

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Public Workshop on February 9, 2026 at 5:00 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 (via telephone)	Assistant Secretary
Marc DePaul	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Jose Zepeda	BrightView Landscape Services, Inc.
Andrew Medved	BrightView Representative
Benito	BrightView Representative
Residents and/or Members of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the workshop to order at 5:01 p.m. Supervisors Petrick, Cuningham, Senior and DePaul were present. Supervisor Sanon was not present at roll call.

Mr. Petrick welcomed attendees and stated that the purpose of the workshop is to review and discuss the CDD's contracts and to respond to questions, because, due to the Sunshine Law, Board Members cannot discuss CDD business with each other outside of a publicly noticed meeting. Some questions may not be answered today but might be addressed in a future meeting.

Supervisor Sanon joined the meeting via telephone via 5:03 p.m.

SECOND ORDER OF BUSINESS

Overview of Procurement Process

This item was presented following the Third Order of Business.

THIRD ORDER OF BUSINESS

Review of Staff and Vendor Contracts

The Board and Staff discussed and considered the inception, history and Board satisfaction with each of the following contracts, all of which were distributed with the exception of the Landscaping contract, which was executed recently:

- District Manager: Wrathell, Hunt and Associates, LLC
- District Engineer: Craig A. Smith & Associates
- Landscaper: BrightView
- Onsite Manager: Ibero Property Management

Supervisor Sanon arrived at the meeting, in person, at 5:13 p.m.

- District Counsel: Kutak Rock LLP

Mr. Petrick stated that the purpose of the workshop is to present topics to Board Members in advance of meetings. The contractors discussed include those who regularly attend CDD Board meetings and contribute topics for discussion and action.

▪ **Overview of Procurement Process**

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

Ms. Sanchez distributed and presented a handout relating to procurement processes, which do not apply to the four contracts being discussed today.

Discussion ensued regarding approval of work order proposals versus changes in vendor.

FOURTH ORDER OF BUSINESS

Public Comments: non-agenda items

No members of the public spoke.

FIFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Cunningham expressed appreciation for the workshop presentation.

SIXTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at 5:29 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair