

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on December 8, 2025 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present:

Joseph Petrick	Chair
Benjamin Cuningham	Vice Chair
Ione Senior	Assistant Secretary
Bensy Sanon	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso	District Engineer
Dwayne Barrett	Ibero Property Management Corporation
Jose Zepeda	BrightView Landscape Services, Inc.
Andrew Medved	BrightView Representative
Leesa Cuningham	Resident
John Long	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:00 p.m. Supervisors Petrick, Cuningham, Senior and Sanon 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

Ms. Sanchez reviewed the public comments protocols. Supervisors may or may not address statements, questions or concerns during the meeting.

No members of the public spoke.

Ms. Sanchez stated that some proposals received today were distributed and will be added to the agenda. Public comments will be accepted during these agenda items.

▪ **Discussion: Jog Road Tree Replacement**

This item was an addition to the agenda.

Mr. Petrick summarized previous discussions and permitting considerations related to issues with oak trees growing near the power lines and stated that Mr. Zepeda confirmed that a City permit is needed. While one option would be to apply for a tree removal permit, remove the trees, and then submit a request to plant replacement trees, Mr. Petrick recommends expediting the process by submitting proposed replacements when applying for the City permit. He noted that Mr. Cunningham was appointed to work with Staff with regard to the necessary scope of work related to the oak trees.

Mr. Cunningham stated that he requested details from Ibero as to which trees were trimmed. As the invoice does not include oak trees he thinks it is not relevant to the discussion of replacing the oaks, but the Board will need to discuss how to address the invoice.

The Board and Staff discussed and considered the options included in the BrightView Proposal for Extra Work at Hamal CDD and a map of the area in question.

Mr. Zepeda reviewed the proposal and responded to questions. He stated that 25-gallon and 45-gallon options are presented, and any options presented can be accepted, or components can be combined to create a customized option to fit the desired result and budget.

Mr. Petrick asked the Board to consider whether to replace some damaged trees with like trees, or spend the time and funds redesigning the Jog Road area.

Ms. Sanchez stated that, while a designated line item does not exist, a little more than \$600,000 is available in Unassigned fund balance. An unbudgeted line item such as "Tree replacement/removal" can be created.

Discussion ensued regarding the scope of work, timing, desire to eliminate trees under power lines that require trimming, cost of the work, and permitting considerations.

Ms. Rigoni stated that, per Board direction at the last meeting, she drafted a Mutual Release with respect to the Interim Landscape Agreement between the CDD and Ibero, which the Chair executed. Effective October 23, 2025, the last date that Ibero provided any tree services, the Mutual Release states that "The parties agree that all compensation pursuant to the

Interim Landscape Agreement has been paid in full and satisfied and that there is no lien in right regarding same, and that parties are further releasing any future claims or offsets in the future arising from that Interim Agreement, as of the effective date.” The Mutual Release will clean up the prior relations with Ibero. Via this Release, additional work authorizations that were approved by the Board after the Interim Agreement were effectively cancelled, and there are no longer any obligations or responsibilities between Ibero and the CDD.

Ms. Senior asked about Ibero’s previous invoices for which trimming was less than optimal. Ms. Sanchez stated that the amount invoiced to the CDD was fully paid. Mr. Petrick stated that the poorly trimmed trees are a separate issue and noted that the Board is dissatisfied with how Florida Power & Light (FPL) cut the oak trees beneath the power lines in a “Y” shape.

Resident John Long voiced his opinion that FPL trimmed the trees at the power lines in an atrocious manner. He thinks that area is a large part of the neighborhood and improving the area will protect the value of the neighborhood. He encouraged the Board to proceed.

The Board directed Mr. Zepeda to work with Mr. Petrick to develop an updated proposal, in the \$95,000 range, for Jog Road only, for consideration at the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Allstate Resource Management, Inc. Special Service Agreement/Equipment [Fountain Lights Install]

Ms. Sanchez distributed and the Board reviewed the new fountain estimate. This item was previously deferred so that a proposal for replacement of all fountains could be considered.

Mr. Barrett stated that all fountains are currently operational; some lights might require maintenance or replacement.

Mr. Petrick recalled that the Board previously decided not to install brand new lights on aging fountains. Pricing was obtained and, as fountains fail, they can be replaced;.

Ms. Sanchez will ask Allstate if the 30-day pricing can be extended.

Discussion ensued regarding small repairs that can be done as needed under spending authority and ratified afterwards, differences between the options presented, and the need to obtain additional clarification regarding the scope of work in the proposal.

This item was deferred.

Now that pricing has been obtained for installation of fountain lighting, this item will be removed from future agendas.

The proposal that was distributed at today’s meeting will remain on the agenda. Ms. Sanchez will ask a representative to call in to the next meeting.

Mr. Long voiced his opinion that, aside from pricing, Fountains A, B and C differ greatly in terms of spray, appearance and longevity. He offered his assistance in evaluating the investment in fountains and expressed support for installing additional fountains.

FIFTH ORDER OF BUSINESS

Consideration of Coastal Commercial Services Items

The Board and Staff discussed and considered the following:

A. Proposal for Replacement of 30HP Retention Pond Level Control Pump

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, the Coastal Commercial Services Proposal for Replacement of 30HP Retention Pond Level Control Pump, and directing District Counsel to prepare a form of agreement, was approved.

B. Estimate 19250008 [Service of Pressurized Hatch and Replacement of Float Switch Junction Box]

On MOTION by Mr. DePaul and seconded by Ms. Senior, with all in favor, Coastal Commercial Services Estimate 19250008 for Service of Pressurized Hatch and Replacement of Float Switch Junction Box, in the amount of \$3,538.20, and directing District Counsel to prepare a form of agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2026-02. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations. The difference is due to overages in several line items, most notably the “Barrier wall painting” line item on Page 1, for which no funds were budgeted but there was an expenditure of \$71,475.

Funds are available in the Unassigned fund balance for this expense. Adoption of this Resolution alleviates the potential of a finding in the audit.

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

On MOTION by Ms. Senior and seconded by Mr. Sanon, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. **Ibero Property Management Corp**
 - I. **AWC Quote #3185390 for Quarterly Service**
 - II. **BrightView Landscape Services, Inc. Proposal for Extra Work [Remove and Dispose Flowers on Jog Road]**

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, AWC Quote #3185390 for Quarterly Service, in the amount of \$2,400; and the BrightView Landscape Services, Inc. Proposal for Extra Work to Remove and Dispose Flowers on Jog Road, in the amount of \$436.36; were ratified.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of October 31, 2025**

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

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. **November 10, 2025 Workshop**
- B. **November 10, 2025 Regular Meeting**

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, the November 10, 2025 Workshop Minutes and the November 10, 2025 Regular Meeting Minutes, both as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Rigoni stated that the legislative session is underway. The Board will be advised of any actions affecting special districts.

B. District Engineer: Craig A. Smith & Associates

- **Stormwater Pump Station Maintenance Inspection Memo**

The Stormwater Pump Station Maintenance Inspection Memo was included for informational purposes.

C. Operations Manager: Ibero Property Management

Mr. Barrett stated the Fountain Inspection Report was completed last quarter.

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

- **UPCOMING MEETINGS**
 - **February 9, 2026 at 5:00 PM [Workshop]**
 - **February 9, 2026 at 6:00 PM [Regular Meeting]**
 - **QUORUM CHECK**

The next meetings will be held on February 9, 2026, unless canceled.

Staff Members will not attend the Workshop.

Mr. Petrick asked Ms. Sanchez to email the vendor contracts to the Board. The Board should familiarize themselves with the contracts, which will be reviewed at the Workshop

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cuningham asked if the authority delegated to him at the last meeting to look into the invoicing of the tree trimming has become moot at this time, because no further payments are due. Ms. Rigoni stated that is correct.

Mr. Cuningham distributed copies of his email to Ms. Sanchez.

Mr. Petrick appreciated the follow-up and stated it appears that the CDD is looking for a broader scope of landscaping. At this point, the matter is a moot point.

Mr. Cuningham expressed concern that either work was done and billed that was not authorized or that the CDD was invoiced for more work than was done.

The Board Members agreed that the matter is a moot point.

Ms. Senior expressed concern about cable lines on the ground as, while Mr. Barrett had some lines addressed, some remained. Mr. Barrett stated that calls were made but vendors have been nonresponsive. Mr. Petrick stated that FPL owns the poles. He asked Mr. Barrett to keep following up with FPL or the vendor and encouraged the Board Members to do the same.

THIRTEENTH ORDER OF BUSINESS

Public Comments

Mr. Long suggested District Counsel send a letter advising FPL of the issue with the lines on the ground. Regarding the pumps, he asked if water flow can be regulated. Mr. Caruso stated that the water levels cannot be pumped in; water levels fluctuate based on the water table.

Mr. Long asked if more seasonal flowers can be installed at the front gates and asked how he can best submit suggestions. He voiced his opinion that some common area sidewalks are moldy and slippery and in need of cleaning. He asked if that is an HOA matter.

Mr. Petrick stated that the sidewalk issue depends on its location. He will consult with Mr. Barrett and, if the sidewalk in question is in the CDD, he will consider having it cleaned. Regarding the flowers, the Board is considering a total landscape beautification project. Mr. Petrick stated that he will ensure that the monument signs off Jog Road are also considered. He thanked Mr. Long for his suggestions.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, the meeting adjourned at 7:23 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair