COMMUNITY DEVELOPMENT DISTRICT May 13, 2024 **BOARD OF SUPERVISORS** REGULAR MEETING AGENDA

HAMAL COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Hamal Community Development District OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Phone: (561) 571-0010 Fax: (561) 571-0013 Toll-Free: (877) 276-0889

May 6, 2024

Board of Supervisors Hamal Community Development District **ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hamal Community Development District will hold a Regular Meeting on May 13, 2024 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411. The agenda is as follows:

- 1. Call to Order/Roll Call
- 2. Pledge of Allegiance
- 3. Public Comments
- Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
- Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
- 6. Consideration of Time Reserve Study Proposal
 - A. Dreux Isaac & Associates, Inc.
 - B. Reserve Advisors
- 7. Discussion: Stormwater Pump Station
- 8. Acceptance of Unaudited Financial Statements as of March 31, 2024
- 9. Approval of April 8, 2024 Regular Meeting Minutes
- 10. Discussion: Onsite Property Services Review

Board of Supervisors Hamal Community Development District May 13, 2024, Regular Meeting Agenda Page 2

11. Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Craig A. Smith & Associates

C. Operations Manager: King's Management Services, Inc.

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

NEXT MEETING DATE: July 8, 2024 at 6:00 PM

QUORUM CHECK

SEAT 1	Marc DePaul	IN PERSON	PHONE	☐ No
SEAT 2	Benjamin Cuningham	IN PERSON	PHONE	No
SEAT 3	JOSEPH PETRICK	IN PERSON	PHONE	□No
SEAT 4	IONE SENIOR	IN PERSON	PHONE	□No
SEAT 5		IN PERSON	PHONE	□No

- 12. Supervisors' Requests
- 13. Public Comments
- 14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,

Jamie Sanchez District Manager FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094 PARTICIPANT PASSCODE: 131 733 0895

HAMAL COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Hamal Community Development District ("District") prior to June 15, 2024, proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** Pursuant to Chapters 190 and 197, Florida Statutes, public hearings on said approved Proposed Budget and related assessments is hereby declared and set for the following date, hour and location:

DATE: September 9, 2024

HOUR: 6:00 p.m.

LOCATION: Briar Bay Clubhouse

3400 Celebration Blvd.

West Palm Beach, Florida 33411

- 3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of West Palm Beach and Palm Beach County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the

District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published and mailed in the manner prescribed in Florida law.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
 - 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY, 2024.

ATTEST:		HAMAL COMMUNITY DEVELOPMENT DISTRICT
Secretary/As	ssistant Secretary	Chair/Vice Chair, Board of Supervisors
Exhibit A:	Proposed Budget	

Exhibit A: Proposed Budget

HAMAL COMMUNITY DEVELOPMENT DISTRICT PROPOSED BUDGET FISCAL YEAR 2025

HAMAL COMMUNITY DEVELOPMENT DISTRICT TABLE OF CONTENTS

Description	Page Number(s)
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-6
Debt Service Fund Budget - Series 2021 (refunded Series 2017)	7
Amortization Schedule - Series 2021	8
Assessment Comparison	9

HAMAL COMMUNITY DEVELOPMENET DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2024	3/31/2024	9/30/2024	Projected	FY 2025
REVENUES					_
Assessment levy - gross	\$ 643,964				\$ 681,968
Allowable discounts (4%)	(25,759)				(27,279)
Assessment levy - net	618,205	\$ 585,003	\$ 33,202	\$ 618,205	654,689
Fair-share agreement	46,302	59,979	-	59,979	46,302
Interest	1,500	13,352		13,352	1,500
Total revenues	666,007	658,334	33,202	691,536	702,491
EXPENDITURES					
Professional & administrative					
Supervisors fee & FICA tax	7,536	1,507	6,029	7,536	7,536
Management/recording/accounting	44,048	22,024	22,024	44,048	44,048
Trustee	4,350	-	4,350	4,350	4,350
Legal	20,000	1,753	18,247	20,000	20,000
Engineering	15,000	9,750	5,250	15,000	15,000
Audit	8,784	7,784	1,000	8,784	9,084
Arbitrage rebate calculation	1,250	-	1,250	1,250	1,250
Postage	750	21	729	750	750
Legal advertising	2,500	429	2,071	2,500	2,500
Office supplies	250	367	-	367	250
Other current charges	750	-	750	750	750
Annual special district fee	175	175	-	175	175
Insurance	7,746	7,288	-	7,288	8,500
FASD annual dues	1,500	2,000	-	2,000	2,000
Pump station/equipment insurance	10,654	11,446	-	11,446	14,000
Website	705	-	705	705	705
ADA website compliance	210	210	-	210	210
Dissemination agent	1,000	500	500	1,000	1,000
Total professional & administrative	127,208	65,254	62,905	128,159	132,108

HAMAL COMMUNITY DEVELOPMENET DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2025

Figeal	Year	ンハンム	

		1 10001 10	Jul 2024		
•	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2024	3/31/2024	9/30/2024	Projected	FY 2025
					_
Field operations					
Telephone	2,040	722	1,318	2,040	2,040
Field operations management	30,000	15,000	15,000	30,000	30,900
Landscape maintenance					
Mowing, edging, pruning & weed control	109,324	54,662	54,662	109,324	112,604
Turf replacement (\$0.90/sq. foot)	20,000	-	20,000	20,000	20,000
Mulch	29,120	14,400	14,720	29,120	29,120
Insect, weed, fertilization	56,610	28,755	27,855	56,610	58,308
Annuals removal, replacement, installation	15,450	-	15,450	15,450	15,914
Tree pruning	27,318	26,523	795	27,318	28,138
Irrigation system maintenance	8,726	4,363	4,363	8,726	8,988
Irrigation repairs	12,000	660	11,340	12,000	12,360
Capital outlay	30,400	-	30,400	30,400	30,400
Landscape replacement	20,000	-	20,000	20,000	20,600
Preventative maintenance: pump station	11,100	5,050	6,050	11,100	11,100
Repair/maintenance: pump station	4,000	31,495	-	31,495	4,120
Lake maintenance	24,000	12,132	11,868	24,000	24,000
Fountain maintenance	28,000	9,099	18,901	28,000	28,840
Holiday landscape lighting	7,500	-	7,500	7,500	7,500
Utilities	62,000	33,186	28,814	62,000	63,860
Wall maintenance	15,000	13,460	1,540	15,000	15,000
Reserve study	-	-	-	-	20,000
Contingency	16,600	10,226	6,374	16,600	16,600
Total field operations	529,188	259,733	296,950	556,683	560,392

HAMAL COMMUNITY DEVELOPMENET DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2025

Fiscal	Voor	')(\')A

	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2024	3/31/2024	9/30/2024	Projected	FY 2025
Other fees and charges					
Property appraiser	1,141	-	1,141	1,141	1,141
Information system services	2,030	2,030	-	2,030	2,030
Tax collector	6,440	5,850	590	6,440	6,820
Total other fees and charges	9,611	7,880	1,731	9,611	9,991
Total expenditures	666,007	332,867	361,586	694,453	702,491
Excess/(deficiency) of revenues over/(under) expenditures	-	325,467	(328,384)	(2,917)	-
Fund balance - beginning (unaudited) Fund balance - ending (projected) Assigned	1,619,968	1,757,061	2,082,528	1,757,061	1,754,144
3 months working capital	180,302	180,302	180,302	180,302	192,498
Sound barriers / walls	100,000	100,000	100,000	100,000	100,000
Stormwater pump station	300,000	300,000	300,000	300,000	300,000
Culvert repair/replacement	100,000	100,000	100,000	100,000	100,000
Disaster recovery	500,000	500,000	500,000	500,000	500,000
Unassigned	439,666	902,226	573,842	573,842	561,646
Fund balance - ending (projected)	\$ 1,619,968	\$ 2,082,528	\$ 1,754,144	\$ 1,754,144	\$ 1,754,144

COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional and Administrative Compless		
Professional and Administrative Services	Φ.	7.500
Supervisors fee & FICA tax Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates holding up to seven meetings and all five Board Members receiving fees.	\$	7,536
Management/recording/accounting		44,048
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and, operate and maintain the assets of the community. Effective October 1, 2016		
Trustee		4,350
Legal		20,000
Kutak Rock, provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, this firm provides services as "local government lawyers" realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments. For matters relating to monthly board meetings and pursuant to the fee agreement Effective October 1, 2016, HGS will charge the District the lesser of its standard hourly rate for the hours performing such work or a fee of \$1,600 per meeting, plus direct out-of-pocket expenses for travel costs, telephone, postage, and photocopying. HGS will also attend at least one meeting each year for which no travel time will be charged.		
Engineering		15,000
Craig A. Smith provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Audit		9,084
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the rules of the Auditor General. Grau and Associates conducts the District audit and an annual 3% CPI increase has been included.		
Arbitrage rebate calculation		1,250
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. Grau and Associates conducts the annual arbitrage rebate calculation for the District.		,
Postage		750
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Legal advertising		2,500
The District advertises for monthly meetings, special meetings, public hearings, public		•
bids, etc.		
Office supplies		250
Accounting and administrative supplies.		
Other current charges		750
Miscellaneous charges including automated AP routing.		

COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	8,500
The District carries public officials and general liability insurance with policies written by	
Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 per	
occurrence for general liability (\$2,000,000 general aggregate) and \$1,000,000 per	
occurrence for public officials liability (\$1,000,000 general aggregate).	
FASD annual dues	2,000
Pump station/equipment insurance	14,000
Website	705
ADA website compliance	210
Dissemination agent	1,000
Field operations	,
Telephone	2,040
Service provided by AT&T for account number 561 681-0720 001 0458, which relates to	,
the stormwater pump station. (cable/internet)	
Field operations management	30,900
Landscape maintenance	,
The District contracted with King's Management Services, Inc. for general landscape	
maintenance services. The agreement may be extended for 12-month periods upon	
mutual consent of both parties. Should storm damage remediation be required, the work	
will be performed at the following rates: debris removal at a rate of \$25/man-hour,	
straighten and re-erect trees at a rate of \$50/tree, and irrigation repairs at a rate of	
\$55/man-hour.	
Mowing, edging, pruning & weed control	112,604
Turf, shrubbery & palm maintenance including mowing, edging, pruning & weed	
control	
Turf replacement \$0.90/square foot/replace dead sod due to no irrigation, twice a year.	20,000
Mulch	29,120
Insect, weed, fertilization	
Turf, shrubbery, palm trees, ground cover and flowers	58,308
Annuals removal, replacement and installation (including topsoil)	15,914
4" annuals, 2x/year (there are approximately 900 annuals)	,
Tree pruning	28,138
Irrigation system maintenance	8,988
Kings Management provides irrigation repair services to the District at a cost of \$55/man	0,000
hour. Does not include the cost of materials, which will be billed separately.	
Irrigation repairs	12,360
Capital outlay:	30,400
- Discussed expansion of landscape maintenance program	33,133
- Briar Bay common area: landscape enhancements	
- Jog Road: median landscape enhancements	
- Other items to be determined by the Board	
Landscape replacement	20,600
Landscaping repairs and replacement throughout the District as needed.	_0,000

COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

DEFINITIONS OF GENERAL FUND EXPENDITURES			
Lift Station Services) e - monthly generator ins - quarterly pump, wet w	pump station entered into an agreement with South Florida Utilities, Inc. (D.B.A. ffective October 1, 2016 and includes:	11,100	
October 1, 2016 for ma	o an agreement with Allstate Resource Management, Inc. effective aintaining the District lakes. The current level of lake maintenance a rate of \$1,800 per month (\$21,600 annually).	4,120 24,000	
Fountain maintenance The District entered int October 1, 2016 for fountains at a rate o additional repairs and \$150 minimum if a div	o an agreement with Allstate Resource Management, Inc. effective quarterly preventative maintenance services for the 10 District of \$895/quarter (\$3,580 annually). Pursuant to the agreement, services shall be billed at a rate of \$75, plus the cost of materials. er is required. An additional \$14,440 is included in the budget for esues to the individual fountain units.	28,840	
Holiday landscape lighting		7,500	
Utilities Electricity for common are the District's account Number 31009-63366 38117-48171 54811-00112 77982-33065 31921-53512 34938-11511 52844-10445 53794-76400 54953-44409 56036-75405 74421-67404 75372-38318 90995-65237 02941-07149	areas of the District is provided by Florida Power & Light. Below nt numbers and service addresses. Service Address 6261 Hammock Park Rd. #Fountain 3691 Hamilton Key #Fountain N Jog Rd. #E/O-1MI N/O Okee @ Pleasant Rd. 3696 Hamilton Key # Pump 3901 Hamilton Key Lake #1 3370 Celebration Blvd. Lake #6 3001 Celebration Blvd. #Pump 3301 Bollard Rd. Lake #9 3411 Briar Bay Blvd. Lake #4 3150 Celebration Blvd. Lake #8 3151 Celebration Blvd. Lake #7 3690 Hamilton Key Lake #2 3270 Celebration Blvd. # Pump 3690 North Jog Rd. # Pump 1 Hamal	63,860	
Wall maintenance Reserve study Contingency This category is for une	expected, non-budgeted expenditures that the District may incur	15,000 20,000 16,600	
Property appraiser	's fees are \$150.00 plus \$.75 per parcel.	1,141	
Information system services The Palm Beach Cour	s nty ISS fee is based on total amount levied on-roll	2,030	
and for amounts up \$1 Tax collector	,450,000 It is \$2,030.	6,820	

The tax collector's fees are 1% of the on-roll assessment.

Total expenditures

\$ 702,491

HAMAL COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND SERIES 2021 BUDGET (REFUNDED SERIES 2017) FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2024	3/31/2024	9/30/2024	Projected	FY 2025
REVENUE					
Assessment levy - gross	\$ 739,492				\$ 737,726
Allowable discounts (4%)	(29,580)				(29,509)
Assessment levy - net	709,912	\$ 671,717	\$ 38,195	\$ 709,912	708,217
Prepayments	-	4,259	-	4,259	-
Interest		7,830		7,830	
Total revenue	709,912	683,806	38,195	722,001	708,217
EXPENDITURES					
Debt service					
Principal 5/1	611,000	_	611,000	611,000	621,000
Principal prepayment	, -	20,000	, -	20,000	, -
Interest 11/1	48,872	48,900	_	48,900	42,991
Interest 5/1	48,872	· -	48,872	48,872	42,991
Total debt service	708,744	68,900	659,872	728,772	706,982
Other fees & charges					
Tax collector	7,395	6,718	677	7,395	7,377
Total other fees & charges	7,395	6,718	677	7,395	7,377
Total expenditures	716,139	75,618	660,549	736,167	714,359
OTHER FINANCING SOURCES/(USES)					
Net increase/(decrease) in fund balance	(6,227)	608,188	(622,354)	(14,166)	(6,142)
Beginning fund balance (unaudited)	83,167	117,189	725,377	117,189	103,023
Ending fund balance (projected)	\$ 76,940	\$ 725,377	\$ 103,023	\$ 103,023	96,881
Use of fund balance: Interest expense - November 1, 2025					(37,185)
Projected fund balance surplus/(deficit) as	of September 3	30, 2025			\$ 59,696

Debt Service Schedule

Total	\$4,598,000.00	-	\$350,363.20	\$4,948,363.20
05/01/2031	694,000.00	1.870%	6,488.90	700,488.90
11/01/2030	-	-	6,488.90	6,488.90
05/01/2030	682,000.00	1.870%	12,865.60	694,865.60
11/01/2029	-	-	12,865.60	12,865.60
05/01/2029	669,000.00	1.870%	19,120.75	688,120.75
11/01/2028	-	-	19,120.75	19,120.75
05/01/2028	656,000.00	1.870%	25,254.35	681,254.35
11/01/2027	-	-	25,254.35	25,254.35
05/01/2027	644,000.00	1.870%	31,275.75	675,275.75
11/01/2026	-	-	31,275.75	31,275.75
05/01/2026	632,000.00	1.870%	37,184.95	669,184.95
11/01/2025	-	-	37,184.95	37,184.95
05/01/2025	621,000.00	1.870%	42,991.30	663,991.30
11/01/2024	-	-	42,991.30	42,991.30

HAMAL COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON FISCAL YEAR 2025

		Proposed FY 2025			
	Total	Series 2021		Total	% Change
	Projected	Debt Service	O & M	Proposed	FY 2024' to FY
Product	Units	Assessment	Assessment	Assessment	2025'
Condos	288	\$ 401.36	\$ 420.50	\$ 821.86	2.54%
Townhomes	331	441.09	420.50	861.59	2.42%
SF 30' & 40'	309	682.31	600.68	1,283.00	2.31%
SF 50'	229	682.31	600.68	1,283.00	2.31%
SF 70'	164	682.31	600.68	1,283.00	2.31%
	1 321	-			

1,321

		Adopted FY 2024 - Detail		
	Total	Series 2021		
	Projected	Debt Service	O & M	Total
Product	Units	Assessment	Assessment	Assessment
Condos	288	\$ 401.36	\$ 400.18	\$ 801.54
Townhomes	331	441.09	400.18	841.27
SF 30' & 40'	309	682.31	571.66	1,253.97
SF 50'	229	682.31	571.66	1,253.97
SF 70'	164	682.31	571.66	1,253.97
	1,321			

HAMALCOMMUNITY DEVELOPMENT DISTRICT

RESOLUTION 2024-04

A RESOLUTION OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Hamal Community Development District("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Palm Beach County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HAMAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Palm Beach County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of May, 2024.

Attest:	HAMAL COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A

HAMAL COMMUNITY DEVELOPMENT DISTRICT **BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE LOCATION** Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411 POTENTIAL DISCUSSION/FOCUS DATE TIME **Regular Meeting** October , 2024* 6:00 PM November __ 2024* **Regular Meeting** 6:00 PM **December 9, 2024 Regular Meeting** 6:00 PM February 10, 2025 **Regular Meeting** 6:00 PM March 10, 2025 **Regular Meeting** 6:00 PM April 14, 2025 **Regular Meeting** 6:00 PM May 12, 2025 **Regular Meeting** 6:00 PM July 14, 2025 **Regular Meeting** 6:00 PM September 8, 2025 **Public Hearing and Regular Meeting** 6:00 PM

The October and November meeting dates are on the Columbus Day and Veterans Day holidays.

^{*}Exception

HAMAL COMMUNITY DEVELOPMENT DISTRICT

64

1st Time Reserve Study Proposal



Hamal Community Development District

3400 Celebration Boulevard West Palm Beach, FL 33411

Contents

Introduction	3
Proposal	4
Company Facts and References	6
Key Personnel Backgrounds	7
Featured Large Scale Clients (1000 or more units)	8
Large Scale Clients (1000 or more units)	9
Partial Client List	10

Introduction

April 10, 2024

Board of Directors Hamal Community Development District 3400 Celebration Boulevard West Palm Beach, FL 33411

Dear Boardmembers:

For over twenty-five years, Dreux Isaac & Associates has been serving community associations, businesses, private clubs and non-profit organizations throughout Florida and the Southeast United States by performing reserve studies, insurance appraisals and turnover reports. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

Experience - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.

Training - All technical work is performed by professionals with degrees in engineering or architecture.

Accuracy - All our reports are based on local data and conditions which we continuously monitor.

Understandability - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.

Compliance - The reports we prepare will comply with all governing regulations for your association.

Safety - We carry errors and omissions, liability and workers compensation insurance.

Service – Email us or call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

Sincerely.

Dreux Isaac President

Proposal

DATE: April 10, 2024 (To be done in **2025**)

CLIENT: Hamal Community Development District

3400 Celebration Boulevard, West Palm Beach, FL 33411

PROPERTY: Hamal Community Development District

3400 Celebration Boulevard, West Palm Beach, FL 33411

INTRODUCTION:

Dreux Isaac & Associates, Inc. ("DIA") will perform a 1st time reserve study of the property named in this agreement. The reserve study we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each 1st time reserve study will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information.

SCOPE OF WORK:

On-Site Survey – DIA will perform an on-site field survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity, and condition. Photographs and measurements will be taken as needed.

Physical Analysis – DIA will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – DIA will collect and review certain financial data, including reserve budget contributions and year end balances will be calculated. Reserve funding projections will be made. A final review and analysis will conclude with completion of the report findings and recommendations.

Report Preparation – The reserve study DIA will prepare for you will include a summary of recommendations and findings, a reserve component schedule, a straight-line funding plan, a 30-year cash flow funding plan, supporting charts, and property photographs. Once a final review is completed, an electronic PDF copy of the report will be sent to you. Unless requested no hard copies will be provided.

Florida Condo Reserve Requirements – This agreement is for preparing a reserve study and will comply with all regulatory requirements currently in effect. It will not comply with Florida's new condominium structural integrity reserve study and reserve requirements signed into law on May 26, 2022. These requirements do not go into effect until December 31, 2024.

Proposal

UPDATE OPTION:	Once DIA has completed your 1st time reserve study report you will have the open-ended option of requesting future reserve study updates. In each update, any reserve related changes made to property since the time the last study was prepared will be reviewed. All reserve component costs, and life expectancies will be updated using the latest available data. Current financial information will be added, and a new analysis will be performed. These updates can be prepared with or without a site visit, depending on the amount of time that has passed since the last site visit.		
FEES:	1st time reserve study: \$19,600.00 Year 1 update, no site visit: \$4,900.00 *ANY ALTERNATE SCHEDULES OR SCENARIOS IS AN ADDITIONAL COST BASED ON SCOPE OF		
WORK.	The year 1 update is an open option for the client, are purposes only. Acceptance of this agreement does not the year 1 update.		
PAYMENT:	The 1 st time reserve study fee is due as follows: 50% is due upon completion of the on-site survey portion of the work. The remaining 50% balance is due upon receipt of the draft study. After 30 days payment will be past due.		
REVISIONS:	Within 30 days of receiving your reserve study draft, you can request one set of changes and one revised reserve study draft be prepared at no additional charge. After 30 days the reserve study draft will become the final unless an extension has been agreed upon. Changes after 30 days, or after completing the first revision can be made, but there will be an additional fee for each set of changes requested.		
TIME FRAME:	2nd Quarter of 2025. (Estimated as of this proposal date)		
ACCEPTED: Dreux Isaac & Associates, Inc. 10151 University Blvd., Suite 323, Orlando, FL 32817			
	- the sace	April 10, 2024	
	Dreux Isaac, President	Date	
	Hamal Community Development District		
	Authorized Signature	Date	

Name (Please Print)

Position/Title

Company Facts & References

Established: 1989

Experience: Over 30 years of performing reserve studies, insurance appraisals and

turnover reports

Over 1,800 clients throughout the United States

Over 6,000 reports prepared

Qualifications: Certified Construction Inspectors (CCI)

Certified Construction Consultants (CCC) Certified Marshall & Swift Appraisers

Protection: Workers comp, Liability and E&O insurance coverage

Affiliations: Community Association Institute Business Member (CAI)

Space Coast Communities Association (SCCA)

Website: <u>www.dia-corp.com</u>

Address: 10151 University Boulevard, Suite 323

Orlando, FL 32817

Phone: (800) 866-9876 (407) 695-5226 (407) 695-3865 Fax

References

Fleming Island Plantation CDD	2300 Town Center Boulevard	Fleming Island	FL
St. Johns Forest CDD	St. Johns Forest Boulevard	Jacksonville	FL
Arlington Ridge CDD	4463 Arlington Ridge Boulevard	Leesburg	FL
Miromar Lakes CDD	Miromar Lakes Parkway	Miromar Lakes	FL
Wentworth Estates CDD	Treviso Bay Boulevard	Naples	FL
Grand Haven CDD	2 North Village Parkway	Palm Coast	FL
Tradition Community CDD	10807 Southwest Tradition Square	Port St. Lucie	FL
Turnbull Creek CDD	101 East Positano Avenue	St. Augustine	FL
Durbin Crossing CDD	145 South Durbin Parkway	St. Johns	FL
Julington Creek Plantation CDD	950 Davis Pond	St. Johns	FL

Key Personnel Backgrounds



Dreux Isaac President

Dreux Isaac is the president, founder, and owner of Dreux Isaac & Associates, Inc., a company that specializes in capital reserve planning and insurance value appraising. Dreux has over 28 years of experience in the construction industry as an architect, insurance appraiser and capital reserve analyst.

In addition to performing thousands of reserve studies and insurance appraisals, over the past 25 years Dreux has been a speaker at numerous seminars, continuing education courses, and various organization meetings involved in the resort and community association industry, as well as a guest on local TV shows in Sarasota and Ft. Myers, Florida. He is current President of Talman Homeowners Association and was past president at Eagles Point Homeowners Association where he previously lived.

Dreux has a Bachelor of Architecture degree from Louisiana State University (LSU) and is a member of the Community Association Institute (CAI), Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC). Dreux has also been a member of the American Association of Cost Engineers (AACE), the American Society of Appraisers (ASA), Jaycees International, the Foundation for Architectural Education at Louisiana State University.

Dreux was born and raised in New Orleans, Louisiana, but moved to Florida in 1986. He currently lives in Winter Park, FL with his wife Donna and their three boys; Dylan, Derek, and Dalas.



DJ Muehlstedt Staff Engineer

DJ Muehlstedt was hired in 2005 and since then has performed hundreds of reserve studies and insurance appraisals for condominium, timeshares, homeowners associations, golf and country clubs, commercial and religious properties throughout Florida, the Eastern United States and the Bahamas.

Originally from Iowa, DJ holds a Bachelor of Science degree in Civil Engineering from the University of Iowa. Before joining Dreux Isaac & Associates, DJ worked as a civil engineer performing commercial and residential property inspections for firms in Denver, Colorado and Lakeland, Florida.

DJ is a member of the Association of Construction Inspectors and is a Certified Construction Inspector (CCI), a Certified Construction Consultant (CCC), and a Certified Marshall & Swift Appraiser.

DJ currently resides in Orlando with his wife Marie and their daughter Olivia.

Featured Large Scale Clients (1000 or more units)

The Country Club at Mirasol Community

11300 Mirasol Boulevard Palm Beach Gardens, FL 33418 http://www.mirasolcc.com/

Alison Peters, Property Manager (561) 626-8283 mirasol@langmanagement.com

Homeowner association, 1170 units, gated community, private roads, dock

Services provided: reserve studies



Gleneagles Country Club, Inc.

7667 Victory Lane Delray Beach, FL 33446 www.gleneagles.cc

Michael Eustace, Property Manager (561) 637-1214 meustace@gleneagles.cc

Private country club community, 1082 homes, gated, 2-18 hole golf courses, 65,000 sq ft clubhouse, 8 pools, 21 har-tru courts

Services provided: reserve studies



Wycliffe Golf and Country Club, Inc.

4650 Wycliffe Country Club Boulevard Wellington, FL 33449 www.wycliffecc.com

Alex Jewell, Director of Finance (561) 964-9200 x107 a.jewell@wycliffecc.com

Private club and community, 1045 homes, 2-18 hole golf courses, 71,000 sq ft clubhouse, 16 hard-tru tennis courts, pool facility

Services provided: reserve studies



Large Scale Clients (1000 or more units)

No	Name	Address
1	Bonita Bay Community	3531 Bonita Bay Blvd, Bonita Springs, FL 34134
2	Delray Villas Recreation Association	13773 Circular Drive, Delray Beach, FL 33484
3	Durbin Crossing CDD	145 South Durbin Parkway, St. Johns, FL 32259
4	Forest Ridge Master HOA	Pine Isles Road, Davie, FL 33328
5	Glen Eagle Golf & Country Club	1403 Glen Eagle Blvd., Naples, FL 34104
6	Gleneagles Country Club	7667 Victory Lane, Delray Beach, FL 33446
7	Highlands HOA	2200 Shepard Road, Winter Springs, FL 32708
8	Lexington Community Association	16257 Willowcrest Way, Ft. Myers, FL 33908
9	Mirasol Master Maintenance Association	11600 Mirasol Way, Palm Beach Gardens, FL 33418
10	Moors Master Maintenance Association	17321 NW 66th Court, Miami, FL 33015
11	Ocean Hammock POA	Hammock Dunes Parkway, Palm Coast, FL 32137
12	Pelican Bay Homeowners	101 Sea Hawk Drive, Daytona Beach, FL 32119
13	Saint Johns Northwest Residential POA	Royal Pines Parkway, St. Augustine, FL 32092
14	Saint Johns Six Mile Creek North POA	Registry Blvd., St. Augustine, FL 32092
15	Spruce Creek POA	212-1 Cessna Blvd., Port Orange, FL 32128
16	Sunset Lakes Master	18600 Sunrise Avenue, Miramar, FL 33029
17	Sutton Lakes Owners Association	Sutton Lakes Blvd., Jacksonville, FL 32246
18	The Country Club at Mirasol Community	11300 Mirasol Blvd., Palm Beach Gardens, FL 33418
19	The Great Outdoors	100 Plantation Drive, Titusville, FL 32780
20	The Landings Yacht, Golf & Tennis Club	4420 Flagship Drive, Ft. Myers, FL 33919
21	The Ridges Maintenance Association	South Post & Bonaventure, Weston, FL 33326
22	University Park Community	7671 Park Blvd., University Park, FL 34201
23	Ventura Country Club Community HOA	3333 Woodgate Blvd., Orlando, FL 32822
24	Victoria Gardens HOA	1431 Orange Camp Road, DeLand, FL 32724
25	Village Walk of Sarasota HOA	8109 Camminare Drive, Sarasota, FL 34238
26	Vista Lakes Community	8841 Lee Vista Blvd., Orlando, FL 32829
27	Waters Edge at Port Orange HOA	Waters Edge Blvd., Port Orange, FL 32128
28	Wycliffe Golf and Country Club	4650 Wycliffe Country Club Blvd, Wellington, FL 33449

Southeast Florida

1000 Island Boulevard, Aventura 1680 Michigan, Miami Beach

18101 Collins Avenue, Sunny Isles Beach

2080 Ocean Drive, Hallandale

2800 Island Boulevard, Williams Island

4000 Island, Aventura

5000 Bayview, Fisher Island

5100 Bayview, Fisher Island 5600, Miami Beach

70 Park Drive at Bal Harbour, Bal Harbour

7400 Oceanside, Fisher Island 7600 Oceanside, Fisher Island

Acqualina, Sunny Isles

Admiral Towers, Miami Beach

Admirals Cove Master POA, Jupiter

Alexandra Village, Boynton Beach

Andalusia, Coral Gables Apogee, Miami Beach

Atlantic Coral Harbor, Islamorada

Atlantic II at the Point, Aventura

Atlantic III at the Point, Aventura

Avant Garde, Hallandale

Bayside Village East, Fisher Island

Bayside Village, Fisher Island

Bayview No One, Fisher Island

Bayview No Three, Fisher Island

Bayview No Two, Fisher Island

Beach Club Three, Hallandale

Beach Beach Club Villas II, North Miami Beach

Bel-Aire On The Ocean, Miami Beach

Bellavista Village, Boynton Beach

Biltmore II, Coral Gables

Blue & Green Diamond Master, Miami Beach

Blue Diamond, Miami Beach

Boynton Lakes North, Boynton Beach

Brickell Bay Club, Miami

Brickell East, Miami

Brickell Mar, Miami

Brickell Place Phase II, Miami

Brickell Town House, Miami

Canada House Beach Club, Pompano Beach

Carbonell, Miami

Carrington at Coconut Creek, Coconut Creek City Place Tower, West Palm Beach

Coastal Towers, Sunny Isles Beach

Coconut Bay Resort, Ft Lauderdale

Coconut Mallory Marina and Resort, Key West

Continuum on South Beach Master, Miami Beach

Continuum on South Beach South Tower, Miami Beach Coral Ridge Towers South, Ft Lauderdale

Coronado , Aventura

Country Walk Estate Homes, Miami

Country Walk Master, Miami

Country Walk Patio Homes, Miami

Courts Brickell Key, Miami Courvoisier Courts, Miami

Cypress Bend VII, Pompano Beach

Cypress Head Club, Parkland

Cypress Lake of Martin County, Palm City

Cypress Lakes Master, West Palm Beach

Diamante Village, Boynton Beach

Emerald Pointe Community, Delray Beach

Ensenada, Aventura

Excellente Village, Boynton Beach

Fairways at Mariner Sands, Stuart

Finnish-American Rest Home, Lake Worth

First Sunrise LC, West Palm Beach

Forest Ridge Master, Davie Gables Point I, Miami

Gables Point II. Miami

Gables Point III, Miami Gables Point Reclands Master, Miami Galeria, Miami Beach

Giardino Village, Boynton Beach

Golden Lakes Village A, West Palm Beach

Green Diamond, Miami Beach Grove Isle, Coconut Grove

Grovenor House, Coconut Grove

Gulfstream, Boynton Beach

Hammocks Community, Miami Hamptons South, Aventura

Harbor Club South Bldg No 1, Marathon

Harborview, Fisher Island

ICON, Miami Beach

Illustre Village, Boynton Beach

Imagination Farms Community, Davie

Imperial at Brickell, Miami

Jackson Tower Las Olas, Ft Lauderdale

Jade Residences at Brickell Bay, Miami

Jefferson Corners at Heritage Ridge, Stuart

Kings Creek South, Miami

Kings Point Imperial, Sunny Isles Beach

La Tour, Miami Beach

Lago Del Rey 2, Delray Beach

Lago Del Rey Central Maint, Delray Beach

Lago Del Reyminiuim 10, Delray Beach

Lake Emerald, Oakland Park

Lake Tower, Key Biscayne

Lake Villa Three, Key Biscayne Lake Villa Two, Key Biscayne

Lake Villa, Key Biscayne Lakeridge Townhomes, Miami

Lakes of the Meadow Master, Miami

Lakes of the Meadow Neighborhoods, Miami

Las Salinas, Key West

Le Club International, Ft Lauderdale

LExcellence, Miami Beach

LHermitage II, Ft Lauderdale

Lucente Village, Boynton Beach Maison Grande, Miami Beach

Majestic Isles, Boynton Beach

Marbella of Miami, Miami

Marina Village No Three, Fisher Island

Marina Village No Two, Fisher Island

Marina Village, Fisher Island MarinaBlue, Miami

Mariner Village Gardens, Aventura

Michael-Ann Russell Jewish Community Ctr, N Miami Bch

Millennium, Sunny Isles Beach Mizner Court, Boca Raton

Mizner Place at Weston Town Center, Weston

Mizner Tower, Boca Raton

Mizner Village Maintenance, Boca Raton

Moorings at Lantana No Three, Lake Worth

Moors Pointe, Miami

Murano Grande at Portofino Master, Miami Beach Murano Grande at Portofino, Miami Beach

Mystic Pointe Tower 300, Aventura

Mystic Pointe Tower 500, Aventura

Mystic Pointe Tower 600, Aventura Mystic Pointe Townhouses, North Miami Beach

Neo Lofts, Miami Nola Lofts I, Ft Lauderdale

North Tower at the Point, Aventura

Northtree Community, Lake Worth

Nuriver Landing, Ft Lauderdale

Oasis Singer Island, Singer Island Ocean Club Community, Key Biscayne

Ocean Club Jupiter, Jupiter

Ocean Three, Sunny Isles Beach

Ocean Trail No II, Jupiter

Ocean Two, Sunny Isles Beach

Oceania V, Sunny Isles Oceanside No Five, Fisher Island

Oceanside No Four, Fisher Island

Oceanside No Three, Fisher Island

Oceanside No Two, Fisher Island

Oceanside, Fisher Island

Old Port Cove Lake Point Tower, N Palm Beach

Old Port Cove Towers, North Palm Beach

One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores Palm-Aire Country Club No 6, Pompano Beach

Palmetto Place at Mizner Park, Boca Raton

Park Place, Pembroke Pines

Pembroke Cove Apts, Pembroke Pines

Pembroke Falls, Pembroke Pines Phoenix Towers, Singer Island

Pipers Landing Garden Apts Area Nine, Palm City

Pipers Landing Garden Apts Area Three, Palm City Pipers Landing POA, Palm City

Pipers Landing, Palm City

Plantation Beach Club, Stuart Platina Community Master, Boynton Beach

Playa Del Sol, Ft Lauderdale

Plaza Del Prado, North Miami Beach

Plaza of Bal Harbour, Bal Harbour Poinciana Island Yacht and Racquet Club, Sunny Isles

Porta Bella Yacht & Tennis Club, Boca Raton

Porto Vita POA, Miami

Portofino Tower, Miami Beach

Portofino/South Pointe Master, Miami Beach

Portsview at The Waterways Harbor Towers, Aventura Portsview at The Waterways Harborside, Aventura

Portsview at The Waterways Master, Aventura

Portsview at The Waterways Tower 1, Aventura

Portsview at The Waterways Townhomes, Aventura Presidential Place, Boca Raton

Puerta De Palmas, Coral Gables

Quadomain, Hollywood

Regent Park, Hollywood

Resort Villa One, Key Biscayne

Resort Villa, Key Biscayne Runaway Bay Apts, Ft Lauderdale

Sandy Lane Master, Miami Beach

Sea Air Towers, Hollywood

SeaSide Residences, Key West

Seaside Villas, Fisher Island Seaside, Fisher Island

Sherwood Lakes, Lake Worth

Shoma Homes Keys Gate, Homestead

Silver Seas Beach Club, Ft Lauderdale

Skyline on Brickell, Miami

Snapper Creek Townhouse, Miami

Snug Harbor Yacht Club, Stuart South Bay Club, Miami Beach

South Pointe Towers I, Miami Beach

Stratford Arms, Boca Raton

Summerspell, Miramar Beach Summit Tower, Hollywood Beach

Sunset Harbour North, Miami Beach

Sunset Trace, Palm City Symphony Master, Ft Lauderdale

The 2100, Palm Beach

The 3560, Palm Beach The Admirals Walk, Boca Raton

The Amethyst, Miami Beach

The Beresford, Boca Raton The Carriage Club North, Miami Beach

The Coconut Grove Bayshore, Coconut Grove

The Courtyards at The Point, Aventura

The Crossings, Miami The Emeraldbay at Key Colony, Key Biscayne

The Floridian of Miami Beach, Miami Beach The Gables and Club, Coral Gables

The Courtyards in Cityplace, West Palm Beach

The Golf Village at Admirals Cove Master, Jupiter

The Jockey Club Apt, Miami The Lands of The President Two, W Palm Beach

The Loxahatchee Club, Jupiter The Marina at the Bluffs, Jupiter

The Metropolitan, Miami

The Moors Master Maintenance, Miami The of Harbour Isles, North Palm Beach

The Palm Yacht Beach Club, Lauderdale By The Sea

The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada

The Parc, Aventura

The Point of Aventura Maintenance, Aventura

The Prado, West Palm Beach The Ridges Maintenance, Weston The Tides, Hollywood

The Village of Stuart, Stuart

The Waterfront on the Ocean, Juno Beach The Yacht Club at Portofino, Miami Beach

The Yacht Club, Aventura Three Tequesta Point, Miami Tiffany Lakes, Mangonia Park Tivoli Trace, Deerfield Beach

Toscano, Miami

Town Park Village No 1, Miami

Turnberry Ocean Colony S Twr, Sunny Isles Beach

Turnberry on the Green, Aventura

Tuscany No 6, Miramar

Vacation Village at Bonaventure Master, Weston

Vacation Village at Bonaventure, Weston Vacation Village at Weston, Weston Vacation Village Registration, Weston

Venetia, Miami Venetian Palms, Miami Villa Regina, Miami

Village Homes Maintenance, Miami

Waterview, Aventura Willoughby Community, Stuart Willoughby Golf Club, Stuart Windchime Lakes, Boynton Beach

Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center Acadia, Sun City Center

Admirals Bay, Ft Myers Beach

Admiralty Point, Naples

Aloha Kai, Sarasota Alta Mar, Ft Myers

Amberwood Lake, Ft Myers

Andover A of Kings Pointe, Sun City Center Andover B of Kings Point, Sun City Center

Andover C, Sun City Center

Andover D of Kings Point, Sun City Center Andover E of Kings Point, Sun City Center Andover F of Kings Point, Sun City Center

Andover G, Sun City Center

Andover H of Kings Point, Sun City Center Andover I of Kings Point, Sun City Center

Andover I of Kings Point, Sun Ci Anna Maria, Cape Coral Ariel, Ft Myers Avalon Bay, Ft Myers Bahia Del Sol, Ruskin Ballantrae, Sarasota Barefoot Pelican, Naples Bay Colony Community, Naples Bay Colony Golf Club, Naples

Bay Colony Shores POA, Naples

Bay Forest, Naples

Bay Harbor Community, Bonita Springs

Bay Harbor, Ft Myers Bay Hollow, Bradenton Bay Isles, Longboat Key Bay Plaza, Sarasota

Bay Pointe at Bonita Bay, Bonita Springs

Bay Village Club, Ft Myers Beach

Bays Bluff, Sarasota Bayshore Regency, Tampa Bayshore, Cape Coral

Bayshores of Vanderbilt Beach, Naples

Bayview Homes I, Sarasota

Baywood Colony Southwood Apts I, Sarasota

Beach Terrace, Sarasota

Beach View at Boca Bay, Boca Grande

Beach Villas III, Captiva Beachway, Sarasota Bedford A, Sun City Center Bedford B, Sun City Center Bedford C, Sun City Center Bedford D, Sun City Center Bedford F, Sun City Center Bedford G, Sun City Center Bedford H, Sun City Center Bedford J, Sun City Center Bedford J, Sun City Center Bedford J, Sun City Center

Bellavista at Gulf Harbour Yacht & Country Club. Ft Myers

Bermuda Club, Ft Myers Bermuda Pointe, Bonita Springs Bird Bay Community, Venice Bird Bay Village Phase 1, Venice Bird Bay Village Phase 2, Venice Bird Bay Village Phase 5, Venice Bird Bay Village Phase 5, Venice Blackburn Harbor, Osprey Blind Pass. Sanibel

Boathouse on Longboat, Longboat Key Boca Bay Master, Boca Grande Boca Bay Pass Club, Boca Grande

Boca Grande Health Clinic Foundation, Boca Grande

Boca Grande Health Clinic, Boca Grande

Boca Grove, Bradenton

Boca Vista at Burnt Store Lakes, Punta Gorda

Bonita Beach Club, Bonita Springs

Brandywine, Ft Myers Brenson Mar, Cape Coral Brookfield, Sun City Center Brookshire Village I, Ft Myers Brookshire Village II, Ft Myers Brookshire Village IV, Ft Myers Calais at Pelican Bay, Naples Caloosa Isles II, Ft Myers Cambridge A, Sun City Center Cambridge B, Sun City Center Cambridge C, Sun City Center Cambridge E, Sun City Center Cambridge F, Sun City Center Cambridge H, Sun City Center Cambridge I, Sun City Center Cambridge J, Sun City Center Cambridge K, Sun City Center Cambridge L, Sun City Center Cambridge M, Sun City Center Cane Palm Beach, Ft Myers Beach Canton Court D, Sun City Center Captains Bay North One, Ft Myers Beach Captains Bay South, Ft Myers Beach Captains Harbour, Cape Coral Cardinal Cove, Ft Myers Carrington Place, Sarasota Casa Del Sol, Sarasota

Casa Ybel Beach and Racquet Club Phase IJK, Sanibel Casa Ybel Resort Limited Partnership, Sanibel

Casarina, Sarasota Castel Del Mare, Sarasota

Cedar Hammock Golf & Country Club, Naples

Chandlers Forde, Sarasota Chiltington Court, Naples Cinnamon Cove Terrace I, Ft Myers Cinnamon Cove Terrace III, Ft Myers

Clipper Bay, Cape Coral Clipper Cove Village, Ft Myers Clipper Cove Village, Punta Gorda Club Brittany at Park Shore, Naples

Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado. Ft Myers

Country Pines of North Fort Myers, N Ft Myers

Country Fines of North Fort Myers, N Countryside Master, Naples Courtside Landings, Punta Gorda Courtyard Landings III, Punta Gorda Courtyard Landings, Punta Gorda Crescent Arms, Sarasota Crescent Beach, Marco Island Crescent Royale, Sarasota

Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach

Dorchester A of Kings Point, Sun City Center Dorchester B of Kings Point, Sun City Center Dorchester C of Kings Point, Sun City Center Dorchester D of Kings Point, Sun City Center Eagle Creek Golf & Country Club, Naples Eagles Nest at Bonita Bay, Bonita Springs

Eagles Nest, Marco Island

Eagles Point at the Landings III, Sarasota

Eden House, Ft Myers Beach Edinburgh, Sun City Center

Egret Landing at Tampa Bay, San Antonio Egrets Landing at Bonita Bay, Bonita Springs Emerald Cove at Cape Coral Community, Cape Coral Emerald Pointe, Punta Gorda en Provence, Longboat Key

Enclave at Palmira I, Bonita Springs Enclave Neighborhood, Bonita Springs

Enclave of Naples, Naples Englewood Beach, Englewood Estero Bayside, Ft Myers Beach Estero Sands, Ft Myers Beach Fairbourne, Sun City Center Fairfield A, Sun City Center Fairfield B, Sun City Center Fairfield C, Sun City Center

Dreux Isaac & Associates, Inc. Page 11

Captains Bay North Two, Ft Myers Beach

Fairfield D, Sun City Center Fairfield E, Sun City Center Fairfield F, Sun City Center Fairfield G, Sun City Center Fairfield H, Sun City Center

Fairway Bay Common Shared Facility, Longboat Key

Fairway Bay I, Longboat Key Fairway Bay II, Longboat Key Fairway Bay III, Longboat Key Fairway Trace at Peridia II, Bradenton Fairway Villas Property, North Port Fairway Woods, Sarasota

Falling Waters Master Rec Facilities, Naples

Falling Waters Master, Naples

First Lido, Sarasota

First Presbyterian Church of Naples, Naples First United Methodist Church, Ft Myers Forest Glen Golf & Country Club Master, Naples

Four Winds Marina North, Bokeelia Four Winds Marina, Bokeelia Foxfire Community, Naples Foxmoor, North Ft Myers

Gateway Golf & Country Club, Ft Myers Glades Golf & Country Club, Naples Glades Golf and Country Club, Naples Gladiolus Gardens Rec and Maint, Ft Myers Gladiolus Gardens Section V, Ft Myers Gladiolus Gardens Section X, Ft Myers Gladiolus Gardens Section XI, Ft Myers Glen Eagle Golf & Country Club, Naples

Glen Oaks Manor Home, Sarasota Gleneagles IV, Naples Gloucester A, Sun City Center Gloucester B, Sun City Center Gloucester C. Sun City Cetner Gloucester D, Sun City Center Gloucester E, Sun City Center Gloucester F, Sun City Center Gloucester G, Sun City Center Gloucester H, Sun City Center Gloucester J, Sun City Center Gloucester K, Sun City Center Gloucester L, Sun City Center

Gloucester N, Sun City Center Gloucester P, Sun City Center Gramercy, Naples Grand Bay/LBK Community, Longboat Key

Gloucester M, Sun City Center

Grand Bay/LBK I, Longboat Key Grand Bay/LBK II, Longboat Key Grand Bay/LBK III, Longboat Key Grand Bay/LBK IV, Longboat Key Grand Bay/LBK V, Longboat Key Grand Bay/LBK VI, Longboat Key Grand Vista at Riverwood, Port Charlotte Grande Bay at Boca Bay, Boca Grande

Grantham, Sun City Center

Greenbriar VI at Bonita Bay, Bonita Springs

Greengate Community, Ft Myers Greengate IV, Ft Myers Gulf Reflections, Ft Myers

Gulf Sandss of Mansota Key, Englewood Hacienda de Ybor Apt Community, Tampa

Hacienda Villas, Tampa Hamilton Club, Sarasota

Hammock Isle at Bonita Bay, Bonita Springs

Harbor Isles, Venice

Harbor Place at Peppertree, Ft Myers Harborshore at Boca Bay, Boca Grande Harborside at Boca Bay, Boca Grande

Harbortown, Ft Myers Harbour Court, Longboat Key Harbour Landings Estates, Cortez Harbour Landings, Ft Myers Harbour Links, Ft Myers Harbour Pointe, Ft Myers Beach Harbourtowne, Cape Coral

Heather Ridge II of Brookshire, Ft Myers Heritage Oaks Golf & Country Club, Sarasota Heritage Palms Golf & Country Club, Ft Myers

Hibiscus Pointe, Ft Myers Beach Hickory Shores, Bonita Beach Hidden Harbour One, Ft Myers

High Point Country Club Group Eleven, Naples High Point Country Club Group Fourteen, Naples High Point Country Club Group One, Naples High Point Country Club Group Ten, Naples High Point Country Club Group Two, Naples

High Point Country Club, Naples Highgate A, Sun City Center Highgate B, Sun City Center Highgate C, Sun City Center Highgate D, Sun City Center Highgate E, Sun City Center Highgate F, Sun City Center Highgate II, Sun City Center Highgate III, Sun City Center Highgate IV, Sun City Center

Highland Woods Golf & Country Club, Bonita Springs

Hudson Harbour, Sarasota

Huntington at Sun City Center, Sun City Center

Huron Čove, Marco Island Hurricane House, Sanibel Idlewood, Sun City Center Inn On The Beach, Longboat Key Insurance Service of Sarasota, Osprey Inverness at Sun City Center, Sun City Center

Ironwood Business Park, Sarasota Island Beach, Ft Myers Beach Island Pines Recreation, Ft Myers Beach

Island Reef, Ft Myers Beach

Island Winds Bath and Racquet Club, Ft Myers Beach

Jameson, Sun City Center Japanese Gardens, Venice Jetty Villas, Venice Kahlua, Ft Myers Beach

Kelly Greens Community IV, Ft Myers Kelly Greens Single Family I, Ft Myers Kelly Greens Terrace V, Ft Myers Kelly Greens Verandas I, Ft Myers Kelly Greens Verandas II, Ft Myers Kelly Greens Verandas III, Ft Myers Kelly Greens Verandas IV, Ft Myers Kelly Greens Verandas V, Ft Myers Kelly Greens Verandas VI, Ft Myers Kelly Greens Verandas VII, Ft Myers

Kensington, Sun City Center Key Harbour, Ft Myers Key Royal, Naples Kings Point, Sun City Center Kingsmere, Sarasota Kingston Arms, Sarasota Krain Residence, Longboat Key La Bellasara, Sarasota La Firenza, Longboat Key Lake Louise, Cape Coral Lake Pointe Apts Ltd, Tampa Lakebridge, Bradenton

Lakemont Cove, Bonita Springs Lakeshore Village, Sarasota Lakeside Vista, Ft Myers

LAmbiance at Longboat Key Club, Longboat Key

Lancaster I, Sun City Center Lancaster II, Sun City Center Lancaster III, Sun City Center Lancaster IV, Sun City Center Laurel Villas, Venice Le Ciel Park Tower, Naples LElegance on Lido Beach, Sarasota

Lido Beach Club, Sarasota Lido Towers, Sarasota Limetree Beach Resort, Sarasota Linkside Village I, Port Richey Little Hickory Bay, Bonita Springs Longboat Beachcomber, Longboat Key Longboat Terrace, Longboat Key Longboat Village, Ft Myers

Longshore Lake Foundation, Naples Lovers Key Beach Club, Ft Myers Beach

Lyndhurst, Sun City Center Manchester I, Sun City Center Manchester II, Sun City Center Manchester III, Sun City Center Manchester IV, Sun City Center Manhattan Palms, Tampa

Mansion La Palma at Bay Colony, Naples

Marina Bay, Longboat Key Marina Del Sol, Sarasota Marina North Shore, Punta Gorda Marina Terrace, Ft Myers

Marina Village at Snug Harbor, Ft Myers Beach

Marinatown Village A, Ft Myers Mariner Pointe, Sanibel

Mariners Boathouse and Beach Resort, Ft Myers Beach

Mariners Cove, Naples McGregor Woods, Ft Myers Meadowlake, Sarasota

Merano at the Colony, Bonita Springs

Meridian at the Oaks Preserve Commons, Osprey Meridian I at The Oaks Preserve, Osprey Meridian II at The Oaks Preserve, Osprey Meridian III at The Oaks Preserve, Osprey Meridian IV at The Oaks Preserve, Osprey Meridian V at The Oaks Preserve, Osprey Meridian VI at The Oaks Preserve, Osprey

Midnight Cove II, Sarasota Midnight Cove, Sarasota Miromar Lakes Master, Estero Mission Lakes of Venice, Venice Mission Monterey, Ft Myers Mont Claire at Pelican Marsh, Naples

Myerlee Manor, Ft Myers Nantucket I, Sun City Center Nantucket II, Sun City Center Nantucket III, Sun City Center Nantucket IV, Sun City Center Nantucket V, Sun City Center Naples Four Winds, Naples

Naples Heritage Golf & Country Club, Naples

Naples Lakes Country Club, Naples New Approach, Ft Myers North Bay, Boca Grande

North Shore Place, North Ft Myers North Village, Boca Grande Office Buildings, LeHigh

Old Bridge Village Co-op, North Ft Myers Orchid Beach Club Residences, Sarasota

Dreux Isaac & Associates, Inc. Page 12

Oxford I, Sun City Center Oxford II, Sun City Center Paddle Creek, Ft Myers

Palm Avenue Baptist Tower, Tampa

Palm Harbor Club at Bay Beach, Ft Myers Beach Palmetto Ridge at the Brooks, Bonita Springs

Park Plaza, Naples Park Shore Resort, Naples Park View III, Cape Coral

Pavese Garner Attorney at Law, Ft Myers

Pavilion Club, Naples

Pelican Bay Foundation, Naples Pelican Cove, Sarasota Pelican Marsh Golf Club, Naples Pelican Watch, Ft Myers Beach Peppertree Bay, Siesta Key

Pine Grove, Ft Myers

Pinebrook-Ironwood Recreation, Bradenton

Pipers Grove, Naples

Plantation Beach Club II, Captiva Plantation Beach Club III, Captiva Plantation Beach Club, Captiva Plantation Beach Club, Port Charlotte

Plantation House, Captiva

Plantation Village of Sanibel, Sanibel Pointe Estero, Ft Myers Beach

Porta Vecchio at Mediterra Neighborhood, Naples

Portobello, Longboat Key Ports of Iona, Ft Myers Portsmith, Sun City Center Princess Del Mar, Marco Island Princeton, Sun City Center Promenade, Longboat Key Prosperity Point Master, Punta Gorda

Provincetown, Ft Myers

Quail Creek Village Foundation, Naples

Radison I, Sun City Center Radison II, Sun City Center

Raintree Village No 4, Temple Terrace Raintree Village POA, Temple Terrace Reflection Lakes Master, Ft Myers Reflection Lakes Two, Ft Myers Regatta Pointe, Palmetto Regency House, Sarasota RHC Master, Valrico

River View Villas, Cape Coral Rivers Edge 2, Ft Myers Rivers Edge 3, Ft Myers

Riverside Yacht Club Estates, Ft Myers

Riverwalk Cove, Ft Myers Riviera Club Village, Sarasota Riviera Club, Ft Myers Beach Rosewood at the Gardens, Sarasota Royal Beach Club, Ft Myers Beach

Royal Vista, Cape Coral Royal Wood Master, Naples Ruby at Sunstone, Naples San Carlos Springs, Ft Myers San Marino Bays, Tampa

Sanctuary I at Longboat Key Club, Longboat Key Sanctuary II at Longboat Key Club, Longboat Key Sanctuary III at Longboat Key Club, Longboat Key Sanctuary IV at Longboat Key Club, Longboat Key

Sandalfoot, Sanibel Sandpiper Apts, Venice Sanibel Beach Club, Sanibel

Sanibel Harbour Tower South, Ft Myers

Sanibel Siesta Apt, Sanibel Sarabande, Sarasota

Sarasota Harbor East Apts, Sarasota

Saturnia Lakes, Naples

Savannah at Turtle Rock, Sarasota

Savannah Trace, Tampa

Sea Isles of Bonita Beach, Bonita Springs Seagrove at Siesta Key, Siesta Key

Seascape of Little Hickory Island, Bonita Springs

Seawatch, Ft Myers Beach Senior Friendship Centers, Naples Senior Friendship Centers, Sarasota Senior Friendship Centers, Venice Serenade on Palmer Ranch, Sarasota Seven Lakes, Ft Myers

Shorewood of Sanibel, Sanibel Siesta Towers, Sarasota Silver King, Boca Grande

Silverleaf at Seven Oaks, Wesley Chapel Smugglers Cove, Ft Myers Beach

Snug Harbor, Sanibel Solamar, Naples Somerset Cay, Sarasota

South Bay at Boca Bay, Boca Grande

South Gate Village Green Section Four, Sarasota

South Pointe Villas Master, Ft Myers South Pointe Villas Phase II, Ft Myers South Pointe Villas Phase III, Ft Myers South Pointe Villas Phase IV, Ft Myers

South Seas Club, Captiva Southampton I, Sun City Center Southampton II, Sun City Center Spanish Main Yacht Club, Longboat Key Spring Lake Community, Ft Myers

Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota

St Croix, Sanibel Island Steamboat Bend East, Ft Myers

Stonebridge Country Club Community, Naples Stoneybrook Clubside South, Sarasota Stoneybrook Fairway Verandas I, Sarasota Stoneybrook Golf & Country Club, Sarasota Stoneybrook Greens Commons, Sarasota Stoneybrook Veranda Greens North I, Sarasota Stoneybrook Veranda Greens North II, Sarasota

Stoneybrook Verandas I, Sarasota Strawberry Ridge, Valrico Summerlin Village, Ft Myers Sundial East, Sanibel Sundial of Sanibel, Sanibel

Sunrise Bay Resort and Club, Marco Island Sunset Beach, Longboat Key Surfrider Beach Club, Sanibel Surfsong, Ft Myers Beach Surfwalk, Marco Island

Tamarind Gulf and Bay, Englewood Tangerine Bay Club, Longboat Key TBM Properties & Smoot Properties, Ft Myers Terrace I at Lakeside Greens, Ft Myers Terrace II at Lakeside Greens, Ft Myers Terrace III at Lakeside Greens, Ft Myers

Terraverde 1, Ft Myers Terraverde 2, Ft Myers Terraverde 3, Ft Myers

Terraverde 4, Ft Myers Tessera, Sarasota The Alagon on Bayshore, Tampa

The Bayou, Ana Maria The Beaches, Longboat Key

The Boardwalk Caper III, Ft Myers Beach The Boardwalk Caper IV , Ft Myers Beach The Caper Beach Club, Ft Myers Beach

The Castillian, Longboat Key The Club at Crystal Lake II, Ft Myers

The Club at Crystal Lake III, Ft Myers The Club at Crystal Lake, Ft Myers The Club at Crystal Lake, Ft Myers The Club Pelican Bay, Naples

The Cottages at South Seas Plantation, Captiva

The Country Club of Naples, Naples The Embassy House, Sarasota

The Enclave at Fiddlesticks Neighborhood, Ft Myers

The Encore, Sarasota

The Estates at Bay Colony Golf Club, Naples The Foundation of Pelican Marsh, Naples The Glasser-Schoenbaum Human Srvcs Ctr, Sarasota

The Grande Riviera, Sarasota The Habitat, Marco Island

The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs

The Heron at the Sanctuary III, Sanibel The Isles of Caloosa, Ft Myers The Isles Recreation, Ft Myers

The Knolls of Kings Point II, Sun City Center The Knolls of Kings Point III, Sun City Center The Knolls of Kings Point, Sun City Center The Landings Carriagehouse, Sarasota The Landings Racquet Club, Sarasota

The Landings Yacht Golf and Tennis Club, Ft Myers

The Landings, Sarasota The Miles Building, Ft Myers The Monaco Beach Club, Naples The Moorings at Edgewater, Bradenton The Moorings Country Club, Naples The Oaks Preserve Management, Osprey The Olde Hickory Golf & Country Club, Ft Myers

The Olde Hickory Verandas Common, Ft Myers The Olde Hickory Verandas I, Ft Myers The Olde Hickory Verandas II, Ft Myers The Olde Hickory Verandas III, Ft Myers The Olde Hickory Villas, Ft Myers The Players Club, Longboat Key The Regency, Ft Myers

The Sanctuary at Longboat Key Club, Longboat Key The Sand Caper, Ft Myers Beach

The Sanibel Cottages, Sanibel The Shore, Longboat Key

The Shores at Gulf Harbour III, Ft Myers

The Somerset, Marco Island The Strand at Bay Colony, Naples The Sun Caper, Ft Myers Beach The Surf Club of Marco, Marco Island

The Venice Golf & Country Club Master, Venice

The Villas at Deer Creek, Sarasota The Villas at Pinebrook, Bradenton The Water Club, Longboat Key

The Waterfront at Main Street, Bradenton

The Waterfront, Bradenton The Waterway, Bradenton The Woods at Pinebrook, Bradenton Tortuga Beach Club, Sanibel Town & River Phase One, Ft Myers

Tremont I, Sun City Center Tremont II, Sun City Center Tuckaweye, Bonita Springs Turtle Rock Community, Sarasota

Tuscana, Sarasota Tuscany Bay POA, Gibsonton

University Park Community, University Park Vanderbilt Beach & Harbour Club, Naples

Vanderbilt Gulfside, Naples

Vasari Country Club Master, Bonita Springs

Veinte, Longboat Key

Dreux Isaac & Associates, Inc. Page 13

Partial Client List

Venice Golf & Country Club, Venice

Viking, Cape Coral

Villa Capri, Ft Myers

Villa Del Mar, Ft Myers Beach

Villa Di Lancia, Longboat Key

Villa La Palma, Naples

Villa Palmeras at Prestancia, Sarasota

Villa Serena, Riverview

Village on Golden Pond at Breckenridge, Estero

Village Walk, Sarasota

Villas on Golden Beach, Venice

Villeroy, Sun City Center

Vistas on Beneva, Sarasota

Vizcaya at Bay Colony, Naples Water Crest of Falling Waters, Naples

Watercrest, Bradenton

Wedgewood, Sanibel

Whiskey Creek Village Green Section Eight, Ft Myers

Whiskey Creek Village Green Section Fourteen, Ft Myers Whiskey Creek Village Green Section Ten, Ft Myers

Whiskey Creek Village Green Section Two, Ft Myers

Whispering Sands, Sarasota White Sands Club, Naples

Wilderness Country Club, Naples

Wilderness, Naples

Wildewood Springs, Bradenton

Winding Oaks, Longboat Key

Windsong, Bonita Beach

Woodside Village West, Sarasota

Worthington, Sun City Center

Wyldewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach

89 Oceanfront, Ormond Beach Alhambra at Poinciana, Kissimmee

Alhambra Villas, Kissimmee

Anthem Park, St Cloud

Artesia Townhomes, Cape Canaveral

Artesia, Cape Canaveral

Artisan Club, Celebration

Ashbury Park, Orlando

Aspenwood at Grenelefe, Grenelefe

Baldwin Park Commercial, Orlando

Baldwin Park Commercial-NBD, Orlando

Baldwin Park Commercial-Village Center, Orlando

Baldwin Park Joint Committee, Orlando

Baldwin Park Residential, Orlando

Baldwin Park Residential-Cambridge, Orlando

Baldwin Park Residential-Common, Orlando Baldwin Park Residential-ISSA 22, Orlando

Baldwin Park Residential-ISSA 22, Orlando Baldwin Park Residential-ISSA 28, Orlando

Baldwin Park Residential-Live/Work, Orlando

Baldwin Park Residential-Recreation, Orlando

Baldwin Park Residential-Rey City Homes 2, Orlando

Baldwin Park Residential-Rey City Homes, Orlando

Bali, Winter Garden

Banana Bay, Cocoa Beach

Beachwalker At Harbourside, South Pasadena

Bear Creek Manufactured, Ormond Beach

Bella Playa, Indian Shores

Belleview Biltmore Villas Bayshore, Belleair

Belleview Biltmore Villas Oak, Belleair

Belleview Biltmore Villas South Garden, Belleair

Bermuda Bay Beach, St Petersburg Bermuda Bay Club, Bradenton Beach

Boca Ciega Residents, Largo

Bouchelle Island I, New Smyrna Beach

Breakaway Trails, Ormond Beach

Bridgewater Neighborhood, Heathrow

Briercliff Commons, Orlando

Brookside Bluff, Zolfo Springs

Bryans Spanish Cove, Orlando

Cabana Club, Clearwater Cape Caribe, Cape Canaveral

Carefree Country Club, Winter Haven

Caya Costa Community, St Petersburg

Centre Court Ridge, Reunion

Chapman Lakes, Oviedo

Chateaus at Magnolia Pointe,

Clermont Ciega Cove, South Pasadena

Clearwater Key, Clearwater

Coconut Palms Beach Resort II. New Smyrna Beach

Coconut Palms Beach Resort, New Symrna Beach

Colony Surf, Clearwater

Commodore Beach Club, Maderia Beach

Coral Pointe at Harbourside, St Petersburg

Corbett Development, Clearwater

Cranes Roost, Altamonte Springs

Crescent Beach Club Two 8-A LLC, Clearwater

Cristal, Indian Harbour Beach

Cross Creek of Ocoee, Ocoee

Crystal Lake, Palm Harbor

Curlew Landings South, Indian Rocks Beach

Cypress Creek Village Unit Two, Orlando

Cypress Creek Village, Orlando

Cypress Lakes Assoc & Big Cypress Golf, Lakeland

Daytona Beach Riverhouse, Daytona Beach

Devon Green Neighborhood, Heathrow

Dunedin Pines, Dunedin

Edgewater Harbor, Indian Shores

Eloise Pointe Estates, Winter Haven

Emerald Seas, Cocoa Beach

Fairway Village Residents, Largo

Florencia, St Petersburg

Forest Lakes of Cocoa, Cocoa

Forest Lakes, Oldsmar

Fountain Beach, Daytona Beach

Fountain Parke at Lake Mary, Lake Mary

Foxhaven Neighborhood, Orlando

Georgetown East, Safety Harbor

Georgian Inn Beach Club, Ormond Beach

Georgian inn Beach Club, Or Golfside Villas, Winter Park

Golfside Villas, Winter Park

Grand Lake Resort, Kissimmee Greenbriar at Tuscawilla, Winter Springs

Greystone Town Homes, Sanford

Gulf Gate, St Petersburg

Hampton Hills Estates, Debary

Harbor Pointe, Titusville

Hawks Landing at Pelican Bay, Daytona Beach

Heathrow Lakes Maintenance, Heathrow

Heathrow Master, Heathrow Heathrow Woods, Heathrow

Heritage Crossing, Reunion

Heron Cove, Lake Mary

Hidden Springs, Altamonte Springs

Highlands of Innisbrook, Palm Harbor

Home of Palm Hill, Largo

Hunters Creek Community, Orlando

Hunters Creek Town Center POA, Orlando

Hunters Creek Tract 181, Orlando Hyde Park, Winter Garden

Images, Kissimmee

Indian River Club, Rockledge

Island Oaks of Merritt Island, Merritt Island

Island Pointe of Merritt Island, Merritt Island

Islander Beach Club, New Smyrna Beach Jameson Place, Rockledge Jefferson Green at Anthem Park, St Cloud

Joyce Ann Apts, Pinellas Park

Knigstown Reef, Orlando

Knights Landing Apts, Orlando Lake Griffin Harbor, Leesburg

Lake Ridge Villas S at Fleming Island, Orange Park

Lake Underhill Ltd, Orlando

Lasereno, Largo

Lauren Manor West, Saint Petersburg

Lemon Tree, Orlando

Lighthouse Shores Townhomes, Ponce Inlet

LOVO. Kissimmee

Madeira Place, Madeira Beach

Madeira Villa North, Ormond Beach

Mai Kai, Orlando

Majestic Park Homes, Seminole

Mandalay Beach Club, Clearwater

Mariners Pass, St Petersburg

Maverick, Ormond Beach

Middlebrook Pines, Orlando

Moontide, New Smyrna Beach

Mt Olive Shores Lot of Polk County, Polk City Muirfield Village Neighborhood, Heathrow

Normandy, Clearwater

Oak Lake Park I & II, Clearwater

Oak Lake Park I & II, ClearWater

Oaks Landing Ltd, Bartow Oakwater, Kissimmee

Ocean Beach Club, New Symrna Beach Ocean Inlet Yacht Club, New Smyrna Beach

Ocean Sands Beach Club, New Symrna Beach

OceanQuest, Ponce Inlet

Oceans Two, Daytona Beach Shores Oceanside Golf and Country Club, Ormond Beach

Oleander Pointe, Cocoa

One Kapok Terrace, Clearwater

ORBIT, Kissimmee

Osprey Pointe at Dolphin Cay, St Petersburg Palmas de Majorca, Cocoa Beach

Park Lake Villas, Maitland

Park Maitland Villas, Maitland Park West of Winter Park, Winter Park

Parkshore Plaza, St Petersburg

Parkway International, Kissimmee

Pasadena Cove, South Pasadena

Patriot Square, St Petersburg Pelican Bay Yacht Club Bldg A, Gulfport

Pine Ridge at Lake Tarpon Village II, Tarpon Springs

Plantation Bay Community, Ormond Beach

Plantation Village I, Orlando Poinciana Golf Villas II, Kissimmee

Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey

Ponce de Leon Towers, New Smyrna Beach

Princess, Madeira Beach

Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda

Ranger (Sailboat Key-Group III), South Pasadena

Redington Towers No 1, Redington Shores Regency Green Neighborhood, Heathrow

Reunion Grande, Reunion Riverside of DeBary, DeBary

Riverwood Plantation, Port Orange

Riverwoods, Titusville Royal Floridian Resort, Ormond Beach

Royal Harbor POA, Tavares Ruby Lake, Winter Haven

Riverside, Daytona Beach

Salem Square, Palm Harbor Sand Dunes Oceanfront, Cape Canaveral

Santa Maria, South Pasadena

Partial Client List

Savannah Condominium, South Pasadena

SC. Ponce Inlet

Scottish Highlands, Leesburg

Sea Havens, Daytona Beach Shores Sea Villas IV, New Symrna Beach

Sea Villas, New Symrna Beach Seaport Master, Cape Canaveral

Seaside at Belleair II, Belle Air

Seminole Garden Apts, Sanford

Seminole Hill Villas, Seminole

Seminole Woods Community, Geneva

Seven Eagles, Reunion

Seville 7, Clearwater

Sheoah Highlands, Winter Springs

Shipwatch Seven, Largo

Shorehom By The Sea, New Smyrna Beach

Silver Lake Resort, Kissimmee

Solana Lake, Cape Canaveral

Solana On The River, Cape Canaveral

Solana Shores, Cape Canaveral

South Bay, Orlando

Southpoint of Daytona, Ponce Inlet

Springwood Village, Longwood

Spruce Creek POA, Port Orange

St Andrews, Oldsmar St Tropez IV, Clearwater

Starlight Tower, St Petersburg Beach

Stonebridge Commons Community, Orlando

Stonebridge Maintenance, Heathrow

Strathmore Gate East at Lake St George, Palm Harbor

Sunisands Beach Club, New Symrna Beach

Sunshine on Indian Shores, Indian Shores Sunshine Towers Apt Residences, Clearwater

Terra, Kissimmee

The Anchorage, Cocoa Beach

The Ashley, Daytona Beach Shores

The Bluffs, Sebring

The Bordeaux, Ocoee

The Cedar Island Club, New Smyrna Beach

The Constellation, St Petersburg Beach

The Courageous, St Petersburg Beach

The Crescent Beach Club at Sand Key, Clearwater

The Crescent Beach Club at Sand Key, Clearwater

The Cypress Pointe Resort at Lake Buena Vista, Orlando

The Cypress Pointe Resort II, Orlando

The Enclave at Orlando, Orlando

The Grand Coquina, Daytona Beach Shores

The Grande Verandahs on the Bay, St Petersburg

The Grande, Orlando

The Great Outdoors, Titusville

The Hamptons, Heathrow

The Intrepid, St Petersburg Beach

The Lakes Villas I, Clearwater

The Mediterranean, Daytona Beach

The Meridian, Cocoa Beach

The Ocean Ritz of Daytona, Daytona Beach

The Oceans Cloverleaf North, Daytona Beach Shores

The of Eden Isle, St Petersburg

The Peninsula, Daytona Beach Shores

The Residences of Winter Park, Winter Park

The Resort on Cocoa Beach, Cocoa Beach

The Sherwin, Daytona Beach Shores

The Springs Community, Longwood

The Townhomes of Lake Seminole No 4, Seminole

The Village at Melbourne, Melbourne

The Villages of Seaport, Cape Canaveral

The Villas at East Park, Orlando

The Weatherly, St Petersburg Beach

Thornton Park Central, Orlando

Tidesfall, Ormond Beach

Tortoise Island, Satellite Beach

Traders Inn Beach Club, Ormond Beach

Trails West, Deland

Tropic Shores, Daytona Beach Shores

Tropic Sun Towers, Ormond Beach

Twenty One Riverside, Cocoa

Ultimar Three, Clearwater

Ultimar, Clearwater

Vacation Village at Parkway, Kissimmee

Vacation Villas at Fantasyworld Two, Kissimmee

Vacation Villas at Fantasyworld, Kissimmee

Venetian Bay Villages, Kissimmee

Ventura Country Club Community, Orlando

Ventura Village, Orlando Victoria Gardens, DeLand

Victoria Park Community Council, DeLand

Villa Villar, DeLand

Village on the Green I, Clearwater

Villas at Fortune Place, Kissimmee

Vista Lakes Community, Orlando

Vittoria, Treasure Island

Waterford Lakes Community, Orlando

Waterstreet at Celebration, Celebration

Wekiva Village, Apopka

Wesmere, Ocoee

Westshore Place, Indian Shores

Whitley Bay West, Cocoa

Whitley Bay, Cocoa

Wildwood Homes, Winter Springs

Willowbrook Neighborhood, Heathrow

Wimbledon Park No 1, Orlando

Winding Wood IX, Clearwater Windrush Bay, Tarpon Springs

Wintermere Harbor, Winter Garden

Woodside Village, Clearwater

Yacht & Tennis Club, St Pete Beach

Yale Townhouse Apts, Orlando Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach

Amberwood at Fleming Island, Jacksonville

Atlantic East, St Augustine

Belleza at Ponte Vedra, Ponte Vedra Beach

Brighton Park, Jacksonville

Brightwater, Jacksonville Camachee Island 1, St Augustine

Canopy Walk, Palm Coast

Carrington Place at Fleming Island, St Augustine

Cinnamon Beach at Ocean Hammock, Palm Coast

Clearview Townhouses, Jacksonville

Clifton Village, Jacksonville

Colony Reef Club, St Augustine Crescent Beach Ocean House, St Augustine

Cypress Bridge, Ponte Vedra Beach

Cypress Trace Master, Jacksonville

Deercreek Country Club, Jacksonville

Deermeadows Baptist Church, Jacksonville Drayton Park, Jacksonville

East Hampton, Jacksonville

Fleming Island Plantation CDD, Orange Park

Florida Club, St Augustine

Golfview, Jacksonville

Greenfield, Jacksonville Hammock Grove, Jacksonville

Harbour Island at Marsh Landing, Ponte Vedra Beach

Hawthorn, Jacksonville

Horizons at Stonebridge Village I, Jacksonville Horizons at Stonebridge Village II, Jacksonville

Horizons at Stonebridge Village III, Jacksonville Jacksonville Golf & Country Club, Jacksonville

Jacksonville Golf & Country Club, Jacksonville

Julington Creek Plantation POA, Jacksonville Kingston Dunes, St Augustine Beach

Las Palmas on the Intracoastal, St Augustine Little Bay Harbor, Ponte Vedra Beach

Magnolia Point Community, Green Cove Springs

Mariners Watch, St Augustine

Marsh Landing at Sawgrass I, Ponte Vedra Beach Marsh Landing at Sawgrass II, Ponte Vedra Beach Marsh Landing at Sawgrass III, Ponte Vedra Beach Marsh Landing at Sawgrass IV, Ponte Vedra Beach Marsh Landing at Sawgrass Master, Ponte Vedra Beach Marsh Landing at Sawgrass V, Ponte Vedra Beach

Marsh Landing at Sawgrass VI, Ponte Vedra Beach Marsh Landing at Sawgrass VII, Ponte Vedra Beach Marsh Landing at Sawgrass VIII, Ponte Vedra Beach

Merrill Pines, Jacksonville

Miravista at Harbortown, Jacksonville

Moultrie Trails, St Augustine

Ocean Breeze (Ocean Beach Club II), Flagler Beach

Ocean Gate Phase 1, St Augustine Ocean Hammock POA, Palm Coast

Ocean Palms, St Augustine

Ocean Village Club, St Augustine

Ocean Villas, St Augustine Beach

Old Ponte Vedra Beach, Ponte Vedra Beach Osprey Branch, Jacksonville Oxford Chase, Jacksonville

Palm Coast Resort, Palm Coast Pelican Reef, St Augustine

Pier Point South, St Augustine Beach Pottsburg Crossing, Jacksonville

Quail Point I, Ponte Vedra Beach

Queens Harbour Yacht & Country Club, Jacksonville Regency Wood, Jacksonville

Royal Pines, St Augustine

Saint Johns NW Commercial POA, St Augustine

Saint Johns NW Master, St Augustine

Saint Johns NW Residential POA, St Augustine

Saint Johns SE Master, St Augustine Saint Johns-Six Mile Creek North POA, St Augustine

Salt Creek, Ponte Vedra Beach Sawgrass Island, Ponta Vedra

Sawgrass, Ponta Vedra Beach

Sawmill Lakes Maintenance, Ponte Vedra Beach Sea Place I. St Augustine

Sea Place III, St Augustine Sea Place Master, St Augustine

Sea Winds, St Augustine Seagate North, St Augustine

Seagate, St Augustine Seaguest, Jacksonville Beach

Seascape, Jacksonville Beach Seaside at Anastasia, St Augustine Beach

Sebastian Harbor Villas, St Augustine Six Thousand, Jacksonville Southern Grove, Jacksonville Southwood, St Augustine

St Andrews Place, St Augustine St Augustine Beach and Tennis Club, St Augustine St Augustine Ocean & Racquet Club, St Augustine St Augustine Ocean Resort Co-op, St Augustine

St Augustine Shores Service Corp, St Augustine

Stonebridge Village Master, Jacksonville Summer Grove, Jacksonville

Dreux Isaac & Associates, Inc. Page 15

Partial Client List

Summer Island, St Augustine

Sweetwater by Del Webb Carriage Homes, Jacksonville

Sweetwater by Del Webb Master, Jacksonville

The Alexandria, Jacksonville

The Amenities for the Residences, St Augustine

The Barefoot Trace, St Augustine Beach

The Conquistador Apts, St Augustine

The Crossings at Cypress Trace, Jacksonville

The Greens, St Augustine

The Hampton Glen at Deerwood, Jacksonville

The Landmark, Jacksonville Beach

The Oakbridge, Ponte Vedra Beach

The Ocean Villas at Serenata Bch, Ponte Vedra Beach

The One Bedrooms at Hammock Beach, Palm Coast

The Overlook at Baymeadows, Jacksonville

The Palms at Marsh Landing, Jacksonville

The Plantation, Ponte Vedra Beach

The Preserve on Anastasia Island, St Augustine

The Ravines Community, Middleburg

The Reserve at Pointe Meadows, Jacksonville

The Residences at World Golf Village, St Augustine

The Residences II at World Golf Village, St Augustine

The Sanctuary at Palm Coast, Palm Coast

The Sawgrass Players Club, Ponte Vedra Beach

The Seasons at Kensington, Jacksonville

The Seasons at Mill Cove, Jacksonville

The Woods Community, Jacksonville

Timber Run, Jacksonville

Turnberry, St Augustine

Villa San Marco, St Augustine

Villas at Marsh Landing, Jacksonville Beach

Villas of Timberlin Parc, Jacksonville

Vista Cove, St Augustine

Vistas at Stonebridge Village I, Jacksonville

Windjammer, St Augustine

Wolf Creek, Jacksonville

World Golf Village POA, St Augustine

Florida Panhandle

Association of Southbay by the Gulf, Destin

Bayview Waters, Ft Walton Beach

Beach Colony Resort, Navarre Beachcrest, Santa

Rosa Beach

Breakers East, Destin

Capistrano, Panama City Beach

Cassine Garden Townhomes, Seagrove Beach

Compass Point at Watersound, WaterSound

Compass Pointe II, WaterSound

Crescent Keel, WaterSound Crystal Dunes, Destin

Dolphin Point, Destin

Eden III, Pensacola Eden, Pensacola

Emerald Dunes, Destin

Golf Villas at Regatta Bay, Destin

Islander Beach Resort &, Ft Walton Beach

Lands End of Perdido Key, Pensacola

Largo Mar, Panama City Beach

Marina Bay Resort, Ft Walton Beach

Navarre Towers, Navarre

Oceania, Destin

Perdido Sun, Pensacola

Sandpiper Cove, Destin

Seascape Resorts, Destin

Seminole Legends, Tallahassee

Shipwatch, Pensacola

Siesta Key Chapel, Sarasota

Sugar Dunes, Navarre Beach

The Crossings at Watersound, WaterSound

The Palms at Seagrove, Seagrove Beach

The Pearl, Navarre Beach

The Summit, Panama City Beach

Tivoli by the Sea II, Miramar Beach

Tivoli by the Sea III, Miramar Beach

Tivoli by the Sea, Miramar Beach WaterColor Community, Santa Rosa Beach

WaterColor Gulfside Villas, Santa Rosa Beach

WaterColor Private Residence Club, Santa Rosa Beach

WaterColor Towncenter Community, Santa Rosa Beach

WaterSound Beach Community, WaterSound WaterSound Beach Gatehouse, WaterSound

Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC

Cullasaja Club, Highlands, NC

Cullasaja, Highlands, NC

Laurel Point, Gatlinburg, TN

Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC

Ocean Palms, Hilton Head Island, SC

Southwind at Shipyard, Hilton Head, SC

Southwind II at Shipyard, Hilton Head, SC

Spinnaker at Shipyard, Hilton Head, SC

Sunrise Ridge, Pigeon Forge, TN

The Beach Club, St Simons, GA

The Council Village at Palmetto Dunes, Hilton Head, SC

The Ford Plantation, Richmond Hill, VA

The Plaza in Clayton, Clayton. MO

Vacation Village in the Berkshires, Hancock, MA

Williamsburg Plantation, Williamsburg, VA

Dreux Isaac & Associates, Inc.

HAMAL COMMUNITY DEVELOPMENT DISTRICT

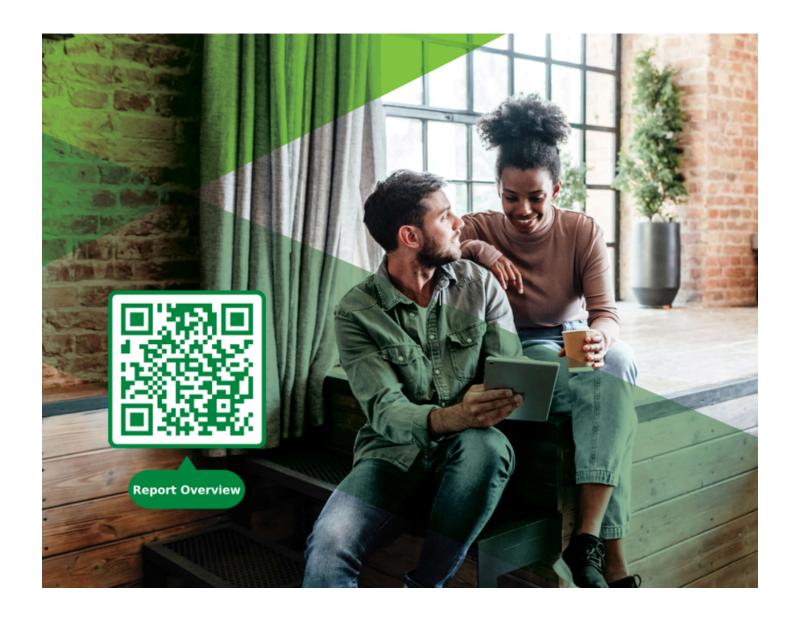
68



Property Wellness Reserve Study Program Proposal Level I Reserve Study

Hamal Community Development DistrictWest Palm Beach, FL

Reserve Advisors, LLC 201 E. Kennedy Boulevard, Suite 1150 Tampa, FL 33602 (800) 980-9881 reserveadvisors.com



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.







Helping Communities Thrive for Over 30 Years

Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community associations the plans they need to ensure the future well-being of their property.

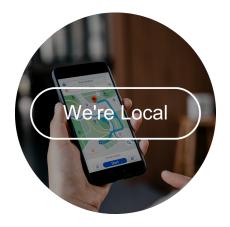
60+

29,000

RESERVE STUDIES CONDUCTED

300+

YEARS OF RESERVE STUDY EXPERIENCE



Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level I Full Reserve Study

			
RESERVE™	LEVEL I	LEVEL II	LEVEL III
ADVISORS	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
Long-term thinking. Everyday commitment.		WITH SITE-VISIT	WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	⊗	⊗	
PRE-INSPECTION MEETING	⊗	⊗	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	⊗	⊗	\otimes
PRIORITIZED LIST OF CAPITAL EXPENDITURES	⊗	Ø	8
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	Ø	Ø	8
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	Ø	Ø	
INCLUSION OF LONG-LIVED ASSETS	⊗	⊗	⊗
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	⊗	⊗	⊗
SUPPORT WITH IMPLEMENTATION OF REPORT	8	⊗	Ø
COMPLIMENTARY REPORT REVISION	8	⊗	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	Ø	Ø	Ø
	RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program - Level I

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Hamal Community Development District comprises 1,321 homes. We've identified and will include the following reserve components:

Clubhouse(s), Pond(s), Playground(s), Pool(s), Streets and Curbs, Post or Pole Lights, Irrigation System, Landscaping, Retaining Walls, Fences, Monuments, Stormwater Management, Irrigation Water Supply, Sewer and Wastewater Management, Street Lights, Pump House, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level I Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.



Your property is your biggest investment. Here's why our solution is the best for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 04 / 10 / 2024, for a **Level I Property Wellness Reserve Study**, is valid for 90 days.

To Start Your Property Wellness Level I Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$9,850.00
This service includes a pre-project meeting to discuss your unique needs and priorities with our engineer. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.	

Total \$9,850.00

2. E-sign below

Signature: Title:

Name: Date:

For: Hamal Community Development District Ref: 211433

3. Pay \$4,925.00 Mailing Address ACH

Retainer via mail or ACH Reserve Advisors, LLC Send Remittances to 'accounting@reserveadvisors.com'

PO Box 88955 at time of payment

Milwaukee, WI 53288-8926

Checking Account Number: 151391168

Routing Number: 075005787

Routing Number: 075905787

Financial Institution: First Business Bank

17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 04 / 10 / 2024, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RABE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim

ougnt by or on behalf ocline refunds in our so	of the parties hereto wole discretion. Refund	our respect to any many many many many many many many	iaiter related to this applicable facts an	agreement. We resid circumstances.	erve the right to limit or

HAMAL COMMUNITY DEVELOPMENT DISTRICT

From: Albert Caruso

To: <u>Jamie Sanchez</u>; <u>mail@kingsmanagement.com</u>

Cc: benjamincuninghamhcdd@gmail.com; William Tanto; "Kings Management"; Stephen Smith

Subject: RE: Hamal Stormwater Pump Station

Date: Wednesday, April 10, 2024 2:33:31 PM

Attachments: image001.png

image002.jpg

Fla Detroit Diesel Quote 1.pdf

Jamie,

I reviewed the contract from April, 2015. The Term was for one year with two additional one year terms (Page 3 of contract). South Florida Utilities was contracted to do not only the emergency generator maintenance but under Composite Exhibit A they were to perform maintenance on the pumps, wet well, floats, controls and telemetry. The initial contract value was \$1,500 per year with an additional \$11,100 per year for the items in Composite Exhibit A (Page 1, Item 2 in the Recitals). Under Recitals (4C, Page 2) it states the District Engineer will act as the District's representative. CAS was never aware of this agreement nor had any communications with S. Florida Utilities. As far back as 3/23 I was communicating with Bruce regarding the need for the various maintenance vendors.

- If S. Florida Utilities is still under contract, has anyone ever received the monthly inspection reports?
- In 8/23 Florida Detroit Diesel replaced the battery from 2018. Why hadn't S. Florida Utilities considered replacing the battery?
- Had S. Florida Utilities ever recommended updating the control panel or telemetry system that AWC is currently replacing?
- The annual service cost of Florida Detroit Diesel for the emergency generator is \$2,619. The yearly maintenance of the control panel, electrical and telemetry system by AWC is \$2,400 and the annual maintenance cost of PSMS for the pumps, floats and wetwell is \$960.00 plus a one-time fee of \$300.00 for installing a monitoring device. That's \$5,979 per year vs. S. Florida Utilities fee of \$12,600.

It's kind of a no-brainer. The S. Florida Utilities contract requires 30 days of written notification prior to termination.

Al Caruso Project Manager Craig A. Smith & Associates

1425 E. Newport Center Drive Deerfield Beach, Florida 33442

Phone: 954-782-8222

e-mail: <u>acaruso@craigasmith.com</u>

From: Jamie Sanchez <sanchezj@whhassociates.com>

Sent: Tuesday, April 9, 2024 2:13 PM

To: Albert Caruso < ACaruso@craigasmith.com>; mail@kingsmanagement.com

Cc: benjamincuninghamhcdd@gmail.com; William Tanto <WTanto@craigasmith.com>; 'Kings Management' <joseph@kingsmanagement.com>; Stephen Smith <SSmith@craigasmith.com>

Subject: RE: Hamal Stormwater Pump Station

Hi Al,

This is the most recent contract that we had in our files. Looks like it was on auto renewal for 3 years which means it would have expired in 2018. Joseph-not sure what additional insight you may have? Please let me know how I can assist so we can have this rectified asap.

Thank you,

Jamie

Jamie Sanchez

District Manager

E-Mail: sanchezi@whhassociates.com Wrathell, Hunt and Associates, LLC

2300 Glades Road #410W Boca Raton, FL 33431 Toll-free: (877)276-0889

Phone: (561)571-0010 ext. 135

Cell: (561)512-9027 Fax: (561)571-0013

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036 Boca Raton, FL 33481

Physical Address (for all payments sent via express services: FedEx, UPS, etc):

2300 Glades Road, Suite 410W Boca Raton, FL 33431

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE <u>DO NOT SEND</u> A WIRE.

www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.





Your Total Power Solution®

	SERVICE	REPAIR ESTIMA	ATE PROPOS	SAL			
	520081		_	F	Proposal Date:	08/2	28/23
	Hamal Community Development		Company:				
	3400 Celebration Blvd				oration Blvd		
,	West Palm Beach		_	Vest Palm	Beach		
State:			State:	(Zip:	
Contact:			Manu	ufacturer: Model#:			
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	This estimate is to return to H	lamal and install	a new battery.			\$310.20	\$748.00
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	ss days from this date. All prices are subject to				Parts		\$310.20
	out notice, and those in effect on the date of				Misc. 4.5%		\$33.66
	all prevail. Customer will be contacted should t	the \square	Deposit Required	i	Enviro 5.0 %		\$37.40
	ceed 15%. All quotes are based on work being						
	on the ground level or within accessible distance	е			Mileage		\$130.00
from the ser	vice vehicle, and during normal weekday				Freight		
business ho	urs unless stated otherwise in quote. Estimate		ax Exempt:	YES	Subtotal		\$1,259.26
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	cation will be given of any additional repairs	County	/ Delivered:	N	Martin		
needed and	will only be performed upon approval by	Surtax:			County Tax	N	ot Included
customer.		Expires:	30 Da	ys]		
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I hereby author	orize the above repair work to be done along with ne	cessary materials. St	ewart and Steven	son FDDA I	LC d/b/a FDDA F	Iorida Detroit	Diesel –
•	mployee may operate the above equipment for the p	•					
	d on equipment to secure the cost of all repairs there		•		•		
	or loss or damage to equipment in case of fire, theft,						
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	Signature:				772-460-4361		
	Date:			Fax#:			
	P.O.#						
	The agreement is subject	t to the SQS torn	ac of calo avai	lahla at th	na link		

www.stewartandstevenson.com/terms-of-sale.

PLEASE FAX OR EMAIL SIGNED PROPOSAL TO COMMENCE WORK

The following Additional Terms of Sale apply except to the extent they are contradicted elsewhere in this Agreement.

IMPORTANT WARRANTY, LIMITATION OF LIABILITY AND INDEMNITY PROVISIONS ARE INCLUDED.

- 1. DEFINITIONS: The term "Seller" means the Stewart & Stevenson affiliate executing this Agreement; "Goods" means the machinery, equipment and other tangible and intangible property along with associated labor, installation and commissioning provided by Seller; the term "Services" means labor and associated parts provided by Seller to maintain, repair or recondition the property of Buyer; "Products" means Goods and/or Services; and "Buyer" means the person to whom such Products are sold. Each of Buyer and Seller is a "Party."
- 2. PRICE: All prices are in U.S. Dollars. Labor rates are subject to change without notice and apply from the time of dispatch of service personnel until the earlier of their return or dispatch to another job. Unless expressly indicated herein, no amount is included in any price for sales, use, privilege, excise or other taxes imposed on or measured by the gross receipts from the sale of Products. Buyer shall promptly pay any such charge directly to the governmental authority assessing them or reimburse on demand any such charges paid by Seller.
- 3. PAYMENTS: All payments shall be in U.S. Dollars, without offset, back charge, retention or withholding of any kind. Any amounts not paid when due will be subject to interest at the rate of 1½% per month, compounded, or the highest non-usurious rate permitted by applicable law, whichever is less. ANY PAYMENT INTENDED AS AN ACCORD AND SATISFACTION MUST BE DIRECTED TO "CREDIT MANAGER, STEWART & STEVENSON, 55 Waugh Drive, Suite 800, HOUSTON, TX 77007."
- 4. DELIVERY AND TITLE: Goods are sold Ex-works Seller's facility (Incoterms® 2010), packed for domestic truck transportation, and are delivered at the time Buyer is notified by Seller that the Goods are at Buyer's disposal. Seller may assess reasonable storage charges based on the volume of the Goods, or store the Goods at a third-party site at Buyer's sole risk and expense, if Goods are not removed when delivered or if payments are not made when due. Services are delivered at the time they are performed. Title to Goods transfers to Buyer on delivery, but Seller retains a security interest in the Goods until it receives full payment for the Goods.
- 5. ACCESS, PERMITS AND UTILITIES: In the event Services are to be performed at a site provided by Buyer, Buyer shall provide Seller's employees free and unobstructed access to the site. Buyer shall ensure safe working conditions, safe storage for Seller's property, and provide all necessary lifting equipment and utilities necessary to perform the Services. Buyer shall obtain all licenses, registrations, and permits necessary for Seller to perform the Services.
- 6. ACCEPTANCE: All Products shall be finally inspected and accepted within thirty days after delivery. Failure of Buyer to provide Seller with an itemized list of defects within such thirty days or to permit Seller a reasonable opportunity to correct any listed defects shall be deemed acceptance of the Products. In the event of multiple shipments or extended Services, each individual shipment shall be separately accepted and Services shall be periodically inspected and accepted. Buyer waives any right to reject Products that substantially conform to their specifications and any right to revoke acceptance after such thirty day period.
- 7. FORCE MAJEURE: Seller shall have no liability for any failure to deliver the Goods to, or perform Services for, Buyer if such failure arises from causes beyond the reasonable control of Seller, including without limitation, government actions, shortages of materials, labor difficulties, fires, floods, acts of God and the effects of civil disobedience.
- 8. DELAYS. Delivery dates are estimates and may be adjusted to reflect circumstances beyond the control of Seller including without limitation delayed performance of suppliers or carriers.
- 9. CHANGES: Seller reserves the right to change the details of any Goods provided that such change shall not impair the performance or critical dimensions of such Goods.
- 10. ADDITIONAL COSTS: In addition to the purchase price, Buyer shall reimburse Seller for any costs Seller incurs as a result of (a) changes in the Products or delays in delivery requested by Buyer; (b) delays in delivery arising from Buyer's failure to provide information, drawings or materials; or (c) changes in the laws, codes, rules or regulations applicable to the Products after the date of this Agreement.
- 11. LIMITED WARRANTY: Products may be or incorporate components manufactured by someone other than Seller. To the extent such components are warranted by their original manufacturers, and to the extent that such warranties are assignable to Buyer, Seller assigns to Buyer any rights and remedies it has relating to such components, and such warranties are the only warranties provided for those components. Seller further agrees to perform any obligations of the original manufacturer under the manufacturer's warranty to the extent that such manufacturer authorizes Seller to perform such warranty obligations.

Seller warrants that it will correct any failure of the Goods to meet the performance specifications herein, or defects in Goods manufactured or reconditioned or Services performed by it, latent or otherwise, of which it is notified in writing within the applicable Notification Period, ex-works Seller's facilities (Incoterms® 2010), or Seller will refund the purchase price of the defective Goods or Services, at Seller's sole discretion and as the exclusive remedy provided.

Notification Periods:

New Goods: within the sooner of 18 months of delivery of the Goods to Buyer or 12 months of the Goods first being placed into service by the original end user.

Services or reconditioned Goods: within 3 months of the Services being performed by Seller or reconditioned Goods being delivered to the Buyer.

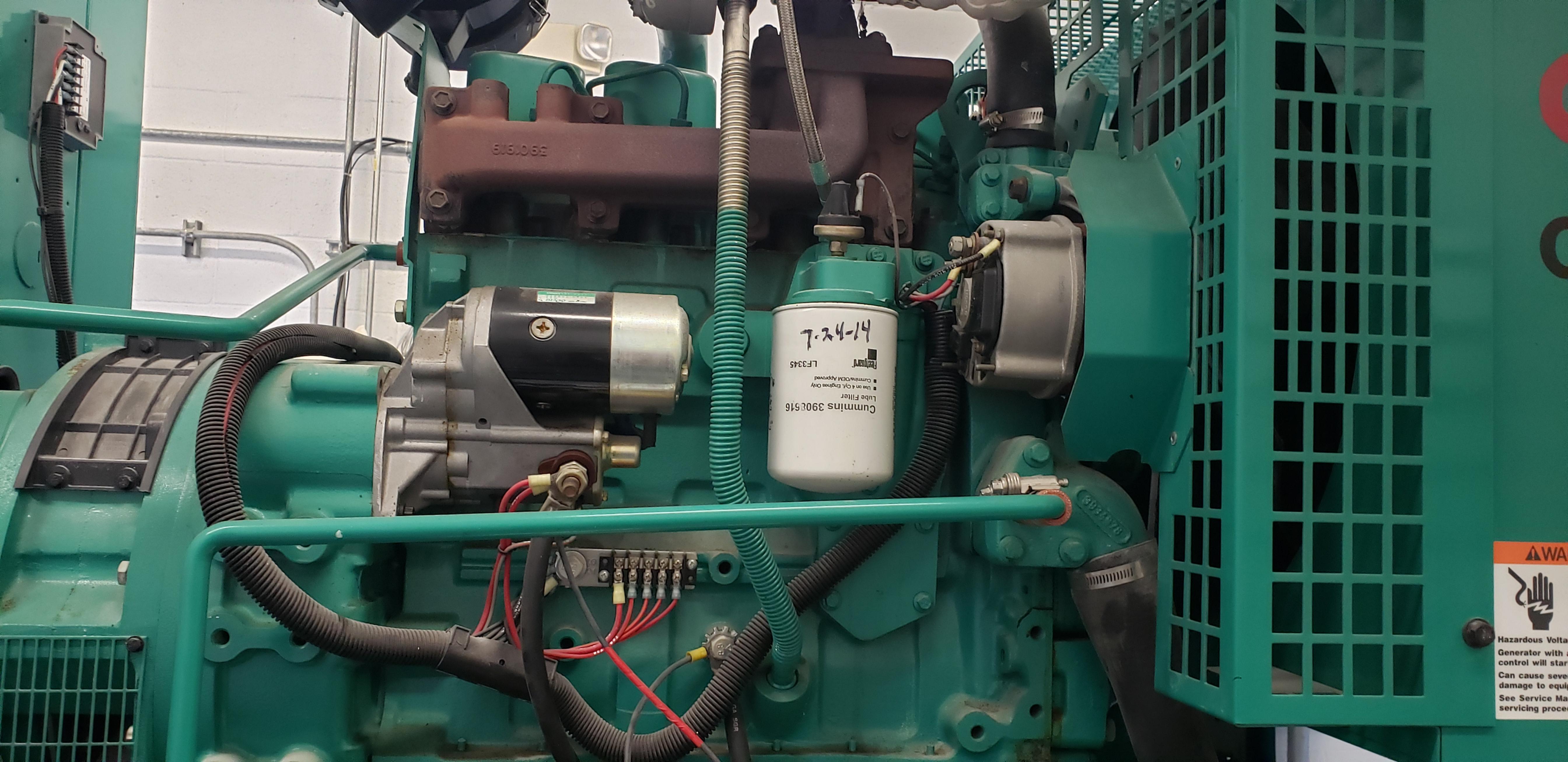
TO THE MAXIMUM EXTENT PERMITTED BY LAW, SELLER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY, NON-INFRINGEMENT, WORKMANLIKE PERFORMANCE OR FITNESS FOR A PARTICULAR PURPOSE.

This Limited Warranty is extended only to Buyer. Buyer may assign this Limited Warranty only to the original end user of the Products. No other assignment of this Limited Warranty is permitted without the express written consent of Seller and any attempted assignment without the consent of Seller is void. Applicable statutes may expand this Limited Warranty.

12. INDEMNITY (INCLUDING FOR NEGLIGENCE): TO THE MAXIMUM EXTENT PERMITTED BY LAW, BUYER HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS SELLER FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, INJURIES, CLAIMS, CAUSES OF ACTION, LIABILITIES, DEMANDS AND EXPENSES (INCLUDING REASONABLE ATTORNEY FEES AND OTHER LEGAL EXPENSES) OF WHATSOEVER KIND AND NATURE, INCLUDING WITHOUT LIMITATION THOSE ARISING FROM INJURY TO, OR ILLNESS OR DEATH OF ANY PERSON AND FOR ALL DAMAGE TO,

LOSS OR DESTRUCTION OF PROPERTY, (COLLECTIVELY, "LOSSES"), RELATED TO OR ARISING OUT OF THIS AGREEMENT OR THE DELIVERY, INSTALLATION, USE, OPERATION OR CONSUMPTION OF PRODUCTS, ANY BREACH OF WARRANTY OR THE FAILURE OF EITHER PARTY TO FULLY PERFORM THIS AGREEMENT, INCLUDING WITHOUT LIMITATION ANY SUCH LOSSES ARISING IN OR FROM CONTRACT, TORT, STRICT LIABILITY, OR PRODUCT LIABILITY OR CAUSED OR OCCASIONED BY ANY NEGLIGENT ACT OR OMISSION OF SELLER, WHETHER SOLE, JOINT OR CONCURRENT. This Indemnity Provision is a material part of this Agreement, supported by and in consideration of a reduction in the purchase price. In this Indemnity Provision, "Seller" means Seller, its parent, subsidiaries, affiliates, directors, officers, agents, representatives, employees, subcontractors, invitees and licensees.

- 13. DEFAULT: On any material breach of this Agreement by Buyer, including without limitation any failure of Buyer to make payments when due, each such being an event of default, Seller will be entitled to terminate this Agreement, to all remedies provided by law or equity, including without limitation its direct damages measured by lost profits as a volume seller. Any non-refundable down payment required by this Agreement is less than the amount of Seller's damages in the event Buyer breaches its obligation to take delivery of Goods when tendered or to pay in full any amounts due.
- 14. LIMITATION OF LIABILITY: TO THE MAXIMUM EXTENT PERMITTED BY LAW, NEITHER PARTY SHALL HAVE ANY LIABILITY TO THE OTHER FOR ANY INCIDENTAL, RESERVOIR, POLLUTION, SPECIAL, EXEMPLARY, INDIRECT OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION LOSS OF USE, REVENUES, PROFITS OR OTHER OPPORTUNITIES, ARISING FROM THE PURCHASE OR SALE OF PRODUCTS, THE USE, OPERATION OR CONSUMPTION OF PRODUCTS, ANY BREACH OF WARRANTY OR THE FAILURE OF EITHER PARTY TO FULLY PERFORM THIS AGREEMENT, EVEN IF A PARTY WAS AWARE OF THE POSSIBILITY OF THE OTHER PARTY SUSTAINING SUCH DAMAGES, AND EVEN IF THE REMEDY PROVIDED HEREIN FOR A BREACH FAILS OF ITS ESSENTIAL PURPOSE OR A BREACH IS TOTAL AND FUNDAMENTAL, AND EACH PARTY WAIVES THE APPLICATION OF ANY DECEPTIVE TRADE PRACTICES OR CONSUMER PROTECTION LAW. SELLER'S MAXIMUM LIABILITY FOR ANY CLAIM BY BUYER SHALL NOT EXCEED THE PURCHASE PRICE OF THE PRODUCTS ON WHICH THE CLAIM IS BASED.
- 15. EXPORTS: Seller reserves the right to rescind this Agreement, without any liability of Seller to Buyer, if at any time it reasonably believes that Products are intended to or will be shipped, exported or re-exported, directly or indirectly, to any country, person or other entity in contravention of any laws, regulations or administrative orders of the United States or any other jurisdiction to which Seller is subject (a "Contravening Export"). Any actual intention or attempt on the part of the Buyer to effect a Contravening Export will constitute a material breach of this Agreement. Buyer is required to identify the end use, end user, and country of final destination for Products included in this Agreement. Buyer warrants that, with respect to transactions related to this Agreement, it has not committed, and will not commit, any violation of the US Foreign Corrupt Practices Act or any other anti-corruption statute.
- 16. ASSIGNMENT: Neither Party may assign any of its rights or delegate any of its duties under this Agreement, voluntarily or involuntarily, by merger, consolidation, dissolution, operation of law or any other manner without the express written consent of the other, which shall not be unreasonably withheld but without which any attempted or purported assignment or delegation is void. This Agreement binds and benefits both Parties and their respective permitted successors and assigns but does not confer any rights or remedies on any other person.
- 17. WAIVER: The waiver by Seller of any breach of the provisions of this Agreement shall not be deemed to be a waiver of any subsequent breach of a like or different nature. The failure by Seller to enforce any provision of this Agreement shall not be deemed a waiver of that provision.
- 18. DISPUTE RESOLUTION: TO THE EXTENT PERMITTED BY LAW, THE PARTIES KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY ACTION, LEGAL PROCEEDING OR COUNTERCLAIM, WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE, ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.
- 19. INTERPRETATION AND VENUE: The Parties waive the application of the Convention on Contracts for the International Sales of Goods to this Agreement. The laws of the State of Florida (without giving effect to its conflict of laws principles) govern all matters arising out of or relating to this Agreement, including without limitation, its validity, interpretation, construction, performance and enforcement. Venue for any action arising out of or relating to this Agreement shall be in a County of Florida; and the Parties waive any claim of an inconvenient forum. Section headings are provided for convenience only.
- 20. SURVIVAL. The warranty, indemnity, limitation of liability, dispute resolution and interpretation and venue provisions herein survive the termination of this Agreement.
- 21. ENTIRE AGREEMENT: This Agreement contains the entire agreement of the Parties and incorporates any prior agreements or understandings, whether



HAMAL COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

HAMAL COMMUNITY DEVELOPMENT DISTRICT FINANCIAL STATEMENTS UNAUDITED MARCH 31, 2024

HAMAL COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GENERAL FUND MARCH 31, 2024

	General Fund		Debt Service Fund 2021		Total Governmental Funds	
ASSETS		T unu		IIIQ 202 I		runus
Cash	\$	809,432	\$	_	\$	809,432
Investments	Ψ	000,402	Ψ		Ψ	000,402
Centennial		256,977		_		256,977
FineMark MMA		249,953		_		249,953
FineMark ICS		298,461		_		298,461
Iberia - MMA		25,215		_		25,215
Bank United		453,330		_		453,330
Revenue		-		688,504		688,504
Prepayment		_		20,707		20,707
Optional redemption		_		269		269
COI		_		6,044		6,044
Due from other funds				0,0		5,5
General fund		_		9,853		9,853
Deposits		135		-		135
Total assets	\$2	,093,503	\$	725,377	\$	2,818,880
		, ,		. = 0,0		
LIABILITIES						
Liabilities:						
Accounts payable off-site	\$	1,000	\$	-	\$	1,000
Due to other funds	•	,	•		•	•
Debt service (series 2021)		9,853		-		9,853
Taxes payable ,		122		-		122
Total liabilities		10,975		_		10,975
		· · · · · · · · · · · · · · · · · · ·	-			<u> </u>
FUND BALANCES						
Nonspendable						
Prepaids and deposits		135		-		135
Restricted						
Debt service		-		725,377		725,377
Assigned						
3 months working capital		180,302		-		180,302
Sound barriers		100,000		-		100,000
Stormwater pump station		300,000		-		300,000
Culvert repair/replacement		100,000		-		100,000
Disaster recovery		500,000		-		500,000
Unassigned		902,091		-		902,091
Total fund balance	2	,082,528		725,377		2,807,905
Total liabilities and fund balances	\$2	,093,503	\$	725,377	\$:	2,818,880

HAMAL

COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GENERAL FUND

FOR THE PERIOD ENDED MARCH 31, 2024

	Current		Year to				% of	
	Month		Date		e Budget		Budget	
REVENUES								
Assessment levy	\$	8,667	\$	585,003	\$	618,205	95%	
Fair share agreement		-		59,979		46,302	130%	
Interest & misc. income		2,277		13,352		1,500	890%	
Total revenues		10,944		658,334		666,007	99%	
				 _		<u> </u>		
EXPENDITURES								
Administrative								
Supervisors fee & FICA tax		-		1,507		7,536	20%	
Management/recording/accounting		3,671		22,024		44,048	50%	
Trustee		· -		· <u>-</u>		4,350	0%	
Legal		-		1,753		20,000	9%	
Engineering		_		9,750		15,000	65%	
Audit		6,784		7,784		8,784	89%	
Arbitrage rebate calculation		-		-		1,250	0%	
Postage		_		21		750	3%	
Legal advertising		_		429		2,500	17%	
Office supplies		_		367		250	147%	
Other current charges		_		-		750	0%	
Annual special district fee		_		175		175	100%	
Insurance		_		7,288		7,746	94%	
FASD annual dues		-		2,000		1,500	133%	
		-					107%	
Pump station/equipment insurance		-		11,446		10,654 705	0%	
Website		-		210			100%	
ADA website compliance		- 02		210		210		
Dissemination agent		83		500		1,000	50%	
Total administrative expenses	-	10,538		65,254		127,208	51%	
Maintenance								
Telephone		722		722		2,040	35%	
Field operations management		7,500		15,000		30,000	50%	
Landscape maintenance		,		-,		,		
Mowing, edging, pruning & weed control		9,110		54,662		109,324	50%	
Turf replacement		-		-		20,000	0%	
Mulch		_		14,400		29,120	49%	
Insect, weed, fertilization		4,718		28,755		56,610	51%	
Annuals removal, replacement, installation		-		20,700		15,450	0%	
Tree pruning		26,523		26,523		27,318	97%	
Irrigation system maintenance		727		4,363		8,726	50%	
Irrigation repairs		660		660		12,000	6%	
Capital outlay		000		000		30,400	0%	
Landscape replacement		-		-		20,000	0%	
Preventative maintenance: pump station		105		5 050			45%	
Repair/maintenance: pump station		125		5,050		11,100		
Nepali/IIIalilieiialice. pullip station		-		31,495		4,000	787%	

HAMAL

COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GENERAL FUND

FOR THE PERIOD ENDED MARCH 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Maintenance (continued)				
Lake maintenance	2,022	12,132	24,000	51%
Fountain maintenance	139	9,099	28,000	32%
Holiday landscape lighting	-	-	7,500	0%
Contingency	15	10,226	16,600	62%
Wall maintenance	13,460	13,460	15,000	90%
Utilities		33,186	62,000	54%
Total maintenance expenses	65,721	259,733	529,188	49%
Other fees and charges				
Information system services	_	2,030	2,030	100%
Tax collector	87	5,850	6,440	91%
Total other fees and charges	87	7,880	9,611	82%
Total expenditures	76,346	332,867	666,007	50%
Evenes (definions) of management				
Excess (deficiency) of revenues	(GE 400)	325,467		
over (under) expenditures	(65,402)	323,407	-	
Fund balance - beginning	2,147,930	1,757,061	1,619,968	
Fund balance - ending				
Nonspendable				
Prepaid expenditures and deposits Assigned	135	135	-	
3 months working capital	180,302	180,302	180,302	
Sound barriers	100,000	100,000	100,000	
Stormwater pump station	300,000	300,000	300,000	
Culvert repair/replacement	100,000	100,000	100,000	
Disaster recovery	500,000	500,000	500,000	
Unassigned	902,091	902,091	439,666	
Total fund balance - ending	\$ 2,082,528	\$ 2,082,528	\$ 1,619,968	
			-	

HAMAL

COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2017) FOR THE PERIOD ENDED MARCH 31, 2024

	Current Month		Year to Date	Budget	% of Budget
REVENUES Assessment levy Assessment prepayment Interest Total revenues	\$ 9,952 - 2,657 12,609	\$	671,717 4,259 7,830 683,806	\$ 709,912 - - 709,912	95% N/A N/A 96%
EXPENDITURES Principal Principal prepayment Interest 11/1 Interest 5/1 Total expenditures	 - - - - -		20,000 48,900 - 68,900	611,000 - 48,872 48,872 708,744	0% N/A 100% 0% 10%
Other fees and charges Tax collector Total other fees and charges Total expenditures Excess (deficiency) of revenues over (under) expenditures	100 100 100 12,509	_	6,718 6,718 75,618 608,188	 7,395 7,395 716,139 (6,227)	91% 91% 11%
Fund balances - beginning Fund balances - ending	 712,868 725,377	\$	117,189 725,377	\$ 90,816 84,589	

HAMAL COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

1 2 3 4		MINUTES O HAN COMMUNITY DEVE	/ AL			
5	The Board of Supervisors of the Hamal Community Development District held a Regular					
6	Meeting on April 8, 2024 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West					
7	Palm Beach, Florida 33411.					
8 9	Present were:					
10 11 12 13 14	Joseph Petrick Ione Senior Marc DePaul Benjamin Cuninghar	n	Chair Assistant Secretary Assistant Secretary Assistant Secretary	/		
15 16	Also present:					
17 18 19 20 21	Jamie Sanchez Michelle Rigoni (via Al Caruso Joseph King	telephone)	District Manager District Counsel District Engineer Kings Managemen	t & Landscape Supervisor		
21 22 23	Residents present:					
24252627	Bensy Sanon Cheryl Model Bonnie Bresalier	Sharon Johnson C. Daniel Kipnis Scott Bresalier	Candida Young Ray McGogney	Leesa Cuningham Stephane Joseph		
28 29 30	FIRST ORDER OF BUSINESS		Call to Order/Roll	Call		
31	Mr. Petrick called th	e meeting to order a	t 6:00 p.m.			
32	Supervisors DePaul,	Cuningham, Senior a	nd Petrick were prese	nt. One seat was vacant.		
33						
34 35	SECOND ORDER OF BUSINE	SS	Pledge of Allegian	ce		
36 37	The Pledge of Allegia	ance occurred during	the Third Order of Bu	siness.		
38 39	THIRD ORDER OF BUSINESS	3	Public Comments			

Mr. Petrick welcomed everyone, noted that this is not an HOA meeting and that the CDD protocols for public comments are different than in HOA meetings.

All present recited the Pledge of Allegiance.

Ms. Sanchez explained the protocols for public comments, which are heard at the beginning and the end of the meeting.

Resident Dan Kipnis and former Federal, State and Local Water Management Board Member for over 35 years asked the Board to reconsider using a certain herbicide in the lakes, which he believes is a carcinogenic, is destroying Florida native grasses and is detrimental to various wildlife. In his opinion there is not an invasive weed problem in the CDD lakes. He provided a copy of an underwater YouTube video of the lake after it is treated. Ms. Sanchez will email the link to the Board.

Resident Bensy Sanon formally expressed his interest in being appointed to Seat 5.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5

Ms. Sanchez stated this is an updated agenda item title. She apologized for the District Management's office error posting an incorrect agenda to the CDD website and distributing it to the Board in the electronic version. The incorrect agenda should not have included an interested candidate's name in the title; it was corrected immediately upon notification.

Ms. Sanchez recalled that candidates Cheryl Model, Loytavian Harrell and Bruce Frost complied with the Board's directive for interested candidates to submit their resumes or letters of interest in advance of the December meeting. She asked the Board's direction, as candidate Bensy Sanon spoke to her about a month ago expressing possible interest but did not submit any information to Management's office.

Board Members discussed whether to consider a late entry, noted three seats will be up for election at the November 2024 General Election.

The consensus was to encourage the interested candidates to proceed with the candidate qualification process during the candidate qualifying period in order to run for election during the November 2024 General Election.

70	The Board decided not to fill Seat 5 as, by the time an appointment is made, only a few						
71	71 meetings will remain before the General Election.						
72	This item will be removed from future agendas. No action was taken.						
73	Administration of Oath of Office to Appointed Supervisor (the following will also be						
74	provided in a separate package)						
75	A.	A. Required Ethics Training and Disclosure Filing					
76		Sample Form 1 2023/Instructions					
77	В.	Membership, Obligation	n and Respo	onsibilities			
78	C.	Guide to Sunshine Am	nendment a	and Code of Ethics for Public Officers and			
79		Employees					
80	D.	Form 8B – Memorando	um of Votir	ng Conflict for County, Municipal and other			
81		Local Public Officers					
82							
83 84	FIFTH ORDEF	R OF BUSINESS		Consideration of Resolution 2024-01, Appointing and Removing Officers of the			
85 86				District and Providing for an Effective Date			
85 86 87	Ms. S	uit presented Resolution 2	2024-01. Mr	District and Providing for an Effective Date DePaul nominated the following slate:			
86	Ms. S	uit presented Resolution 2 Joe Petrick	2024-01. Mr	-			
86 87	Ms. S	·	2024-01. Mr	. DePaul nominated the following slate:			
86 87 88	Ms. S	Joe Petrick	2024-01. Mr	. DePaul nominated the following slate: Chair			
86 87 88 89	Ms. S	Joe Petrick Benjamin Cunningham	2024-01. Mr	. DePaul nominated the following slate: Chair Vice Chair			
86 87 88 89 90	Ms. S	Joe Petrick Benjamin Cunningham Ione Senior	2024-01. Mr	. DePaul nominated the following slate: Chair Vice Chair Assistant Secretary			
86 87 88 89 90		Joe Petrick Benjamin Cunningham Ione Senior Marc DePaul		DePaul nominated the following slate: Chair Vice Chair Assistant Secretary Assistant Secretary			
86 87 88 89 90 91	No ot	Joe Petrick Benjamin Cunningham Ione Senior Marc DePaul Vacant	de.	DePaul nominated the following slate: Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary			
86 87 88 89 90 91 92 93	No ot This F	Joe Petrick Benjamin Cunningham Ione Senior Marc DePaul Vacant ther nominations were ma	de. even Pincus	DePaul nominated the following slate: Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary as Vice Chair.			
86 87 88 89 90 91 92 93	No ot This F	Joe Petrick Benjamin Cunningham Ione Senior Marc DePaul Vacant ther nominations were ma	de. even Pincus	DePaul nominated the following slate: Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary as Vice Chair. Dard remain unaffected:			
86 87 88 89 90 91 92 93 94 95	No ot This F	Joe Petrick Benjamin Cunningham Ione Senior Marc DePaul Vacant ther nominations were ma	ide. even Pincus nts by the Bo Secret	DePaul nominated the following slate: Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary as Vice Chair. Dard remain unaffected:			
86 87 88 89 90 91 92 93 94 95	No ot This F	Joe Petrick Benjamin Cunningham Ione Senior Marc DePaul Vacant ther nominations were ma Resolution removes Mr. Statellowing prior appointment	ide. even Pincus nts by the Bo Secret Assista	DePaul nominated the following slate: Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary as Vice Chair. Oard remain unaffected:			
86 87 88 89 90 91 92 93 94 95 96	No ot This F	Joe Petrick Benjamin Cunningham Ione Senior Marc DePaul Vacant ther nominations were matesolution removes Mr. Stepollowing prior appointment Craig Wrathell Cindy Cerbone	ide. even Pincus nts by the Bo Secret Assista	DePaul nominated the following slate: Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary as Vice Chair. Dard remain unaffected: Eary ant Secretary			

On MOTION by Mr. DuPaul and seconded by Mr. Petrick, with all in favor, the nomination of Mr. Benjamin Cunningham as Vice Chair, was approved.

On MOTION by Mr. Petrick and seconded by Ms. Senior, with all in favor, Resolution 2024-01, Appointing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Discussion: Fiscal Year 2025 Budget

Ms. Sanchez presented Resolution 2024-02. Seats 3 and 4, currently held by Mr. Petrick and Ms. Senior, and vacant Seat 5 will be up for election at the November 2024 General Election. She explained the candidate qualification process and the candidate qualifying period, which runs from noon, June 10, 2024 to noon, June 14, 2024.

On MOTION by Mr. Cunningham and seconded by Mr. DePaul, with all in favor, Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Palm Beach County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ms. Sanchez presented a draft of the proposed Fiscal Year 2025 budget. She explained line item increases, decreases and adjustments compared to the Fiscal Year 2024 budget. Formal presentation of the proposed Fiscal Year 2025 budget will be at the next meeting.

Discussion ensued regarding the Holiday Landscape lighting, mulch, Landscape and Turf replacement budget line items; lighting issue at the Hamilton Bay entrance; the 2.5% estimated assessment increase; and Staff incorporating a new Reserve Study budget line item and obtaining the cost for the budget.

EIGHTH ORDER OF BUSINESS	Consideration of Kings Management
	Services, Inc. Proposal Number 5904
	[Removal and Disposal of Ficus Hedges
	Around Lift Station in LB Entrance]

Mr. King presented the landscape proposal for the Liberty Bay entrance, with options to plant 7-gallon or 15-gallon clusia to replace the ficus hedges around the 80' fence.

Discussion ensued regarding the slight difference in maintaining clusia than ficus hedges and the Board agreeing for Mr. Petrick to approve the invoice for 15-gallon clusia outside of a CDD meeting, subject to Ms. Sanchez and Mr. Smith verifying that the CDD owns and maintains the area around the lift station; if not, this item will be presented at the next meeting.

NINTH ORDER OF BUSINESS Consideration of Allstate Resource Management, Inc. Inspection Report and Stormwater System/Maintenance Proposal

The Allstate Resource Management, Inc. (Allstate) Inspection Report was included for informational purposes.

Ms. Sanchez presented the Allstate Resource Management, Inc. Maintenance Agreement dated December 11, 2023 to perform maintenance on the stormwater system; Allstate agreed to keep the same price. The prior Agreement was in 2021.

Ms. Rigoni stated that her office will prepare an Amended and Restated Agreement, which will be valid through 2026.

On MOTION by Mr. Cunningham and seconded by Mr. DePaul, with all in favor, Allstate Resource Management, Inc. Inspection Report and Stormwater System/Maintenance Proposal, in a not-to-exceed amount of \$31,810, were approved.

172 173 174 175 176 177	TENTI	HORDER OF BUSINESS	Acceptance of Unaudited Financial Statements as of February 29, 2024
	6 1	·	at the Undeposited Funds listed are from the
178			next meeting. She has the invoice resulting in
179	the "R	epair/maintenance pump station" budget lir	ne item exceeding budget.
180 181 182 183		On MOTION by Ms. Senior and seconded the Unaudited Financial Statements as of	-
184 185 186	ELEVE	NTH ORDER OF BUSINESS	Approval of Minutes
187	A.	November 13, 2023 Regular Meeting	
188	В.	January 15, 2024 Special Meeting	
189			
190 191 192 193		On MOTION by Mr. Petrick and seconded November 13, 2023 Regular Meeting and Minutes, as presented, were approved.	
194 195	TWEL	FTH ORDER OF BUSINESS	Staff Reports
196 197	Α.	District Counsel: Kutak Rock LLP	·
198		There was no report.	
199	В.	District Engineer: Craig A Smith & Associat	res
200		Mr. Caruso stated that, if the remote readi	ng on the pump station software is successful
201	this w	eek, they will send the I.P. address for testi	ng and schedule the training in the next two
202	weeks		
203	c.	Operations Manager: King's Management	Services, Inc.
204		Mr. King stated that all the issues with the	ne fountains appear to have been corrected,
205	includ	ing the lights.	
206	D.	District Manager: Wrathell, Hunt and Asso	ociates, LLC

207	NEXT MEETING DATE: May 13, 2024 at 6:00 PM
208	O QUORUM CHECK
209	The next meeting will be held on May 13, 2024; the proposed Fiscal Year 2025 budge
210	will be on the agenda.
211	will be on the agenua.
212 213	THIRTEENTH ORDER OF BUSINESS Supervisors' Requests
214	Mr. Cunningham asked for information about the ethics training requirements. Ms
215	Sanchez will email the links to free online courses and other programs to fulfill the requirement
216	Ms. Rigoni reviewed the information behind Item 4A and recommended that the Board
217	Members review the resources on the Florida Commission on Ethics' (COE) website. Board
218	Members have until December 31, 2024 to complete the training; completion of the
219	requirement will be reported when filing Form 1 in 2025.
220	
221 222	FOURTEENTH ORDER OF BUSINESS Public Comments
223	Ms. Sanchez reiterated the protocols for public comments.
224	Hamilton Bay resident Bonnie Bresalier stated that the fountain technician informed her
225	in March that the nozzles needed to be cleaned and adjustments made and that the lights bulbs
226	are not available. She reported that the lights were not working as of yesterday. Mr. King
227	confirmed that the nozzles were cleaned and noted that Allstate engaged another company to
228	replace the light bulbs. He will inspect the fountain lights and report his findings to
229	Management.
230	Mr. and Mrs. Bresalier stated that, when they did the entrance way, a barrier was no
231	installed to contain the rocks; they voiced safety concerns. Mr. King will obtain a proposal and
232	send it to Ms. Sanchez.
233	
234 235	FIFTEENTH ORDER OF BUSINESS Adjournment
236 237	On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 7:09 p.m.

DRAFT

April 8, 2024

HAMAL CDD

HAMAL COMMUNITY DEVELOPMENT DISTRICT

From: <u>Jamie Sanchez</u>
To: <u>Jamie Sanchez</u>

Subject: FW: Copy of local buisiness tax receipt Kings Managaement

Date: Friday, May 3, 2024 4:50:54 PM

Attachments: image001.png

From: Rigoni, Michelle K. <Michelle.Rigoni@KutakRock.com>

Sent: Thursday, May 2, 2024 5:09 PM

To: Jamie Sanchez <sanchezj@whhassociates.com>; Joe Petrick <joepetrick84@yahoo.com>

Subject: RE: Copy of local buisiness tax receipt Kings Managaement

Good afternoon,

If the Board desires to take some action related to this or any vendor, such as send either a demand letter requesting remediating some of these issues by a date certain or to terminate services at this time, the Board can discuss such direction and authorize staff to act on Board-approved direction at the upcoming meeting.

As to the management services and the landscape services specifically, per my conversation with Jamie, if the Board desires to replace the landscaper, we have hit the threshold to need to go through the RFP. For management services, RFP is not required but the Board may decide to go through an informal one. If the Board determines immediate termination of all management and landscape services is necessary but would like to hire an interim maintenance personnel for landscaping, the Board may choose to do so while going through the formal RFP (and to this end, Jamie, you may want to be ready with some proposals for consideration).

I will defer to you on agenda language, happy to review same prior to wider circulation. Please note, if the Board does decide to go out for RFP, it will be a multi-meeting process first to set the RFP schedule & evaluation criteria and perhaps even present the draft RFP packet (unless Board designates a Board member representative to work with staff outside the meeting) then to receive, evaluate and award the RFP. It's possible that we start the RFP process at the May meeting, but I will defer to Jamie on timing on how fast her team could put together the RFP project manual.

Michelle K. Rigoni

Attorney

Kutak Rock LLP

107 W. College Avenue, Tallahassee, FL 32301 **d:** 850.692,7310

From: Jamie Sanchez < <u>sanchezi@whhassociates.com</u>>

Sent: Thursday, May 2, 2024 9:55 AM

To: Joe Petrick <<u>ioepetrick84@yahoo.com</u>>; Rigoni, Michelle K. <<u>Michelle.Rigoni@KutakRock.com</u>>

Subject: RE: Copy of local buisiness tax receipt Kings Managaement

[CAUTION - EXTERNAL SENDER]

Hi Michelle,

Just following up on joe's email below. Since we will need to have an agenda finalized by next Monday, I want to ensure that we have the correct line items listed.

Thank you,

Jamie

Jamie Sanchez

District Manager

E-Mail: sanchezi@whhassociates.com Wrathell, Hunt and Associates, LLC

2300 Glades Road #410W Boca Raton, FL 33431 Toll-free: (877)276-0889

Phone: (561)571-0010 ext. 135

Cell: (561)512-9027 Fax: (561)571-0013

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036 Boca Raton, FL 33481

Physical Address (for all payments sent via express services: FedEx, UPS, etc):

2300 Glades Road, Suite 410W Boca Raton, FL 33431

<u>FRAUD ALERT</u> ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE <u>DO NOT</u> SEND A WIRE.

www.whhassociates.com

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send electronic mail to this office. Instead, contact this office by phone or in writing.
WHA Logo with Title Letterhead dark grey Letters
?

From: Joe Petrick < <u>joepetrick84@yahoo.com</u>>

Sent: Saturday, April 27, 2024 4:43 PM

To: Jamie Sanchez < <u>sanchezj@whhassociates.com</u>>; Michelle K. Rigoni < <u>michelle.rigoni@kutakrock.com</u>>

Subject: Re: Copy of local buisiness tax receipt Kings Managaement

Hi Jamie and Michelle,

It seems to me that a cure period doesn't even start until written notice of breach is sent. Michelle, if you do not agree that written notice of breach needs to be issued now, please provide a written legal opinion regarding whether they are in breach and what procedural requirements the District needs to follow to protect its rights.

Thanks,

Joe.

do Florida

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION COMMUNITY ASSOCIATION MANAGERS

THE COMMUNITY ASSOCIATION MANAGER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 468, FLORIDA STATUTES

KING, RACHEL DAWN

13682 SAND RIDGE ROAD
PALM BEACH GARDENS FL 33418

LICENSE NUMBER: CAM52035

EXPIRATION DATE: SEPTEMBER 30, 2024

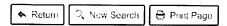
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Business Account Information

LBTR Num: 199515771

Business Name:

KING'S MANAGEMENT SERVICES

Mailing Address: 13682 SAND RIDGE RD

WEST PALM BEACH FL 33418-8639

Tax Type: 56-0001

Location Address: 13682 SAND RIDGE RD

PALM BEACH GARDENS, FL 33418-8639

DBA: KING'S MANAGEMENT SERVICES

Status: Active

License Cert Number: N/A **Business Start Date: 6/1/95**

Owner Name: KING JR E BRUCE

Last updated: 4/25/2024 01:42:44 PM

Important Notice to Business Tax Payer

Local business tax receipts expire September 30 and may be renewed on or after July 1. Delinquent business taxes are payable online. Local business tax receipts not renewed by September 30 are delinquent and subject to a <u>delinquency</u> <u>penalty</u> of ten percent for the month of October, plus an additional five percent for each month of delinquency.



Business Tax Receipt

Add Business Tax bills to the cart then select cart icon ($extstyle \mathcal{L}$) above to checkout.

Total Payable: \$0.00

⊕ Business Tax - Recently Paid

Payment Info - Select to Expand Payment History for Business Tax Receipt

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

COMMUNITY ASSOCIATION MANAGERS

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13682 SAND RIDGE ROAD
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KINGS ASSOCIATION MANAGEMENT INC

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KKENNEDY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/19/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisi

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Kings Management Services, Inc. ***FOR INFORMATION ONLY*** 13682 Sand Ridge Road				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.							
	Palm Beach Gardens, FL 33	418			AUTHORIZED REPRESENTATIVE						

HAMAL COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

HAMAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 13, 2023	Regular Meeting	6:00 PM
December 11, 2023 CANCELED	Regular Meeting	6:00 PM
January 15, 2024	Special Meeting	6:00 PM
February 12, 2024 CANCELED	Regular Meeting	6:00 PM
March 11, 2024 CANCELED	Regular Meeting	6:00 PM
April 8, 2024	Regular Meeting	6:00 PM
May 13, 2024	Regular Meeting	6:00 PM
July 8, 2024	Regular Meeting	6:00 PM
September 9, 2024	Public Hearing and Regular Meeting	6:00 PM