resident Betsy Sanon formally expressed his interest in being appointed to Seat 5.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5

Ms. Sanchez stated this is an updated agenda item title. She apologized for the District Management’s office error posting an incorrect agenda to the CDD website and distributing it to the Board in the electronic version. The incorrect agenda should not have included an interested candidate’s name in the title; it was corrected immediately upon notification.

Ms. Sanchez recalled that candidates Cheryl Model, Loytavian Harrell and Bruce Frost complied with the Board’s directive for interested candidates to submit their resumes or letters of interest in advance of the December meeting. She asked the Board’s direction, as candidate Betsy Sanon spoke to her about a month ago expressing possible interest but did not submit any information to Management’s office.

Board Members discussed whether to consider a late entry, noted three seats will be up for election at the November 2024 General Election.

The consensus was to encourage the interested candidates to proceed with the candidate qualification process during the candidate qualifying period in order to run for election during the November 2024 General Election.

The Board decided not to fill Seat 5 as, by the time an appointment is made, only a few meetings will remain before the General Election.

This item will be removed from future agendas. No action was taken.

- **Administration of Oath of Office to Appointed Supervisor (the following will also be provided in a separate package)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. **Membership, Obligation and Responsibilities**
 - C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. **Form 8B – Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

Ms. Sanchez presented Resolution 2024-01. Mr. DePaul nominated the following slate:

Joe Petrick	Chair
Benjamin Cunningham	Vice Chair
Ione Senior	Assistant Secretary
Marc DePaul	Assistant Secretary
Vacant	Assistant Secretary

No other nominations were made.

This Resolution removes Mr. Steven Pincus as Vice Chair.

The following prior appointments by the Board remain unaffected:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. DuPaul and seconded by Mr. Petrick, with all in favor, the nomination of Mr. Benjamin Cunningham as Vice Chair, was approved.

On MOTION by Mr. Petrick and seconded by Ms. Senior, with all in favor, Resolution 2024-01, Appointing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Sanchez presented Resolution 2024-02. Seats 3 and 4, currently held by Mr. Petrick and Ms. Senior, and vacant Seat 5 will be up for election at the November 2024 General Election. She explained the candidate qualification process and the candidate qualifying period, which runs from noon, June 10, 2024 to noon, June 14, 2024.

On MOTION by Mr. Cunningham and seconded by Mr. DePaul, with all in favor, Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Fiscal Year 2025 Budget

Ms. Sanchez presented a draft of the proposed Fiscal Year 2025 budget. She explained line item increases, decreases and adjustments compared to the Fiscal Year 2024 budget. Formal presentation of the proposed Fiscal Year 2025 budget will be at the next meeting.

Discussion ensued regarding the Holiday Landscape lighting, mulch, Landscape and Turf replacement budget line items; lighting issue at the Hamilton Bay entrance; the 2.5% estimated assessment increase; and Staff incorporating a new Reserve Study budget line item and obtaining the cost for the budget.

EIGHTH ORDER OF BUSINESS

Consideration of Kings Management Services, Inc. Proposal Number 5904 [Removal and Disposal of Ficus Hedges Around Lift Station in LB Entrance]

Mr. King presented the landscape proposal for the Liberty Bay entrance, with options to plant 7-gallon or 15-gallon clusia to replace the ficus hedges around the 80' fence.

Discussion ensued regarding the slight difference in maintaining clusia than ficus hedges and the Board agreeing for Mr. Petrick to approve the invoice for 15-gallon clusia outside of a CDD meeting, subject to Ms. Sanchez and Mr. Smith verifying that the CDD owns and maintains the area around the lift station; if not, this item will be presented at the next meeting.

NINTH ORDER OF BUSINESS

Consideration of Allstate Resource Management, Inc. Inspection Report and Stormwater System/Maintenance Proposal

The Allstate Resource Management, Inc. (Allstate) Inspection Report was included for informational purposes.

Ms. Sanchez presented the Allstate Resource Management, Inc. Maintenance Agreement dated December 11, 2023 to perform maintenance on the stormwater system; Allstate agreed to keep the same price. The prior Agreement was in 2021.

Ms. Rigoni stated that her office will prepare an Amended and Restated Agreement, which will be valid through 2026.

On MOTION by Mr. Cunningham and seconded by Mr. DePaul, with all in favor, Allstate Resource Management, Inc. Inspection Report and Stormwater System/Maintenance Proposal, in a not-to-exceed amount of \$31,810, were approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

Ms. Sanchez stated that she will verify that the Undeposited Funds listed are from the School Board and will report her findings at the next meeting. She has the invoice resulting in the “Repair/maintenance pump station” budget line item exceeding budget.

On MOTION by Ms. Senior and seconded by Mr. Cunningham, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. November 13, 2023 Regular Meeting**
- B. January 15, 2024 Special Meeting**

On MOTION by Mr. Petrick and seconded by Mr. DePaul, with all in favor, the November 13, 2023 Regular Meeting and the January 15, 2024 Special Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

There was no report.

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

Mr. Caruso stated that, if the remote reading on the pump station software is successful this week, they will send the I.P. address for testing and schedule the training in the next two weeks.

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

Mr. King stated that all the issues with the fountains appear to have been corrected, including the lights.

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

- **NEXT MEETING DATE: May 13, 2024 at 6:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on May 13, 2024; the proposed Fiscal Year 2025 budget will be on the agenda.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cunningham asked for information about the ethics training requirements. Ms. Sanchez will email the links to free online courses and other programs to fulfill the requirement.

Ms. Rigoni reviewed the information behind Item 4A and recommended that the Board Members review the resources on the Florida Commission on Ethics' (COE) website. Board Members have until December 31, 2024 to complete the training; completion of the requirement will be reported when filing Form 1 in 2025.

FOURTEENTH ORDER OF BUSINESS

Public Comments

Ms. Sanchez reiterated the protocols for public comments.

Hamilton Bay resident Bonnie Bresalier stated that the fountain technician informed her in March that the nozzles needed to be cleaned and adjustments made and that the lights bulbs are not available. She reported that the lights were not working as of yesterday. Mr. King confirmed that the nozzles were cleaned and noted that Allstate engaged another company to replace the light bulbs. He will inspect the fountain lights and report his findings to Management.

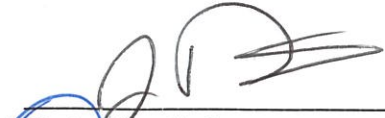
Mr. and Mrs. Bresalier stated that, when they did the entrance way, a barrier was not installed to contain the rocks; they voiced safety concerns. Mr. King will obtain a proposal and send it to Ms. Sanchez.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 7:09 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair