

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Special Meeting on January 15, 2024 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present were:

Joseph Petrick	Chair
Ione Senior	Assistant Secretary
Marc DePaul	Assistant Secretary
Benjamin Cuningham	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Michelle Rigoni (via telephone)	District Counsel
Amanda Foster	Ibero Property Management
Joseph King	Landscape Supervisor
Bensy Sanon	Resident
Cheryl Model	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Petrick, Senior, Cuningham and DePaul were present. One seat was vacant.

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 Ibero Property
Management Corporation Field
Maintenance Management Agreement**

Mr. Petrick stated this Special Meeting was scheduled due to the recent passing of Mr. Bruce King, the CDD's longtime Field Operations Manager. He discussed Ms. Foster's tenure

with the CDD under the leadership of Mr. Bruce King and opined that Ms. Foster has done a very nice job in the past six months. Due to some uncertainty following Mr. Bruce King's passing, Ms. Foster accepted a position with Ibero Property Management (Ibero), effective January 9, 2024. He noted that Ibero Property Management (Ibero) is willing to match Kings Management's contract price and suggested the Board consider engaging Ibero, given Ms. Foster's familiarity with the CDD.

Ms. Sanchez stated that Ms. Foster has been very responsive since the unfortunate passing of Mr. King and added that it has been a pleasure working with her.

Mr. Petrick stated the contract was forwarded to District Counsel.

Ms. Sanchez stated that the version of the Agreement in the agenda is not the recent version. She distributed a redline version of the Agreement containing Ms. Rigoni's edits.

Ms. Rigoni stated the updated version of the Agreement includes all the CDD's standard contract provisions.

Ms. Senior asked if the contract is below the threshold requiring the Request for Proposals (RFP) process. Ms. Sanchez replied affirmatively; the contract amount is below the threshold amount of \$195,000 that would require the CDD to go through the RFP process.

Ms. Senior stated her belief that the owner of Ibero resides in the community CDD so she would expect the owner to attend the meeting. Ms. Sanchez stated she has not had contact with the owner of Ibero; however, District Counsel advised that the situation does not present a conflict of interest. She did not invite the owner of the company to attend the meeting.

Mr. Cunningham stated he does not feel the need to make a change as, in his opinion, King's Management has been making adjustments to the change in ownership and, so far, Kings Management has been able to hire the individuals necessary to take on their various accounts. He thinks a close eye should be kept on field operations in the coming months but, to him, it is too soon to determine that a change in ownership will adversely affect the CDD.

Mr. Petrick stated he spoke with Mr. King in November 2022 when he realized that he was not doing well and, despite numerous requests, it did not seem as if there was a plan for transition. He expressed his opinion that the CDD has a capable Field Operations Manager who is familiar with the CDD and, while this CDD is not large, it needs someone who knows the codes, boundaries, pumphouse location and operations. He noted the challenge over the past year or so with some of the CDD landscaping, for example, tree trimming, which was started in

June and just finished today. He thinks the challenges with the landscaping company should probably have been raised at past CDD meetings but he was trying to work it out with the landscaping company and through the District Manager and the Field Operations Manager. He stated the Board has not been advised of a replacement and pointed out that a lot goes into the CDD as far as boundaries, lock codes, pumphouse operations and contractors. In his opinion, the CDD currently has a proven person who can handle these things and noted that the burden often falls on the Chair to work with the District Manager and the Operations Manager to take care of the daily operations. He asked the Board to retain an individual whom they know is able to handle the responsibility.

Mr. DePaul suggested asking Mr. Joseph King to respond.

Mr. Joseph King stated he did not contact the Board Members because he did not take ownership of the Association Management Corporation until December 22, 2023. He discussed his experience and work in the CDD over the years, including the pumphouse, lakes, fountains, electrical issues, etc., and expressed his commitment to work things out going forward.

Ms. Senior noted that Board Members cannot speak to one another outside of meetings and stated she was not aware of a problem until she saw the matter on the agenda.

Ms. Sanchez stated, if not for the Field Operations Manager moving to a different company, more bids might have been obtained. A Special Meeting was scheduled because Ms. Foster's last day with King's Management was January 8, 2024, so the CDD has had no point of contact for over a week and no one from Kings Management contacted the District Manager. Since Ms. Foster moved to another local company and due to the sense of urgency, this Special Meeting was scheduled to allow the Board to discuss the matter together and take action today, if necessary. She asked if Mr. Joseph King has a point person she can contact, beginning tomorrow. Mr. Joseph King stated he will serve as the point person, beginning tomorrow.

Ms. Senior noted that Mr. Bruce King passed away in November and asked why there is a sense of urgency now. Ms. Sanchez stated it was important to have a Special Meeting based on what happened so that the Board can discuss the situation; however, a decision does not need to be made today but it does need to be discussed.

Mr. Cunningham noted that the Chair typically works closely with the District Manager and Field Operations Manager. He agrees that Ms. Foster did a wonderful job and, while he does not want to lose her and is happy that her new company is a good fit for her, he does not

hold that against her or Kings Management. He thinks that, while Mr. Joseph King could have contacted the Chair or District Manager, contrarily, they could have contacted Mr. Joseph King.

Mr. Petrick stated he has served on the Board for a very long time and, in his opinion, Mr. Bruce King did a very nice job and knew more about it than everybody else put together. He shared that Mr. Bruce King tried to retire several years ago and, when operations were left to those in his employ at that time, it went horribly for the Community Association. He stated he does not want that to repeat itself and opined that this is not a large CDD so there will likely not be many good property managers coming forward on a part time basis. He expressed concern about possibly losing a proven property manager that he knows can do the job.

Mr. DePaul noted that this contract only applies to the Operations Management role; it would have no effect on the landscaping.

Mr. Petrick stated he will let the Board know about challenges at future meetings or through the District Manager.

The Board and Staff reviewed the redlined version of the contract.

Ms. Sanchez stated that Ibero agreed to match the price on the Kings Management contract, at a rate of \$1,175 per month, not to exceed the annual total of \$14,100.

Mr. Petrick noted that the contract provides for 30 days' cancellation, should the Board wish to explore other options.

Mr. DePaul stated he also serves on the Hamilton Bay HOA Board. The HOA recently engaged Kings Landscaping to service Hamilton Bay and, in his opinion, the service level never changed during Mr. Bruce King's decline. The HOA was impressed with the quality of service. He stated his understanding that that is the company he was running.

Resident Cheryl Model expressed support for Kings Management, given their proven track record and willingness to step up and do a good job. She thinks Ibero does not have a proven track record and, in her opinion, the CEO should be in attendance if Ibero wants the job.

Ms. Sanchez noted that whenever information is requested it is provided, since it is a public record.

Discussion ensued regarding the Agreement.

Mr. DePaul suggested asking the opinion of the District Manager. Ms. Sanchez stated, in her experience in several CDDs, any time there is a change in personnel, it is more challenging due to the need to assist and familiarize the individual with the community. While it does make

things easier to work with the same personnel, she is here to assist the Board and her preference is to support the Board’s decision.

Mr. Petrick cautioned the Board Members to be mindful of the Sunshine Law and not to speak to each other outside of a CDD meeting. He urged them to contact Mr. Dwayne Barrett, of Ibero, and Mr. Joseph King before the next meeting, if they want more information.

Mr. Petrick motioned to defer this item to the next meeting. Ms. Rigoni stated it is not necessary to make a motion to defer an item. Mr. Petrick withdrew the motion.

This item was deferred to the next meeting.

Ms. Sanchez will invite Mr. Barrett, from Ibero, to attend the next meeting, in person.

Ms. Sanchez stated she will contact Mr. King as the point of contact effective tomorrow.

FIFTH ORDER OF BUSINESS

NEXT MEETING DATE: February 12, 2024 at 6:00 PM

Ms. Sanchez stated the next meeting will be held on February 12, 2024.

SIXTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Cuningham asked Ms. Sanchez to have AWC contact him. Ms. Sanchez stated she will have Chris contact him; she believes AWC is waiting on materials.

Mr. Petrick stated he observed some green algae, mildew and mold on the wall on Jog Road; RBK Diversified normally cleans that for the CDD. Mr. King will follow up in this regard.

Mr. Petrick requested a proposal to fill the significant gaps in the small 3’ hedge line along Jog Road, on the Hamilton Bay side and on the Briar Bay side.

Ms. Sanchez stated she will inform District Management to send Accounts Payable (A/P) approvals to Mr. Joseph King, effective immediately.

SEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 6:41 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair