

**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 11, 2025 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present:

Joseph Petrick
Benjamin Cuningham
Ione Senior
Bensy Sanon

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Michelle Rigoni (via telephone)
Al Caruso
Dwayne Barrett
Leesa Cuningham

District Manager
District Counsel
District Engineer
Ibero Property Management Corporation
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:00 p.m. Supervisors Sanon, Senior, Cuningham and Petrick were present. Supervisor DePaul was not 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 2025-07,
Amending Resolution 2025-04 to Reset the
Date, Time, and Location of the Public
Hearing Regarding Proposed Budget for
Fiscal Year 2025/2026, Ratifying the Actions
of the District Manager and Chairman in**

Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-07. Resetting the Public Hearing from September 8, 2025 to September 11, 2025 enabled the CDD to use Truth in Millage (TRIM) notices as the mailed notice per County rules.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Resolution 2025-07, Amending Resolution 2025-04 to Reset the Date, Time, and Location as September 11, 2025 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411, of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez stated the Fiscal Year 2026 budget is the same as the version approved at a prior meeting.

Discussion ensued regarding the amount budgeted for Field Operations Management.

Ms. Sanchez reviewed the Assessment Comparison Fiscal Year 2026 Table on Page 9; overall the product type for Condos and Townhomes assessments' increased \$53.41 and the assessments for the Single Family 30', 40', 50', and 70' homes increased \$76.30 over Fiscal Year 2025.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; 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 Special Assessments for Operations and Maintenance for Fiscal Year 2025/2026 Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 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**

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

No affected property owners or members of the public spoke.

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

Ms. Sanchez presented Resolution 2025-09.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Resolution 2025-09, Providing for Funding for the FY 2026 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 in Response to RFP for Landscape and Irrigation Maintenance Services

Ms. Sanchez stated it is necessary to eliminate A Better Look Landscaping, LLC as a respondent due to omitting the required licensing documents from its response to the Request for Proposals (RFP). Ibero Property Maintenance Services only submitted an electronic response. She distributed the RFP Bid Opening and Bid Summary that she and Ms. Rigoni prepared. It lists each respondent's company name and bid amounts and notes compliance with RFP requirements or any irregularities. The Board can decide to waive technical irregularities that does not create a competitive advantage.

Mr. Barrett, of Ibero Property Maintenance Services, voluntarily left the meeting during Board deliberations.

A. Respondents

The following are bid pricing for first year only, for demonstration purposes:

I. A Better Look Landscaping, LLC

Bid: \$198,450

Eliminated as respondent due to lack of certain required documents.

II. BrightView Landscape Services, Inc.

Bid: \$195,950.88

III. Ibero Property Maintenance Services

Bid: \$164,400

Eliminated as respondent due to lack of certain required documents.

IV. Palm Beach County Landscape, Inc.

Bid: \$305,950

V. UG2, LLC

Bid: \$253,128.33

B. Board Discussion and Evaluation/Ranking

Mr. Sanon, as the Board authorized designee, reviewed the RFP responses and provided his summary of review and information on each respondent and discussed any irregularities in the responses, based on the RFP criteria and in the Evaluation Matrix categories.

Mr. Petrick suggested eliminating Ibero Property Maintenance Services (Ibero) as a respondent due to not providing hard copies of the RFP response, despite efforts with temporarily working with the CDD. The Board deliberated and agreed to eliminate Ibero as a respondent.

The Board Members reviewed the three remaining bids, gave input on the respondents and, as a group, discussed scoring and their reasons for the scores for each respondent in each Evaluation Matrix category. Ms. Sanchez recapped the scores for each respondent in each category.

Ms. Sanchez reported the joint scores and ranking, as follows:

#1	BrightView Landscape Services, Inc.	97 points
#2	UG2, LLC	93 points
#3	Palm Beach County Landscape, Inc.	76 points

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, ranking BrightView Landscape Services, Inc. as the #1 ranked responsible and responsive respondent to the RFP for Landscape and Irrigation Maintenance Services, and authorizing Staff to transmit to each respondent a Notice of Intent to Award the RFP for Landscape and Irrigation Maintenance Services and intent to contract with the #1 ranked respondent, BrightView Landscape Services, Inc., was approved.

Ms. Sanchez notified Mr. Barrett that should he desire, he could return to the meeting.

▪ **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

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

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

• **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

Mr. Petrick thanked Mr. Barrett for all the work done in the CDD and explained why his firm was disqualified for consideration for the Landscape and Irrigation Maintenance Services contract.

EIGHTH ORDER OF BUSINESS**Update: Inspection Maps****A. Consideration of Allstate Resource Management, Inc. Stormwater System/Maintenance Proposal**

Mr. Barrett stated that Allstate Resource Management, Inc. (Allstate) inspected the stormwater system. He presented the Allstate stormwater system and maintenance proposal and 2025 inspection maps identifying the location and condition of each stormwater system.

Discussion ensued regarding an update on the project schedule and asking Allstate to provide certification from its Engineer upon completion of the project.

A Board Member noted that this work was last done about two years ago and asked Mr. Caruso if he recommends proceeding or deferring the project. Mr. Caruso saw no reason to defer the project.

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, the Allstate Resource Management, Inc. Stormwater System and Maintenance proposal, for storm drain cleaning and mudwork repairs, in the amount of \$37,440, subject to receipt of a certification letter approving the maintenance and repairs from Allstate's Engineer, upon completion of the project, was approved.

NINTH ORDER OF BUSINESS**Consideration of Allstate Resource Management, Inc. Waterway Management Agreement**

Mr. Barrett presented the Allstate Resource Management, Inc. Waterway Management Agreement to maintain CDD lakes and fountains. Mr. Petrick stated the Agreement is similar to ones approved in prior years.

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, Allstate Resource Management, Inc. Waterway Management Agreement to provide lake and fountain maintenance services, in the monthly amount of 2,082, was approved.

TENTH ORDER OF BUSINESS**Consideration of Ibero Property Maintenance Services Exclusive Landscaping Tree Trimming/Pruning Proposal**

Ms. Sanchez recalled the decision at the last meeting to defer this and postpone pruning until the Fiscal Year 2026, which starts October 1, 2025. Mr. Petrick stated it was deferred to wait on the outcome of changing landscapers. He would like to proceed with the project since Mr. Barrett identified the location of the CDD trees and provided a reasonable proposal and because the funds allocated for "Tree pruning" in Fiscal Year 2025 remain unspent.

Mr. Cunningham asked if the area includes CDD property and County property under the permit for maintenance. Mr. Barrett replied affirmatively, per the Agreement with the County.

On MOTION by Mr. Cunningham and seconded by Mr. Sanon, with all in favor, Ibero Property Management Corporation Professional Landscape Tree Trimming/Pruning Proposal, in the amount of \$23,152.30, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

This item was presented following the Seventh Order of Business.

TWELFTH ORDER OF BUSINESS

Ratification Items

- A. Stewart & Stevenson FDDA LLC Agreement for Improvement Maintenance Services**
- B. Allstate Resource Management, Inc. Stormwater Drainage System/Inspection Agreement**

Ms. Sanchez noted that the Allstate inspection deductions on the Maintenance Agreement behind Tab 8B.

Mr. Cunningham asked Mr. Barrett to ensure the vendor tests to ensure the transfer switch is working.

On MOTION by Ms. Senior and seconded by Mr. Sanon, with all in favor, Stewart & Stevenson FDDA LLC Agreement for Improvement Maintenance Services, in the amount of \$4,772, and the Allstate Resource Management, Inc. Stormwater Drainage System/Inspection Agreement, in the amount of \$3,690, were ratified.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of July 31, 2025

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of July 14, 2025 Regular Meeting
Minutes

The following change was made.

Line 227: Change “the road test” to “no test”

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the July 14, 2025 Regular Meeting Minutes, as amended, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Rigoni requested Board authorize terminating the Ibero Property Management’s interim landscape contract, since the Landscape and Irrigation Maintenance Services RFP process is complete and a new provider has been selected.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, authorizing District Counsel to send a termination notice to Ibero Property Management and designating Mr. Petrick to work with Staff to coordinate a mutually agreeable termination date for transition to new landscaper with Ibero Property Management, and to approve in final form, was approved.

B. District Engineer: Craig A. Smith & Associates

- Update: Maintenance Map**

Mr. Caruso distributed extra maps in addition to the one in the agenda. Control testing of the pump station is scheduled for October 9, 2025. He is waiting on Detroit Deisel to schedule the next generator test. Finalizing the Agreement for the pump station is underway.

Mr. Cuningham asked Mr. Caruso to find out if the internet connection at the pumphouse has been sporadic for the last four weeks and ask if the contractor is monitoring this and if they know what the issue is.

C. Operations Manager: Ibero Property Management

- **Update: Fountains**

Mr. Barrett stated that all the fountains are working properly; the contractor suggests replacing them, as they have exceeded their lifespans; it will require changing the LED lights. Residents have requested installation of two fountains in the large lake. Proposals will be presented at the next meeting.

Mr. Cuningham asked about the decision process between replacing fountain hardware versus replacing a fountain. Mr. Barrett stated that certain parts are more difficult to maintain or to obtain; the fountains are over 20 years old and there is new technology.

Mr. Barrett provided updates regarding getting the contractor to remove the wires along Jog Road. The contractor estimates completing the tree trimming for the lights within two weeks.

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

- **Sunshine Law Refresher Workshop Date**

The Workshop will be held on November 10, 2025 at 5:00 p.m. with a Regular Meeting to follow at 6:00 p.m.

- **NEXT MEETING DATE: October 13, 2025 at 6:00 PM**

- **QUORUM CHECK**

Since Mr. Barrett is unable to attend the October meeting, Ms. Sanchez asked Board Members to submit any questions to her or Mr. Barrett prior to the meeting.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' Request.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 8:12 p.m.
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Secretary/Assistant Secretary



Chair/Vice Chair