

**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, 2024 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present were:

Joseph Petrick	Chair
Benjamin Cuningham	Vice Chair
Ione Senior	Assistant Secretary
Marc DePaul (via telephone)	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso	District Engineer
Joseph King	Operations Manager/Landscape Supervisor
Dwayne Barrett	Ibero Property Management Corporation
Chris Saffici	Oxygen Association Services, LLC

Residents present:

Sharon Johnson	Bensy Sanon	Andrea Flynn	Hazel Leslie
Danielle Hanson	Lennox Young		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Cuningham, Senior and Petrick were present. Supervisor DePaul attended via telephone. One seat was vacant.

The Board agreed with Mr. Petrick's request to reorder the agenda.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments

Ms. Cerbone reviewed the protocols for public comments, which are heard at the beginning and end of the meeting. The Board and Staff are not required to respond to any questions or comments during the meeting.

No members of the public spoke.

▪ **Consideration of Proposals for Field Operations Management Services**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Petrick discussed the Board's decision to engage a new Field Operations Manager and reviewed the responsibilities related to day-to-day CDD operations and being the liaison between the Board and the District Manager.

Mr. Petrick stated three proposals were received. He noted that, because the Access Residential Management, D/B/A Access Management (Access) representative was not able to attend the meeting today, in person or via telephone, Ms. Cerbone will speak about her experience working with Access, who was engaged as the Field Operations Manager in some of her other CDDs.

A. Access Residential Management LLC, D/B/A Access Management

The bid total is \$2,500 per month, equating to \$30,000 annually, commencing August 1, 2024.

B. Ibero Property Management Corporation

The bid total is \$2,500 per month, equating to \$30,000 annually.

C. Oxygen Association Services, LLC

The bid total is \$2,5750 per month, equating to \$30,900 annually.

Ibero Property Management Corporation (Ibero) representative Dwayne Barrett and Oxygen Association Services, LLC (Oxygen) representative Chris Saffici each gave an overview of personal and professional background their respective company's qualifications and experience. Both responded to questions from the Board.

Ms. Cerbone discussed her and Ms. Sanchez’s interactions with Access serving as the Field Operations Manager in other CDD’s managed by Wrathell, Hunt and Associates, LLC (WHA). She deemed Access very responsive.

Some Board Members expressed their opinion that it is difficult to consider Access without a formal presentation.

Amongst themselves, the Board Members commented on each presentation and the vendors’ experience and capability to work for a CDD versus an HOA.

Mr. Cuningham, Mr. Petrick and Mr. DePaul favored awarding the contract to Ibero.

Ms. Senior suggested deferring this item until Access can present its bid.

Mr. Petrick discussed items he and Ms. Sanchez took care of last month in the absence of a Field Operations Manager.

On MOTION by Mr. Petrick and seconded by Mr. Cuningham, with Mr. Petrick, Mr. Cuningham and Mr. DePaul in favor and Ms. Senior dissenting, authorizing Ms. Rigoni to prepare an Agreement with Ibero Property Management Corporation for Field Management/Operational Services, effective October 1, 2024, and provide the Agreement to Ms. Sanchez to have executed outside of a meeting by the Chair or Vice Chair, with ratification at the next meeting, was approved. [Motion passed 3-1]

Mr. Petrick advised the vendor representatives of the Board’s decision to award the Field Operations Management Contract to Ibero and stated that the main reason is because of Ibero’s experience with the CDD. He told Mr. Barrett that Ms. Sanchez will email the contract to him with an effective date of October 1, 2024.

FOURTH ORDER OF BUSINESS

Presentation/Consideration: Florida Safety Overview/Quote

The Flock Safety Overview and Quote to install a camera system was included for informational purposes.

The Board discussed whether it is more financially prudent to continue repairing a fence periodically damaged by vandalism or to install a camera system that will need to include monitoring capabilities.

The Board agreed with Ms. Cerbone’s suggestion to table this item and have the Field Operations Manager research the costs and present this in January 2025.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-07. She stated that the proposed Fiscal Year 2025 budget is the same as the version presented at the last meeting.

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

Resident Sharon Johnson suggested installing motion lights at the Clubhouse or a Ring-type camera that turns on when activated. She asked if it is a conflict of interest if the CDD Field Operations Manager resides in the CDD.

No other affected property owners or members of the public spoke.

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

Ms. Cerbone presented Resolution 2024-07. Mr. Cuningham noted that the assessment increase is less than the rate of inflation.

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2024-08, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone reviewed the Proposed Assessment Table on Page 9 of the Fiscal Year 2025 Budget, depicting an assessment increase of less than 3%.

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

No affected property owners or members of the public spoke.

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

Ms. Cerbone presented Resolution 2024-08.

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, Resolution 2024-08, Providing for Funding for the FY 2025 Adopted Budget(s);

Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Field Operations Management Services

- A. Access Residential Management LLC, D/B/A Access Management
- B. Ibero Property Management Corporation
- C. Oxygen Association Services, LLC

This item was presented following the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of July 8, 2024 Regular Meeting Minutes

Ms. Cerbone stated that most information cannot be redacted or left out of the meeting minutes or withheld from the public. With that in mind, she distributed to the Board only, District Counsel’s redline version of the meeting minutes wherein District Counsel redacted discussions on Lines 89 through 96 pertaining to security. She noted that the CDD is not required to include Board discussions about security-related matters in the meeting minutes. Going forward, she asked permission to allow the District Manager and District Counsel to discuss and present the minutes accordingly.

Ms. Rigoni stated her recommendation to redact the information is not because the discussion is confidentially exempt; but the type of information that reveals security and safety information about the CDD is confidentially exempt.

Ms. Senior asked if the security camera discussions will be excluded from today's meeting minutes. Ms. Rigoni stated information that reveals security and/or fire safety-related information about the CDD will be excluded from the meeting minutes.

The following changes were made:

Lines 89 through 96: Delete

Line 140: Change "DePaul" to "Cunningham"

Line 185: Change "A Board Member" to "Mr. Petrick"

Line 216: Change "flows" to "floats"

On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, the July 8, 2024 Regular Meeting Minutes, as amended as discussed and to include any additional edits submitted to Management, 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. Caruso reported the following:

- AWC completed resetting the water level floats and the as-builts.

Mr. Caruso was asked to bring a copy of the as-builts to the next meeting and to make sure a copy is kept at the Clubhouse and the pump house.

- AWC is preparing a yearly maintenance contract to consider at the next meeting.
- Florida Detroit Diesel-Allison conducted its annual inspection and tests; they saw no issues, which is reflected in the following reports:

- **Generator Periodic Maintenance Inspection**
- **Standard Generation Load Bank Test Report**

- Two vendors are preparing maintenance proposals and asked to inspect the pump station.

Mr. Petrick stated his preference is for this to occur after the new Field Operations Manager starts on October 1, 2024. Mr. Cuningham stated he can fill in if necessary.

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

Mr. Petrick gave a brief Operations Report during the Seventh Order of Business.

It was noted that, going forward, “Ibero Property Management Corporation” will be listed as the Operations Manager.

Mr. Petrick stated that he will continue filling in until October 1, 2024, when the new Field Operations Manager starts.

▪ **Landscaping Manager: Kings Management-Landscaping Division**

This item was an addition to the agenda.

This new, ongoing agenda item will be inserted after “Operations Manager”.

Mr. King responded to questions regarding crews transitioning to weekly trimming around the lakes this time of year, specifically Liberty Isles. He stated that the dead palm trees along the entrance will be replaced within the next few weeks and tree trimming and mulching is scheduled after October 1, 2024.

Mr. Petrick asked Mr. King for the landscaping schedule and a proposal to remove the 3’ stump in the Jog Road median for the next meeting

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

- **NEXT MEETING DATE: October 14, 2024 at 6:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 14, 2024 meeting.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

TWELFTH ORDER OF BUSINESS

Public Comments

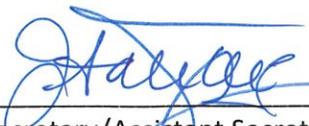
Resident Danielle Hanson voiced concerns about security and stated her belief that various people are accessing the community through a gap in the fence.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 7:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair