

HAMAL

COMMUNITY DEVELOPMENT DISTRICT

December 9, 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

December 2, 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 December 9, 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
4. Administration of Oath of Office to Newly Elected Supervisors (Joseph Petrick - Seat 3, Lone Senior - Seat 4, Bensy Sanon - Seat 5) *(the following will be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2025-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date
7. Discussion: Kings Management Landscaping and Irrigation

8. Acceptance of Unaudited Financial Statements as of October 31, 2024
9. Approval of September 12, 2024 Public Hearings and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Craig A. Smith & Associates*
 - C. Operations Manager: *Ibero Property Management*
 - D. Landscape Manager: *Kings Management Services, Inc. - Landscaping Division*
 - E. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: February 10, 2024 at 6:00 PM

○ QUORUM CHECK

SEAT 1	MARC DEPAUL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BENJAMIN CUNINGHAM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSEPH PETRICK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	IONE SENIOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	BENSY SANON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Supervisors' Requests
12. Public Comments
13. 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

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RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HAMAL
COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Hamal Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective December 9, 2024:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 9, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER, 2024.

ATTEST:

**HAMAL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HAMAL COMMUNITY DEVELOPMENT DISTRICT RELATING TO
THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30,
2024; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on September 7, 2023, the Board of Supervisors (hereinafter referred to as the “Board”) of the Hamal Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend a portion of the budget previously approved for Fiscal Year 2024.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 9th day of December, 2024.

ATTEST

**HAMAL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY2024 Amended Budget
REVENUES					
Assessment levy	\$ 621,372	\$ 618,205	\$ (3,167)	\$ 3,167	\$ 621,372
Fair share agreement	59,979	46,302	(13,677)	13,677	59,979
Interest & misc. income	26,925	1,500	(25,425)	25,425	26,925
Total revenues	708,276	666,007	(42,269)	42,269	708,276
EXPENDITURES					
Administrative					
Supervisors fee & FICA tax	4,737	7,536	2,799	(2,799)	4,737
Management/recording/accounting	44,048	44,048	-	-	44,048
Trustee	4,031	4,350	319	(319)	4,031
Legal	7,949	20,000	12,051	(12,051)	7,949
Engineering	35,868	15,000	(20,868)	20,868	35,868
Audit	8,784	8,784	-	-	8,784
Arbitrage rebate calculation	-	1,250	1,250	(1,250)	-
Postage	126	750	624	(624)	126
Legal advertising	2,069	2,500	431	(431)	2,069
Office supplies	367	250	(117)	117	367
Contingencies	405	750	345	69,655	70,405
Annual special district fee	175	175	-	-	175
Insurance	7,288	7,746	458	(458)	7,288
FASD annual dues	2,000	1,500	(500)	500	2,000
Pump station/equipment insurance	11,446	10,654	(792)	792	11,446
Website	705	705	-	-	705
ADA website compliance	210	210	-	-	210
Dissemination agent	1,000	1,000	-	-	1,000
Total administrative expenses	131,208	127,208	(4,000)	74,000	201,208
Maintenance					
Telephone	1,872	2,040	168	(168)	1,872
Field operations management	22,500	30,000	7,500	(7,500)	22,500
Landscape maintenance					
Mowing, edging, pruning & weed control	118,434	109,324	(9,110)	9,110	118,434
Turf replacement	-	20,000	20,000	(20,000)	-
Mulch	14,400	29,120	14,720	(14,720)	14,400
Insect, weed, fertilization	61,777	56,610	(5,167)	5,167	61,777
Annuals removal, replacement, installation	-	15,450	15,450	(15,450)	-
Tree pruning	26,523	27,318	795	(795)	26,523
Irrigation system maintenance	10,033	8,726	(1,307)	1,307	10,033
Irrigation repairs	2,052	12,000	9,948	(9,948)	2,052
Capital outlay	-	30,400	30,400	(30,400)	-
Landscape replacement	6,984	20,000	13,016	(13,016)	6,984
Preventative maintenance: pump station	6,375	11,100	4,725	(4,725)	6,375
Repair/maintenance: pump station	70,616	4,000	(66,616)	66,616	70,616

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY2024 Amended Budget
Maintenance (continued)					
Lake maintenance	56,802	24,000	(32,802)	32,802	56,802
Fountain maintenance	18,687	28,000	9,313	(9,313)	18,687
Holiday landscape lighting	6,867	7,500	633	(633)	6,867
Contingency	11,461	16,600	5,139	(5,139)	11,461
Wall maintenance	13,460	15,000	1,540	(1,540)	13,460
Utilities	80,977	62,000	(18,977)	18,977	80,977
Total maintenance expenses	<u>529,820</u>	<u>529,188</u>	<u>(632)</u>	<u>632</u>	<u>529,820</u>
Other fees and charges					
Property appraiser	-	1,141	1,141	(1,141)	-
Information system services	2,030	2,030	-	-	2,030
Tax collector	6,099	6,440	341	(341)	6,099
Property appraiser	150	-	(150)	150	150
Total other fees and charges	<u>8,279</u>	<u>9,611</u>	<u>1,332</u>	<u>(1,332)</u>	<u>8,279</u>
Total expenditures	<u>669,307</u>	<u>666,007</u>	<u>(3,300)</u>	<u>73,300</u>	<u>739,307</u>
 Excess (deficiency) of revenues over (under) expenditures	 38,969	 -	 (38,969)	 (31,031)	 (31,031)
Fund balance - beginning	1,757,061	1,619,968	(137,093)	137,093	1,757,061
Fund balance - ending					
Nonspendable					
Prepaid expenditures and deposits	135	-	(135)	135	135
Assigned					
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	615,593	439,666	(175,927)	175,927	615,593
Total fund balance - ending	<u>\$1,796,030</u>	<u>\$1,619,968</u>	<u>\$ (176,062)</u>	<u>\$ 106,062</u>	<u>\$ 1,726,030</u>

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

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Mr. Petrick stated his preference is for this to occur after the new Field Operations Manager starts on October 1, 2024. Mr. Cunningham stated he can fill in if necessary.

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

Mr. Petrick gave a brief Operations Report during the Seventh Order of Business.

It was noted that, going forward, "Ibero Property Management Corporation" will be listed as the Operations Manager.

Mr. Petrick stated that he will continue filling in until October 1, 2024, when the new Field Operations Manager starts.

▪ **Landscaping Manager: Kings Management-Landscaping Division**

This item was an addition to the agenda.

This new, ongoing agenda item will be inserted after "Operations Manager".

Mr. King responded to questions regarding crews transitioning to weekly trimming around the lakes this time of year, specifically Liberty Isles. He stated that the dead palm trees along the entrance will be replaced within the next few weeks and tree trimming and mulching is scheduled after October 1, 2024.

Mr. Petrick asked Mr. King for the landscaping schedule and a proposal to remove the 3' stump in the Jog Road median for the next meeting

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

- **NEXT MEETING DATE: October 14, 2024 at 6:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 14, 2024 meeting.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Danielle Hanson voiced concerns about security and stated her belief that various people are accessing the community through a gap in the fence.

**HAMAL COMMUNITY
DEVELOPMENT DISTRICT
C/O WRATHELL HUNT &
ASSOCIATES LLC**

**2300 Glades Road Suite 410W
Boca Raton Florida 33431**

561-571-0010

info@hamalcdd.comn

Weekly Operations Report

Field Operations Manage

By

Ibero Property Management Corporation

2500 Metro Centre Blvd Suite 8 West Palm Beach Florida 33407

561-420-0640



PHONE:

(561)420-0640

FAX:

(561)420-0641

EMAIL:

CONTACT@IBEROPROPERTYMGMT.COM

WWW.IBEROPROPERTYMGMT.COM

ADDRESS:

**2500 METROCENTRE BLVD SUITE 8
WEST PALM BEACH FL 33401**



2500 Metro Centre Blvd Suite 8 West Palm Beach Florida 33401
PH (561) 420-0640 FAX (561)420-0641
www.iberopropertymgmt.com

WEEKLY MANAGEMENT REPORT
Hamal Community Development District
Week ending November 22nd, 2024

Date: 11/25 /2024

CCD MEETINGS

- No meeting scheduled for this week

SITE INSPECTIONS / WEEKLY ACTIVITY SUMMARY REPORT

- Perform weekly drive by Jog Road to ensure the area is clean and free of all debris
- Check all irrigation Pumps and Zones to ensure they are operating properly
- Check all electrical stations for Lake irrigation
- Perform a detailed walk-through inspection of the district and find numerous things that need attention.
- Create work orders for the Deficiency that needs to be repaired
- The electrical boxes and pump housing locks were changed

PUMPHOUSE MAINTENANCE AND UPKEEP

- The pumphouse is still dirty but on schedule for cleaning

LANDSCAPING

- Detail Tree trimming for trees hanging over the Hamal wall was completed by Kings Management (See attached Pictures for your Reference).
- Still waiting for Joe King on the Monthly landscaping schedule to be provided
- A large hole in Hamal next to Lake 3 was covered awaiting the sod to be installed by kings management

PEST CONTROL AND FERTILIZATION

- No pest control schedule now (working on getting this in place)

IRRIGATIONS MAINTENANCE

- The main irrigation pump on Jog Road isn't working and will need approval for Joe King to Replace it (Estimate attached for your reference).
- Check all other irrigation stations to ensure proper working conditions
- Follow up with Joe King from King management about the monthly wet check reports due each month

LAKE MAINTENANCES

(See attached reports from all state Resource Management)

FOUNTAIN MAINTENANCE

- All fountains were working properly upon my last inspection (**Attached are lake reports**)

ELECTRICAL SERVICES REPORTS

- No Reported Electrical issues now

ENGINEER SITE REVIEW

- No engineer site review at moments
- No meeting scheduled

SECURITY/INCIDENT / EMERGENCY REPORTS

- No incidents reported this week

REPAIRING AND MAINTENANCE ACTIVITY

- (**Open work Orders in progress**)

INVOICES VERIFICATION

- Invoice codes were confirmed with the accounting department for all outstanding Payments for aging repost

PROPOSALS

- The estimate 1011 from King management for the Irrigation Pump replacement for the Hamilton Bay entrance and lake. (**Attached for reference**)

OPEN WORK ORDERS

- Mulching of the district
- Irrigation Pump Replacement at Hamilton Bay entrance
- Fence Repairs
- Drainage Grill Cover

CLOSE WORK ORDERS


- Tree Trimming overhanging the Hamal wall was completed

Attachments

- Aging Report for approval
- Fountains reports
- Lake Reports
- Estimate from Kings' management for Irrigation Pump replacement
- Pictures of Jog Road Weekly Cleaning as of Friday 11/22/2024

By affixing the signatures to this document, I Dwayne Barrett, field operations manager at Hamal Community Development District., have confirmed that all information and documents listed above have been properly processed and verified to the best of my ability on behalf of the district.

Print Name: Dwayne P Barrett

Signature: _____

Date: 11/25/2024

3:06 PM

11/07/24

Hamal CDD
A/P Aging Detail - On-Site
As of November 7, 2024

Type	Date	Num	Name	Memo	Account	Open Balance
Current						
Bill	11/07/2024	13302	ALLSTATE RESOURCE MANAGEMENT,...	11/24 LAKE MANAGEMENT SERVICES	538.402 · Lake Maintenance	2,022.00
Bill	11/07/2024	2238309 11012024	COMCAST	8535114562238309 11/03/2024-12/02/2024	538.411 · Telephone	199.51
Bill	11/07/2024	SAJ2953	IBERO PROPERTY MANAGEMENT CO...	FIELD MAINTENANCE SERVICES 11/24	538.419 · Field Operations Management	2,500.00
Bill	11/07/2024	9386	KINGS MANAGEMENT SERVICES, INC.	LAWN SERVICE MAINTENANCE\IRRIGATI...	538.400 · Landscape Maint - Mowing, ...	9,110.33
Bill	11/07/2024	9386	KINGS MANAGEMENT SERVICES, INC.	LAWN SERVICE MAINTENANCE\IRRIGATI...	538.407 · Irrigation System Maintenance	727.17
Bill	11/07/2024	9386	KINGS MANAGEMENT SERVICES, INC.	LAWN SERVICE MAINTENANCE\IRRIGATI...	538.414 · Insect, Weed, Fertilization	4,717.50
Bill	11/07/2024	9387	KINGS MANAGEMENT SERVICES, INC.	REMOVAL OF DEAD LIVE OAK TREE\INST...	538.408 · Landscape Replacement	275.00
Bill	11/07/2024	9387	KINGS MANAGEMENT SERVICES, INC.	REMOVAL OF DEAD LIVE OAK TREE\INST...	538.408 · Landscape Replacement	1,185.00
Bill	11/07/2024	177944	LIGHTNING ELECTRIC INC.	QUOTATION 10/14/2024	9999999 · Uncoded Expenses	1,780.00
Total Current						22,516.51
1 - 30						
Bill	10/21/2024	9382	KINGS MANAGEMENT SERVICES, INC.	HURRICANE MILTON CLEANUP	538.700 · Contingency	400.00
Total 1 - 30						400.00
31 - 60						
Total 31 - 60						
61 - 90						
Total 61 - 90						
> 90						
Total > 90						
TOTAL						22,916.51

INVOICE



Electrical • Fire • Security
4810 Georgia Ave. WPB, FL 33405
P: (561) 588-1900 F: (561) 586-4711

PayNow

INVOICE #: 177944

HAMAL, CDD
c/o WRATHELL, HUNT & ASSOC, LLC
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

JOB: HAMAL, CDD - SERVICE
3411 BRIAR BAY BLVD
WEST PALM BEACH, FL 33411

ACCOUNT NO	INVOICE DATE	TERMS	DUE DATE	ORDER	PO / JOB #	PAGE
HAMALCDD	10/14/2024	Standard	Upon Receipt	29273	TMHAMAL	1

Scope of Proposed Work Includes:

- Remove (3) pole lights.
- Provide and install (3) 150W LED Sylvania pole lights and connect them to existing wiring.
- Bucket truck labor included.

ITEM NO	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED
QUOTATION	1	QUOTATION	1,780.00	1,780.00

9999
001
onsite

TOTAL AMOUNT 1,780.00

PayNow

****PLEASE PAY FROM THIS INVOICE****
WE APPRECIATE YOUR BUSINESS!
[NOTE: CREDIT CARDS ACCEPTED WITH 3% CONVENIENCE FEE]

WATERWAY MANAGEMENT REPORT



Allstate
RESOURCE MANAGEMENT, INC.

(954) 382-9766 • Fax: (954) 382-9770

www.allstatemanagement.com • e-mail: info@allstatemanagement.com

CUSTOMER Hamm LAD ACCOUNT # 1623 DATE 11-20-2024
WEATHER CONDITIONS Overcast, Windy, Cool BIOLOGIST Voy

WATERWAY I.D.

ALGAE/AQUATIC WEED CONTROL

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING WEEDS

WATER LEVEL

RESTRICTION (# HRS.)

	1	2	3	4	5	6	7	8	9	10
ALGAE TREATMENT					/	/	/	/	/	
BORDER GRASSES										
SUBMERSED AQUATICS										
FLOATING WEEDS										
WATER LEVEL					low					
RESTRICTION (# HRS.)					/					

REMARKS: Picked up debris.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H₂O 80 °F.
DISSOLVED OXYGEN 6.5 ppm.
pH READING 7.8
WATER CLARITY 3'
WATER SAMPLE TO LAB ☐ Yes ☒ No

☐ High ☒ Normal ☐ Low
☐ High ☒ Normal ☐ Low
☐ Acid 1-7 ☒ Neutral 7 ☒ Base 7-14
☒ Good ☐ Fair ☐ Poor
☐ Test

REMARKS: Normal

WETLAND AREA MAINTENANCE

BENEFICIAL VEGETATION NOTED Chama, Rush, Vallisneria, Pondweed
LITTORAL SHELF CARE ☐ Manual Removal ☒ Algae Treated ☐ No Treatment

REMARKS:

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

UNDESIRABLE SPECIES

BIRDS

☒ Wading
☐ Anhinga

☒ Wild Ducks
☐ Cormorant

☒ Largemouth Bass
☐ Triploid Grass Carp
☐ Gar
☒ Muscovies
☐ Kite

☒ Bream
☒ Exotics
☒ Coot
☐ Marsh Hawk

☐ Catfish
☒ Mosquitofish
☐ Gallinule
☐ Osprey

OTHER WILDLIFE

REMARKS: Shis, Alligators, Herons

ESTIMATE

KINGS MANAGEMENT SERVICES,
INC.
13682 Sand Ridge Rd
West Palm Beach, FL 33418-8639

mail@kingsmanagement.com
+1 (561) 324-1690
www.kingsmanagement.com

Bill to
Hamal CDD
c/o Wrathell, Hart, Hunt and Assoc, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Ship to
Hamal CDD
c/o Wrathell, Hart, Hunt and Assoc, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Estimate details
Estimate no.: 1011
Estimate date: 11/07/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Irrigation repairs labor code 538.401	replace irrigation 10hp 3 phase irrigation pump and fittings	1	\$4,350.00	\$4,350.00
2.	538.401 Irrigation Labor Technician		12	\$55.00	\$660.00
3.	538.401 Irrigation Labor helper		12	\$35.00	\$420.00
Total					\$5,430.00

Accepted date

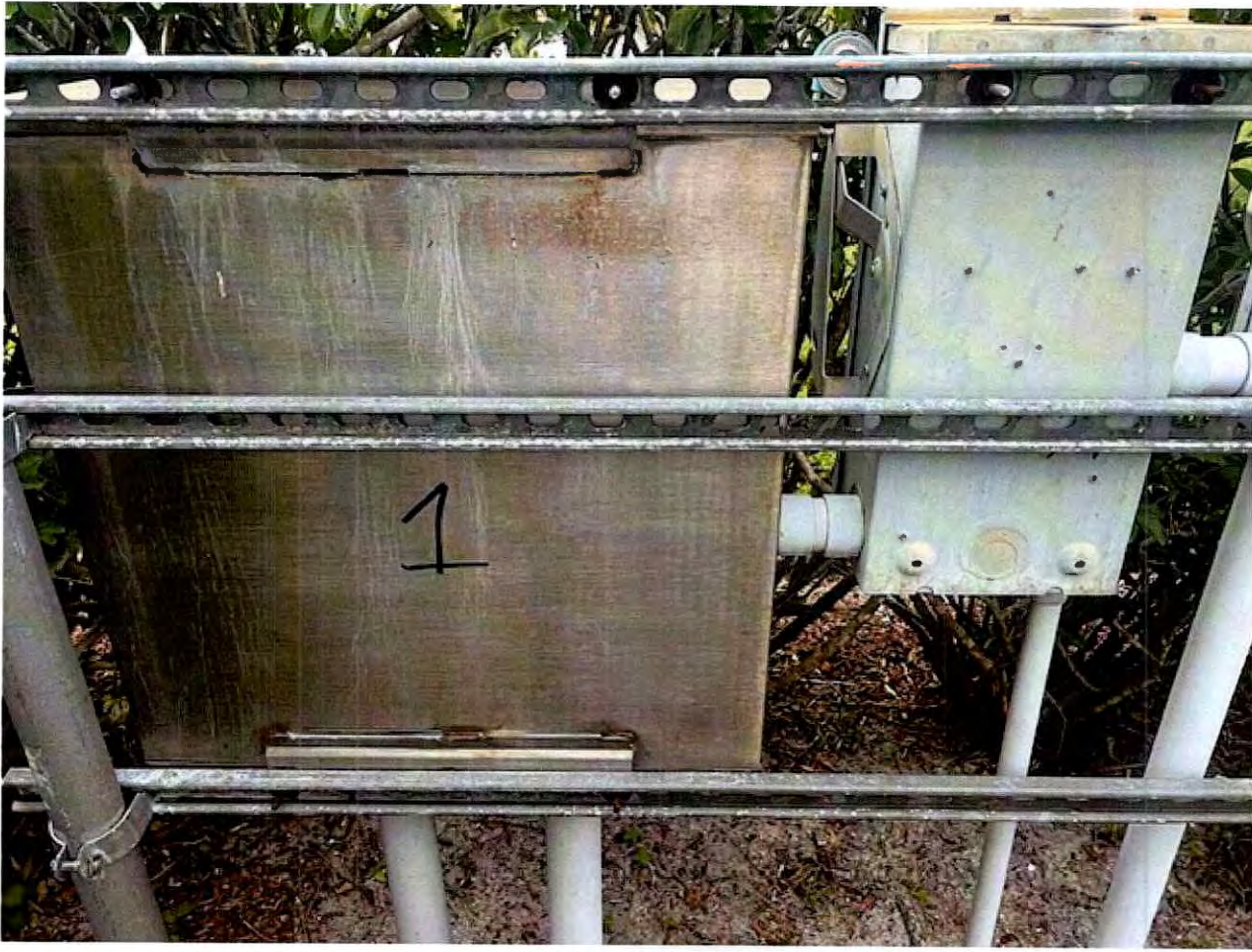
Accepted by













































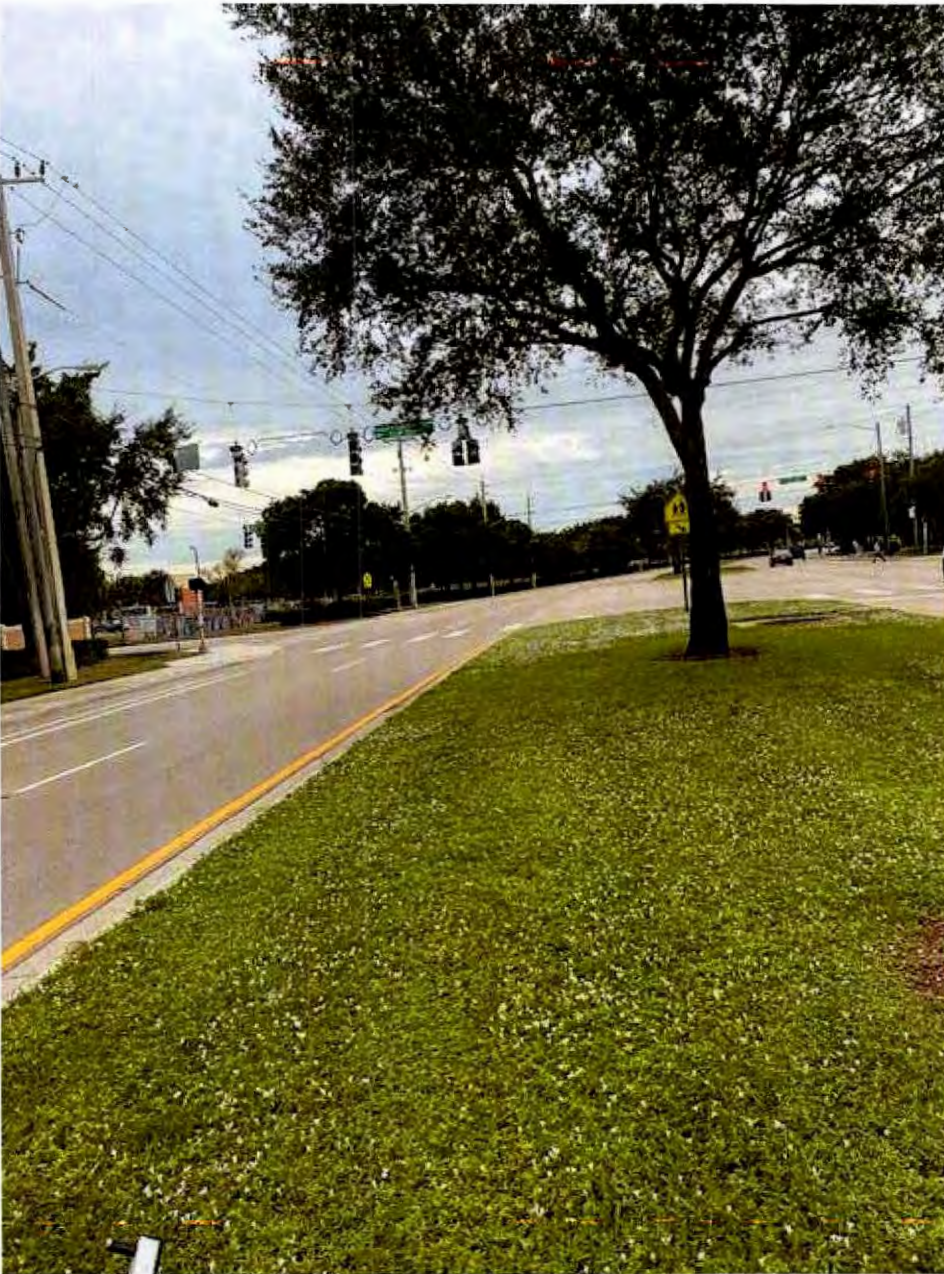










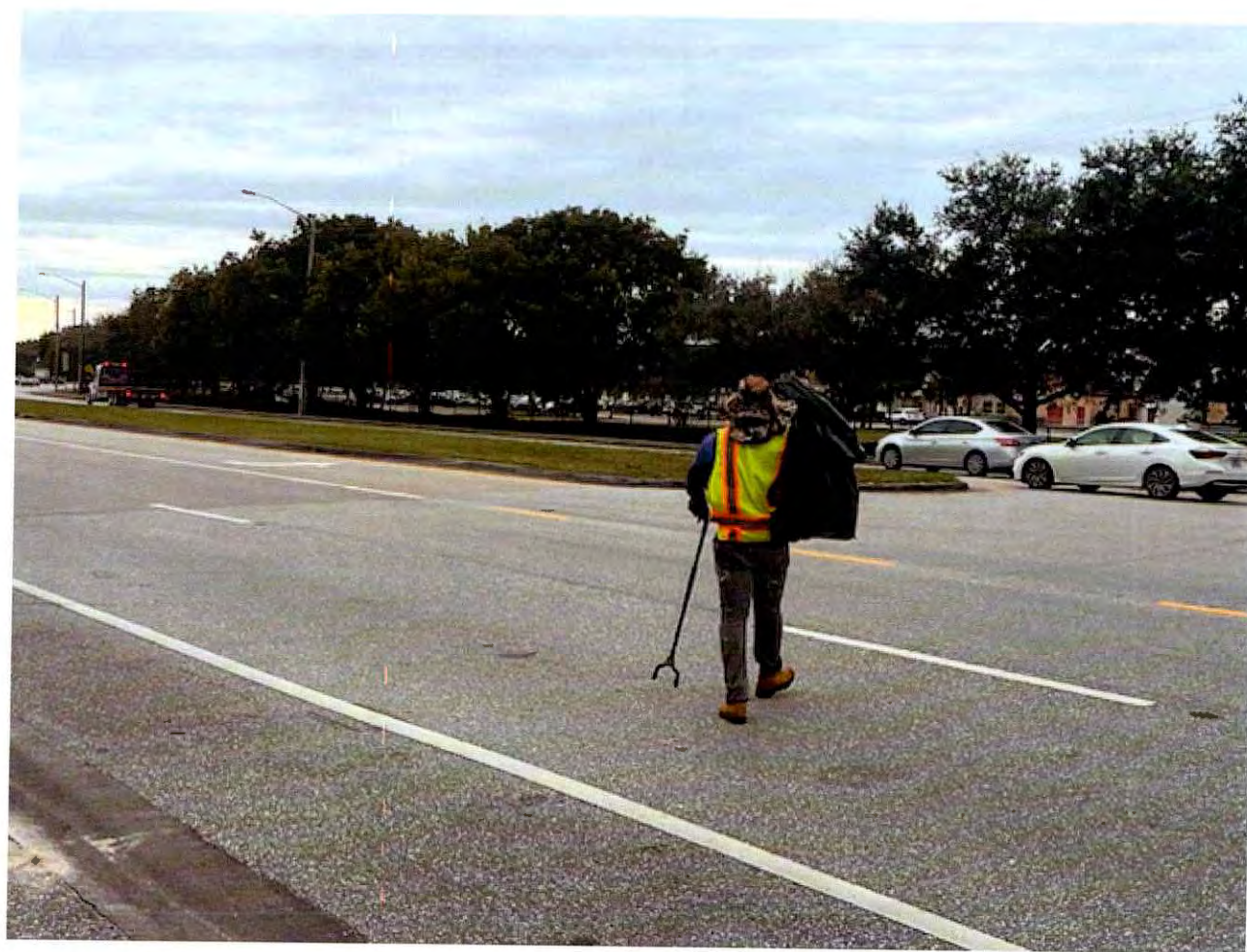


















HAMAL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2024**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
OCTOBER 31, 2024**

	General Fund	Debt Service Fund 2021	Total Governmental Funds
ASSETS			
Cash	\$ 461,070	\$ -	\$ 461,070
Investments			
Centennial	257,956	-	257,956
FineMark MMA	249,922	-	249,922
FineMark ICS	313,068	-	313,068
Iberia - MMA	25,226	-	25,226
Bank United	453,490	-	453,490
Revenue	-	88,145	88,145
Prepayment	-	1,011	1,011
Sinking	-	20,297	20,297
Optional redemption	-	277	277
COI	-	6,220	6,220
Due from other	29,750	-	29,750
Due from other funds			
General fund	-	4,362	4,362
Deposits	135	-	135
Total assets	<u>\$1,790,617</u>	<u>\$ 120,312</u>	<u>\$ 1,910,929</u>
LIABILITIES			
Liabilities:			
Accounts payable off-site	\$ 1,475	\$ -	\$ 1,475
Accounts payable on-site	400	-	400
Debt service (series 2021)	4,362	-	4,362
Total liabilities	<u>6,237</u>	<u>-</u>	<u>6,237</u>
FUND BALANCES			
Nonspendable			
Prepays and deposits	135	-	135
Restricted			
Debt service	-	120,312	120,312
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	603,943	-	603,943
Total fund balance	<u>1,784,380</u>	<u>120,312</u>	<u>1,904,692</u>
Total liabilities and fund balances	<u>\$1,790,617</u>	<u>\$ 120,312</u>	<u>\$ 1,910,929</u>

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 654,689	0%
Fair share agreement	-	-	46,302	0%
Interest & misc. income	2,256	2,256	1,500	150%
Total revenues	<u>2,256</u>	<u>2,256</u>	<u>702,491</u>	0%
EXPENDITURES				
Administrative				
Supervisors fee & FICA tax	-	-	7,536	0%
Management/recording/accounting	3,671	3,671	44,048	8%
Trustee	-	-	4,350	0%
Legal	-	-	20,000	0%
Engineering	-	-	15,000	0%
Audit	-	-	9,084	0%
Arbitrage rebate calculation	-	-	1,250	0%
Postage	-	-	750	0%
Legal advertising	-	-	2,500	0%
Office supplies	-	-	250	0%
Contingencies	14	14	750	2%
Annual special district fee	175	175	175	100%
Insurance	7,798	7,798	8,500	92%
FASD annual dues	2,000	2,000	2,000	100%
Pump station/equipment insurance	11,790	11,790	14,000	84%
Reserve study	4,925	4,925	20,000	25%
Website	-	-	705	0%
ADA website compliance	210	210	210	100%
Dissemination agent	83	83	1,000	8%
Total administrative expenses	<u>30,666</u>	<u>30,666</u>	<u>152,108</u>	20%
Maintenance				
Telephone	200	200	2,040	10%
Field operations management	2,500	2,500	30,900	8%
Landscape maintenance	-	-		
Mowing, edging, pruning & weed control	-	-	112,604	0%
Turf replacement	-	-	20,000	0%
Mulch	-	-	29,120	0%
Insect, weed, fertilization	-	-	58,308	0%
Annuals removal, replacement, installation	-	-	15,914	0%
Tree pruning	-	-	28,138	0%
Irrigation system maintenance	-	-	8,988	0%
Irrigation repairs	-	-	12,360	0%
Capital outlay	-	-	30,400	0%
Landscape replacement	440	440	20,600	2%
Preventative maintenance: pump station	-	-	11,100	0%
Repair/maintenance: pump station	-	-	4,120	0%

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Maintenance (continued)				
Lake maintenance	2,022	2,022	24,000	8%
Fountain maintenance	1,006	1,006	28,840	3%
Holiday landscape lighting	-	-	7,500	0%
Contingency	400	400	16,600	2%
Wall maintenance	-	-	15,000	0%
Utilities	6,717	6,717	63,860	11%
Total maintenance expenses	<u>13,285</u>	<u>13,285</u>	<u>540,392</u>	2%
Other fees and charges				
Property appraiser	-	-	1,141	0%
Information system services	2,030	2,030	2,030	100%
Tax collector	-	-	6,820	0%
Total other fees and charges	<u>2,030</u>	<u>2,030</u>	<u>9,991</u>	20%
Total expenditures	<u>45,981</u>	<u>45,981</u>	<u>702,491</u>	7%
Excess (deficiency) of revenues over (under) expenditures	(43,725)	(43,725)	-	
Fund balance - beginning	1,828,105	1,828,105	1,619,968	
Fund balance - ending				
Nonspendable				
Prepaid expenditures and deposits	135	135	-	
Assigned				
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	603,943	603,943	439,666	
Total fund balance - ending	<u>\$ 1,784,380</u>	<u>\$ 1,784,380</u>	<u>\$ 1,619,968</u>	

**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 OCTOBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 708,180	0%
Interest	449	449	-	N/A
Total revenues	<u>449</u>	<u>449</u>	<u>708,180</u>	0%
EXPENDITURES				
Principal	-	-	621,000	0%
Principal prepayment	-	-	-	N/A
Interest 11/1	-	-	43,010	0%
Interest 5/1	-	-	43,010	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>707,020</u>	0%
Other fees and charges				
Tax collector	-	-	7,377	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>7,377</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>714,397</u>	0%
Excess (deficiency) of revenues over (under) expenditures	449	449	(6,217)	
Fund balances - beginning	119,863	119,863	90,816	
Fund balances - ending	<u>\$ 120,312</u>	<u>\$ 120,312</u>	<u>\$ 84,599</u>	

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held Public Hearings and a Regular Meeting on September 12, 2024 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present were:

Joseph Petrick	Chair
Benjamin Cuningham	Vice Chair
Ione Senior	Assistant Secretary
Marc DePaul (via telephone)	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso	District Engineer
Joseph King	Operations Manager/Landscape Supervisor
Dwayne Barrett	Ibero Property Management Corporation
Chris Saffici	Oxygen Association Services, LLC

Residents present:

Sharon Johnson	Bensy Sanon	Andrea Flynn	Hazel Leslie
Danielle Hanson	Lennox Young		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Cuningham, Senior and Petrick were present. Supervisor DePaul attended via telephone. One seat was vacant.

The Board agreed with Mr. Petrick's request to reorder the agenda.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments

Ms. Cerbone reviewed the protocols for public comments, which are heard at the beginning and end of the meeting. The Board and Staff are not required to respond to any questions or comments during the meeting.

No members of the public spoke.

▪ Consideration of Proposals for Field Operations Management Services

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

Mr. Petrick discussed the Board's decision to engage a new Field Operations Manager and reviewed the responsibilities related to day-to-day CDD operations and being the liaison between the Board and the District Manager.

Mr. Petrick stated three proposals were received. He noted that, because the Access Residential Management, D/B/A Access Management (Access) representative was not able to attend the meeting today, in person or via telephone, Ms. Cerbone will speak about her experience working with Access, who was engaged as the Field Operations Manager in some of her other CDDs.

A. Access Residential Management LLC, D/B/A Access Management

The bid total is \$2,500 per month, equating to \$30,000 annually, commencing August 1, 2024.

B. Ibero Property Management Corporation

The bid total is \$2,500 per month, equating to \$30,000 annually.

C. Oxygen Association Services, LLC

The bid total is \$2,5750 per month, equating to \$30,900 annually.

Ibero Property Management Corporation (Ibero) representative Dwayne Barrett and Oxygen Association Services, LLC (Oxygen) representative Chris Saffici each gave an overview of personal and professional background their respective company's qualifications and experience. Both responded to questions from the Board.

Ms. Cerbone discussed her and Ms. Sanchez's interactions with Access serving as the Field Operations Manager in other CDD's managed by Wrathell, Hunt and Associates, LLC (WHA). She deemed Access very responsive.

Some Board Members expressed their opinion that it is difficult to consider Access without a formal presentation.

Amongst themselves, the Board Members commented on each presentation and the vendors' experience and capability to work for a CDD versus an HOA.

Mr. Cuningham, Mr. Petrick and Mr. DePaul favored awarding the contract to Ibero.

Ms. Senior suggested deferring this item until Access can present its bid.

Mr. Petrick discussed items he and Ms. Sanchez took care of last month in the absence of a Field Operations Manager.

On MOTION by Mr. Petrick and seconded by Mr. Cuningham, with Mr. Petrick, Mr. Cuningham and Mr. DePaul in favor and Ms. Senior dissenting, authorizing Ms. Rigoni to prepare an Agreement with Ibero Property Management Corporation for Field Management/Operational Services, effective October 1, 2024, and provide the Agreement to Ms. Sanchez to have executed outside of a meeting by the Chair or Vice Chair, with ratification at the next meeting, was approved. [Motion passed 3-1]

Mr. Petrick advised the vendor representatives of the Board's decision to award the Field Operations Management Contract to Ibero and stated that the main reason is because of Ibero's experience with the CDD. He told Mr. Barrett that Ms. Sanchez will email the contract to him with an effective date of October 1, 2024.

FOURTH ORDER OF BUSINESS

Presentation/Consideration: Florida Safety Overview/Quote

The Flock Safety Overview and Quote to install a camera system was included for informational purposes.

The Board discussed whether it is more financially prudent to continue repairing a fence periodically damaged by vandalism or to install a camera system that will need to include monitoring capabilities.

The Board agreed with Ms. Cerbone's suggestion to table this item and have the Field Operations Manager research the costs and present this in January 2025.

FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget****A. Proof/Affidavit of Publication****B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-07. She stated that the proposed Fiscal Year 2025 budget is the same as the version presented at the last meeting.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Public Hearing was opened.

Resident Sharon Johnson suggested installing motion lights at the Clubhouse or a Ring-type camera that turns on when activated. She asked if it is a conflict of interest if the CDD Field Operations Manager resides in the CDD.

No other affected property owners or members of the public spoke.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2024-07. Mr. Cuningham noted that the assessment increase is less than the rate of inflation.

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2024-08, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone reviewed the Proposed Assessment Table on Page 9 of the Fiscal Year 2025 Budget, depicting an assessment increase of less than 3%.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2024-08.

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, Resolution 2024-08, Providing for Funding for the FY 2025 Adopted Budget(s);

Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted

SEVENTH ORDER OF BUSINESS**Consideration of Proposals for Field Operations Management Services**

- A. Access Residential Management LLC, D/B/A Access Management
- B. Ibero Property Management Corporation
- C. Oxygen Association Services, LLC

This item was presented following the Third Order of Business.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2024**

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of July 8, 2024 Regular Meeting Minutes**

Ms. Cerbone stated that most information cannot be redacted or left out of the meeting minutes or withheld from the public. With that in mind, she distributed to the Board only, District Counsel's redline version of the meeting minutes wherein District Counsel redacted discussions on Lines 89 through 96 pertaining to security. She noted that the CDD is not required to include Board discussions about security-related matters in the meeting minutes. Going forward, she asked permission to allow the District Manager and District Counsel to discuss and present the minutes accordingly.

Ms. Rigoni stated her recommendation to redact the information is not because the discussion is confidentially exempt; but the type of information that reveals security and safety information about the CDD is confidentially exempt.

Ms. Senior asked if the security camera discussions will be excluded from today's meeting minutes. Ms. Rigoni stated information that reveals security and/or fire safety-related information about the CDD will be excluded from the meeting minutes.

The following changes were made:

Lines 89 through 96: Delete

Line 140: Change "DePaul" to "Cunningham"

Line 185: Change "A Board Member" to "Mr. Petrick"

Line 216: Change "flows" to "floats"

On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, the July 8, 2024 Regular Meeting Minutes, as amended as discussed and to include any additional edits submitted to Management, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Craig A. Smith & Associates

Mr. Caruso reported the following:

➤ AWC completed resetting the water level floats and the as-builts.

Mr. Caruso was asked to bring a copy of the as-builts to the next meeting and to make sure a copy is kept at the Clubhouse and the pump house.

➤ AWC is preparing a yearly maintenance contract to consider at the next meeting.

➤ Florida Detroit Diesel-Allison conducted its annual inspection and tests; they saw no issues, which is reflected in the following reports:

- **Generator Periodic Maintenance Inspection**

- **Standard Generation Load Bank Test Report**

➤ Two vendors are preparing maintenance proposals and asked to inspect the pump station.

Mr. Petrick stated his preference is for this to occur after the new Field Operations Manager starts on October 1, 2024. Mr. Cunningham stated he can fill in if necessary.

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

Mr. Petrick gave a brief Operations Report during the Seventh Order of Business.

It was noted that, going forward, "Ibero Property Management Corporation" will be listed as the Operations Manager.

Mr. Petrick stated that he will continue filling in until October 1, 2024, when the new Field Operations Manager starts.

▪ **Landscaping Manager: Kings Management-Landscaping Division**

This item was an addition to the agenda.

This new, ongoing agenda item will be inserted after "Operations Manager".

Mr. King responded to questions regarding crews transitioning to weekly trimming around the lakes this time of year, specifically Liberty Isles. He stated that the dead palm trees along the entrance will be replaced within the next few weeks and tree trimming and mulching is scheduled after October 1, 2024.

Mr. Petrick asked Mr. King for the landscaping schedule and a proposal to remove the 3' stump in the Jog Road median for the next meeting

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

• **NEXT MEETING DATE: October 14, 2024 at 6:00 PM**

○ **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 14, 2024 meeting.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Danielle Hanson voiced concerns about security and stated her belief that various people are accessing the community through a gap in the fence.

265 THIRTEENTH ORDER OF BUSINESS

Adjournment

266

267 **On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor,**
268 **the meeting adjourned at 7:41 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

HAMAL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

HAMAL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2024 CANCELED	Regular Meeting	6:00 PM
November 7, 2024* CANCELED	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

Exceptions

**The November meeting date is earlier to accommodate the Veterans Day holiday.*