

# **HAMAL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**December 9, 2024**

**BOARD OF SUPERVISORS**

## **REGULAR MEETING AGENDA**

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Hamal Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889**

December 2, 2024

Board of Supervisors  
Hamal Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hamal Community Development District will hold a Regular Meeting on December 9, 2024 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411. The agenda is as follows:

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments
4. Administration of Oath of Office to Newly Elected Supervisors (Joseph Petrick - Seat 3, Ione Senior - Seat 4, Betsy Sanon - Seat 5) *(the following will be provided in a separate package)*
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligations 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
5. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2025-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date
7. Discussion: Kings Management Landscaping and Irrigation

- 8. Acceptance of Unaudited Financial Statements as of October 31, 2024
- 9. Approval of September 12, 2024 Public Hearings and Regular Meeting Minutes
- 10. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Craig A. Smith & Associates*
  - C. Operations Manager: *Ibero Property Management*
  - D. Landscape Manager: *Kings Management Services, Inc. - Landscaping Division*
  - E. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: February 10, 2024 at 6:00 PM

- QUORUM CHECK

SEAT 1	MARC DEPAUL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BENJAMIN CUNINGHAM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSEPH PETRICK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	IONE SENIOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BENSY SANON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Supervisors' Requests
- 12. Public Comments
- 13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 131 733 0895**

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Hamal Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HAMAL COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective December 9, 2024:

\_\_\_\_\_ is elected Chair

\_\_\_\_\_ is elected Vice Chair

\_\_\_\_\_ is elected Assistant Secretary

\_\_\_\_\_ is elected Assistant Secretary

\_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of December 9, 2024:

\_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF DECEMBER, 2024.**

ATTEST:

**HAMAL COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
HAMAL COMMUNITY DEVELOPMENT DISTRICT RELATING TO  
THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR  
BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30,  
2024; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on September 7, 2023, the Board of Supervisors (hereinafter referred to as the “Board”) of the Hamal Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2023/2024; and

**WHEREAS**, the Board desires to amend a portion of the budget previously approved for Fiscal Year 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT  
DISTRICT:**

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 9th day of December, 2024.

ATTEST

**HAMAL COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2024  
EFFECTIVE NOVEMBER 30, 2024**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2024  
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY2024 Amended Budget
<b>REVENUES</b>					
Assessment levy	\$ 621,372	\$ 618,205	\$ (3,167)	\$ 3,167	\$ 621,372
Fair share agreement	59,979	46,302	(13,677)	13,677	59,979
Interest & misc. income	26,925	1,500	(25,425)	25,425	26,925
Total revenues	<u>708,276</u>	<u>666,007</u>	<u>(42,269)</u>	<u>42,269</u>	<u>708,276</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors fee & FICA tax	4,737	7,536	2,799	(2,799)	4,737
Management/recording/accounting	44,048	44,048	-	-	44,048
Trustee	4,031	4,350	319	(319)	4,031
Legal	7,949	20,000	12,051	(12,051)	7,949
Engineering	35,868	15,000	(20,868)	20,868	35,868
Audit	8,784	8,784	-	-	8,784
Arbitrage rebate calculation	-	1,250	1,250	(1,250)	-
Postage	126	750	624	(624)	126
Legal advertising	2,069	2,500	431	(431)	2,069
Office supplies	367	250	(117)	117	367
Contingencies	405	750	345	69,655	70,405
Annual special district fee	175	175	-	-	175
Insurance	7,288	7,746	458	(458)	7,288
FASD annual dues	2,000	1,500	(500)	500	2,000
Pump station/equipment insurance	11,446	10,654	(792)	792	11,446
Website	705	705	-	-	705
ADA website compliance	210	210	-	-	210
Dissemination agent	1,000	1,000	-	-	1,000
Total administrative expenses	<u>131,208</u>	<u>127,208</u>	<u>(4,000)</u>	<u>74,000</u>	<u>201,208</u>
<b>Maintenance</b>					
Telephone	1,872	2,040	168	(168)	1,872
Field operations management	22,500	30,000	7,500	(7,500)	22,500
Landscape maintenance					
Mowing, edging, pruning & weed control	118,434	109,324	(9,110)	9,110	118,434
Turf replacement	-	20,000	20,000	(20,000)	-
Mulch	14,400	29,120	14,720	(14,720)	14,400
Insect, weed, fertilization	61,777	56,610	(5,167)	5,167	61,777
Annuals removal, replacement, installation	-	15,450	15,450	(15,450)	-
Tree pruning	26,523	27,318	795	(795)	26,523
Irrigation system maintenance	10,033	8,726	(1,307)	1,307	10,033
Irrigation repairs	2,052	12,000	9,948	(9,948)	2,052
Capital outlay	-	30,400	30,400	(30,400)	-
Landscape replacement	6,984	20,000	13,016	(13,016)	6,984
Preventative maintenance: pump station	6,375	11,100	4,725	(4,725)	6,375
Repair/maintenance: pump station	70,616	4,000	(66,616)	66,616	70,616

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2024  
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY2024 Amended Budget
<b>Maintenance (continued)</b>					
Lake maintenance	56,802	24,000	(32,802)	32,802	56,802
Fountain maintenance	18,687	28,000	9,313	(9,313)	18,687
Holiday landscape lighting	6,867	7,500	633	(633)	6,867
Contingency	11,461	16,600	5,139	(5,139)	11,461
Wall maintenance	13,460	15,000	1,540	(1,540)	13,460
Utilities	80,977	62,000	(18,977)	18,977	80,977
Total maintenance expenses	<u>529,820</u>	<u>529,188</u>	<u>(632)</u>	<u>632</u>	<u>529,820</u>
<b>Other fees and charges</b>					
Property appraiser	-	1,141	1,141	(1,141)	-
Information system services	2,030	2,030	-	-	2,030
Tax collector	6,099	6,440	341	(341)	6,099
Property appraiser	150	-	(150)	150	150
Total other fees and charges	<u>8,279</u>	<u>9,611</u>	<u>1,332</u>	<u>(1,332)</u>	<u>8,279</u>
Total expenditures	<u>669,307</u>	<u>666,007</u>	<u>(3,300)</u>	<u>73,300</u>	<u>739,307</u>
Excess (deficiency) of revenues over (under) expenditures	38,969	-	(38,969)	(31,031)	(31,031)
Fund balance - beginning	1,757,061	1,619,968	(137,093)	137,093	1,757,061
Fund balance - ending					
Nonspendable					
Prepaid expenditures and deposits	135	-	(135)	135	135
Assigned					
3 months working capital	180,302	180,302	-	-	180,302
Sound barriers	100,000	100,000	-	-	100,000
Stormwater pump station	300,000	300,000	-	-	300,000
Culvert repair/replacement	100,000	100,000	-	-	100,000
Disaster recovery	500,000	500,000	-	-	500,000
Unassigned	615,593	439,666	(175,927)	175,927	615,593
Total fund balance - ending	<u>\$1,796,030</u>	<u>\$1,619,968</u>	<u>\$ (176,062)</u>	<u>\$ 106,062</u>	<u>\$ 1,726,030</u>

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2024**

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
OCTOBER 31, 2024**

	General Fund	Debt Service Fund 2021	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash	\$ 461,070	\$ -	\$ 461,070
Investments			
Centennial	257,956	-	257,956
FineMark MMA	249,922	-	249,922
FineMark ICS	313,068	-	313,068
Iberia - MMA	25,226	-	25,226
Bank United	453,490	-	453,490
Revenue	-	88,145	88,145
Prepayment	-	1,011	1,011
Sinking	-	20,297	20,297
Optional redemption	-	277	277
COI	-	6,220	6,220
Due from other	29,750	-	29,750
Due from other funds			
General fund	-	4,362	4,362
Deposits	135	-	135
Total assets	<u>\$1,790,617</u>	<u>\$ 120,312</u>	<u>\$ 1,910,929</u>
<b>LIABILITIES</b>			
<b>Liabilities:</b>			
Accounts payable off-site	\$ 1,475	\$ -	\$ 1,475
Accounts payable on-site	400	-	400
Debt service (series 2021)	4,362	-	4,362
Total liabilities	<u>6,237</u>	<u>-</u>	<u>6,237</u>
<b>FUND BALANCES</b>			
Nonspendable			
Prepays and deposits	135	-	135
Restricted			
Debt service	-	120,312	120,312
Assigned			
3 months working capital	180,302	-	180,302
Sound barriers	100,000	-	100,000
Stormwater pump station	300,000	-	300,000
Culvert repair/replacement	100,000	-	100,000
Disaster recovery	500,000	-	500,000
Unassigned	603,943	-	603,943
Total fund balance	<u>1,784,380</u>	<u>120,312</u>	<u>1,904,692</u>
 Total liabilities and fund balances	 <u>\$1,790,617</u>	 <u>\$ 120,312</u>	 <u>\$ 1,910,929</u>

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 654,689	0%
Fair share agreement	-	-	46,302	0%
Interest & misc. income	2,256	2,256	1,500	150%
Total revenues	<u>2,256</u>	<u>2,256</u>	<u>702,491</u>	0%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors fee & FICA tax	-	-	7,536	0%
Management/recording/accounting	3,671	3,671	44,048	8%
Trustee	-	-	4,350	0%
Legal	-	-	20,000	0%
Engineering	-	-	15,000	0%
Audit	-	-	9,084	0%
Arbitrage rebate calculation	-	-	1,250	0%
Postage	-	-	750	0%
Legal advertising	-	-	2,500	0%
Office supplies	-	-	250	0%
Contingencies	14	14	750	2%
Annual special district fee	175	175	175	100%
Insurance	7,798	7,798	8,500	92%
FASD annual dues	2,000	2,000	2,000	100%
Pump station/equipment insurance	11,790	11,790	14,000	84%
Reserve study	4,925	4,925	20,000	25%
Website	-	-	705	0%
ADA website compliance	210	210	210	100%
Dissemination agent	83	83	1,000	8%
Total administrative expenses	<u>30,666</u>	<u>30,666</u>	<u>152,108</u>	20%
<b>Maintenance</b>				
Telephone	200	200	2,040	10%
Field operations management	2,500	2,500	30,900	8%
Landscape maintenance	-	-		
Mowing, edging, pruning & weed control	-	-	112,604	0%
Turf replacement	-	-	20,000	0%
Mulch	-	-	29,120	0%
Insect, weed, fertilization	-	-	58,308	0%
Annuals removal, replacement, installation	-	-	15,914	0%
Tree pruning	-	-	28,138	0%
Irrigation system maintenance	-	-	8,988	0%
Irrigation repairs	-	-	12,360	0%
Capital outlay	-	-	30,400	0%
Landscape replacement	440	440	20,600	2%
Preventative maintenance: pump station	-	-	11,100	0%
Repair/maintenance: pump station	-	-	4,120	0%

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Maintenance (continued)</b>				
Lake maintenance	2,022	2,022	24,000	8%
Fountain maintenance	1,006	1,006	28,840	3%
Holiday landscape lighting	-	-	7,500	0%
Contingency	400	400	16,600	2%
Wall maintenance	-	-	15,000	0%
Utilities	6,717	6,717	63,860	11%
Total maintenance expenses	<u>13,285</u>	<u>13,285</u>	<u>540,392</u>	2%
<b>Other fees and charges</b>				
Property appraiser	-	-	1,141	0%
Information system services	2,030	2,030	2,030	100%
Tax collector	-	-	6,820	0%
Total other fees and charges	<u>2,030</u>	<u>2,030</u>	<u>9,991</u>	20%
Total expenditures	<u>45,981</u>	<u>45,981</u>	<u>702,491</u>	7%
Excess (deficiency) of revenues over (under) expenditures	(43,725)	(43,725)	-	
Fund balance - beginning	1,828,105	1,828,105	1,619,968	
Fund balance - ending				
Nonspendable				
Prepaid expenditures and deposits	135	135	-	
Assigned				
3 months working capital	180,302	180,302	180,302	
Sound barriers	100,000	100,000	100,000	
Stormwater pump station	300,000	300,000	300,000	
Culvert repair/replacement	100,000	100,000	100,000	
Disaster recovery	500,000	500,000	500,000	
Unassigned	603,943	603,943	439,666	
Total fund balance - ending	<u>\$ 1,784,380</u>	<u>\$ 1,784,380</u>	<u>\$ 1,619,968</u>	

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2017)  
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 708,180	0%
Interest	449	449	-	N/A
Total revenues	<u>449</u>	<u>449</u>	<u>708,180</u>	0%
<b>EXPENDITURES</b>				
Principal	-	-	621,000	0%
Principal prepayment	-	-	-	N/A
Interest 11/1	-	-	43,010	0%
Interest 5/1	-	-	43,010	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>707,020</u>	0%
<b>Other fees and charges</b>				
Tax collector	-	-	7,377	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>7,377</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>714,397</u>	0%
Excess (deficiency) of revenues over (under) expenditures	449	449	(6,217)	
Fund balances - beginning	119,863	119,863	90,816	
Fund balances - ending	<u>\$ 120,312</u>	<u>\$ 120,312</u>	<u>\$ 84,599</u>	

**HAMAL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**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**

40 All present recited the Pledge of Allegiance.

41

42 **THIRD ORDER OF BUSINESS**

**Public Comments**

43

44

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

48 No members of the public spoke.

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

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

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

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

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

60 The bid total is \$2,500 per month, equating to \$30,000 annually, commencing August 1,  
61 2024.

62 **B. Ibero Property Management Corporation**

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

64 **C. Oxygen Association Services, LLC**

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

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

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

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

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

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

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

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

81

82 **On MOTION by Mr. Petrick and seconded by Mr. Cuningham, with Mr. Petrick,**  
83 **Mr. Cuningham and Mr. DePaul in favor and Ms. Senior dissenting, authorizing**  
84 **Ms. Rigoni to prepare an Agreement with Ibero Property Management**  
85 **Corporation for Field Management/Operational Services, effective October 1,**  
86 **2024, and provide the Agreement to Ms. Sanchez to have executed outside of a**  
87 **meeting by the Chair or Vice Chair, with ratification at the next meeting, was**  
88 **approved. [Motion passed 3-1]**

89

90

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

95

96 **FOURTH ORDER OF BUSINESS**

**Presentation/Consideration: Florida Safety  
97 Overview/Quote**

98

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

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

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

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107 **FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

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110 **A. Proof/Affidavit of Publication**

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

115 Ms. Cerbone presented Resolution 2024-07. She stated that the proposed Fiscal Year  
116 2025 budget is the same as the version presented at the last meeting.

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

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

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

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

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

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**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);**

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**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.

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

207 The following changes were made:

208 Lines 89 through 96: Delete

209 Line 140: Change "DePaul" to "Cunningham"

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

211 Line 216: Change "flows" to "floats"

212

213 **On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor,**  
 214 **the July 8, 2024 Regular Meeting Minutes, as amended as discussed and to**  
 215 **include any additional edits submitted to Management, were approved.**

216

217

218 **TENTH ORDER OF BUSINESS**

**Staff Reports**

219

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

221 There was no report.

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

223 Mr. Caruso reported the following:

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

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

227 ➤ AWC is preparing a yearly maintenance contract to consider at the next meeting.

228 ➤ Florida Detroit Diesel-Allison conducted its annual inspection and tests; they saw no  
 229 issues, which is reflected in the following reports:

230 • **Generator Periodic Maintenance Inspection**

231 • **Standard Generation Load Bank Test Report**

232 ➤ Two vendors are preparing maintenance proposals and asked to inspect the pump  
 233 station.

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

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

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

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

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

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

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

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

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

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

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

- 252 • **NEXT MEETING DATE: October 14, 2024 at 6:00 PM**

- 253 ○ **QUORUM CHECK**

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

255

256 **ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

257

258 There were no Supervisors’ requests.

259

260 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

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

264

265 THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**HAMAL  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

<b>HAMAL COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 14, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 7, 2024* CANCELED</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 9, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 10, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 10, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 14, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 12, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 14, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 8, 2025</b>	<b>Public Hearing and Regular Meeting</b>	<b>6:00 PM</b>

**Exceptions**

*\*The November meeting date is earlier to accommodate the Veterans Day holiday.*