

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on February 9, 2026 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
Marc DePaul
Bensy Sanon

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Michelle Rigoni (via telephone)
Al Caruso
Dwayne Barrett
Jose Zepeda
Andrew Benito

District Manager
District Counsel
District Engineer
Ibero Property Management Corporation
BrightView Landscape Services, Inc.
BrightView Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Petrick, DePaul, Cuningham and Senior were present. Supervisor Sanon attended via telephone.

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 Allstate Resource Management, Inc. New Fountain Estimates

Ms. Sanchez stated this item was deferred at the last meeting and the Board decided to continue deferring it until new fountains are needed.

Asked if the pricing would remain unchanged, the Allstate representatives stated they could not guarantee that the prices would remain the same until the CDD needs to replace the fountains. For now, this item will continue to be on the agenda.

Per Mr. Petrick, Ms. Sanchez will ask Allstate about price differences of the fountains and report her findings at the next meeting.

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of BrightView Landscape Services Proposal for Extra Work [Jog Road Tree Replacement]

Ms. Sanchez presented the BrightView Landscape Services Proposal for extra work related to Jog Road tree replacement.

Mr. Petrick stated he walked the property with Andrew and Jose and identified the trees that need to be replaced, which resulted in a price increase as numerous trees need to be removed and replanted.

Mr. Zepeda stated the initial plan was to remove 99 trees but, after the walk-through, the number increased to 180 trees; and 99 trees will be replanted.

Discussion ensued regarding the scope of work, the permitting process and whether to approve the proposal.

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, the BrightView Landscape Services Proposal for extra work related to Jog Road tree replacement, in the amount of \$120,067.33, was approved.

Ms. Rigoni joined the meeting via telephone.

SIXTH ORDER OF BUSINESS

Ratification Items

Ms. Sanchez presented the following:

A. BrightView Landscape Services

I. Proposals for Extra Work

a. Pump Replacement

Discussion ensued regarding a damaged irrigation pump, which entity is responsible for its repair, and the procedure to be followed going forward.

This item was declared null and void, given that it is not District-related work.

b. Broken Line Repair

II. Irrigation Inspection 2025

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the BrightView Landscape Services Proposal for Broken Line Repair, in the amount of \$1,711.80; and the repairs associated with the Irrigation Inspection Report 2025, were ratified.

B. Ibero Property Management Corporation Supplemental Mutual Termination Release and Waiver Agreement

On MOTION by Mr. DePaul and seconded by Ms. Senior, with all in favor, the Ibero Property Management Corporation Supplemental Mutual Termination Release and Waiver Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

EIGHTH ORDER OF BUSINESS

Approval of December 8, 2025 Regular Meeting Minutes

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, the December 8, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH 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 its quarterly inspection in mid-January; there were no issues.
- Florida Detroit Diesel replaced a heater on their last inspection.
- Coastal ordered the pump replacement; delivery should take 36 to 38 weeks.

C. Operations Manager: Ibero Property Management

Mr. Barrett stated he met with Victor from BrightView to examine the damaged pump.

He discussed the confusion with the pump.

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

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

This item is included for informational purposes, and it will be on the agendas going forward.

- **NEXT MEETING DATE: March 9, 2026 at 6:00 PM**

- **QUORUM CHECK**

The March 9, 2026 will likely be cancelled.

Ms. Sanchez asked if the BrightView representatives had anything further to add.

Mr. Zepeda stated, due to the cooler temperatures, the plants and grasses are brown and the weeds are dead; these changes are normal and there is no need to panic or change the grass.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Supervisor Cuningham asked Staff to inspect the stretch of land between Briar Bay and the apartments where there is an open fence, as the bushes in the area are an eyesore and need to be addressed by BrightView.

In response to Ms. Senior's question regarding the cable wires on the ground, Mr. Barrett stated there was no update.

Mr. Barrett will continue contacting the utility providers to have them remove the wires and include a written record of the communication in the weekly reports.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Senior and seconded by Mr. DePaul, with all in favor, the meeting adjourned at 6:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair