

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held 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.

Present were:

Joseph Petrick
Benjamin Cuningham
Ione Senior
Marc DePaul
Bensy Sanon

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Michelle Rigoni (via telephone)
Al Caruso
Joseph King
Bruce King
Dwayne Barrett
Tom Mullin

District Manager
District Counsel
District Engineer
Operations Manager/Landscape Supervisor

Ibero Property Management Corporation
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:00 p.m. The Oath of Office was administered to Mr. Petrick, Ms. Senior and Mr. Sanon prior to the meeting commencing
All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments

Ms. Sanchez reviewed the protocols for public comments.

Resident Tom Mullin reported that the lights and timer of the fountain in the rear of the community are not functional and asked about repairs.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (Joseph Petrick - Seat 3, Ione Senior - Seat 4, Bensy Sanon - Seat 5) (the following will be provided in a separate package)

Ms. Sanchez stated the Oath of Office was administered to Mr. Petrick, Ms. Senior and Mr. Sanon prior to the meeting commencing. She provided and briefly described the following:

- 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**

Ms. Rigoni stated social media can be a form of public records; therefore, any text messages or voicemail regarding District business that might come before the Board should be identified and forwarded to the District Manager.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-01. Ms. Senior nominated the following slate:

Joe Petrick	Chair
Benjamin Cuningham	Vice Chair
Ione Senior	Assistant Secretary
Marc DePaul	Assistant Secretary
Bensy Sanon	Assistant Secretary

No other nominations were made.

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

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Ms. Senior and seconded by Mr. Cuningham, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

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

Ms. Sanchez presented Resolution 2025-02. She explained that, when expenditures exceed the budget, a budget amendment is necessary to avoid a finding in the audit.

Ms. Rigoni stated, if there is a variance of the actuals in the budget, statutorily, the CDD is required to amend the budget within 60 days.

On MOTION by Mr. Cuningham and seconded by Mr. DePaul, with all in favor, 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, was adopted

SEVENTH ORDER OF BUSINESS

**Discussion: Kings Management
Landscaping and Irrigation**

Ms. Sanchez called attention to the documents in the agenda, including the September 12, 2024 meeting minutes and a weekly Operations Report from Ibero Property Management for the week ending November 22, 2024, with attachments.

Mr. Petrick stated there was a change in the Operations Manager position in August or September 2024 and he filled in as Manager until Mr. Barret assumed the role on October 1, 2024. During this time, issues arose and questions came up regarding certain items, some of which he worked through with the assistance of Ms. Sanchez and General Operations. He made a list of five items that he wished to bring before the Board for discussion, including pest control, delayed mulching, tree trimming, the wet check schedule and a large hole that was left open for several weeks.

Regarding pest control, Mr. Petrick stated the CDD compensates Kings Management (Kings) for landscaping services and they, in turn, have the option of subcontracting the pest control service or providing it themselves. The concern is that the CDD has been paying for a service that was not being rendered. It was discovered that the last time the water retention areas were sprayed for pests and fertilized was November 2022. He cited complaints from the HOA about the condition/appearance of the ponds.

In response to a Board Member's question, Mr. Petrick stated Ms. Sanchez was asked to research the aging detail, review the records and request a contract. Ms. Sanchez stated that the Agreement between the CDD and Kings Landscaping states that the pest control is included with their services and they handle it separately and, so, they were supposed to calculate for the pest control in their total funds. That is something that they would handle separately and Management never had to approve an invoice because that was all done through Kings. She received a pest control service proposal from 2016, signed by Mr. Bruce King, for annual service in 2016 through 2017, not 2024. The Board would have had to approve an agreement with Glattli, for pest control, if that was the case. Ms. Senior stated there must have been an overlap in services. Asked to describe services provided by Glattli, including the frequency, actual service provided and how the company was paid, Mr. King stated Glattli comes on site every two months to maintain the area and bills every two months and the palm trees are trimmed twice per year. Asked to provide documentation of his company's payment to Glattli to prove that this service was performed in the past several years, Mr. Joe King stated he does not have actual receipts because he had difficulty printing the QuickBooks records.

Discussion ensued regarding a scheduled call with District Counsel to discuss this item, resident complaints about the condition of the retention areas, the dead or dying plants along Jog Road, lack of fertilization, the need for a maintenance schedule, the need for proof of payment to Glattli, how far back to request subcontractor invoices and service records.

Mr. Petrick summarized that, for the next meeting, the Board is asking for the records of payment for services to Glattli; a record of a schedule for maintenance, including times and dates; documentation for bi-monthly service from November 2022 to the present, with a forecast out for the next 12 months of service. Per Mr. Petrick, Ms. Sanchez will email a recap of the Board's request to Mr. Joe King, particularly for two years of historical records from Glattli and one year moving forward and blind copy the Board.

Referencing an email handout, Mr. Petrick stated, traditionally over the years, mulch is installed in October, prior to Thanksgiving and the holiday season, and, although Mr. Joe King stated at the September 12, 2024 meeting that the mulch would be installed by October 1, 2024, it is still not complete. Mr. Cuningham stated there was no follow up by Kings, which seems to be a recurring theme, and the Board needs more clarity and for Kings to get ahead of these items before they become an issue. Asked for a reason for the delay and when the mulching will be completed, Mr. Joe King stated the problem is with obtaining the mulch. There is only one bulk vendor in the area; the final shipment was received this afternoon and the mulch will be installed on Wednesday through the end of the week.

Regarding tree trimming, Mr. Petrick stated the Field Ops Manager had to follow up with the vendor and it is taking several weeks to be completed. Staff gave no explanation for the delays. A few residents along Jog Road complained that some tree branches were rubbing against their roof tiles. There were also complaints that the trees were not cut back enough.

Supervisor Cuningham stated that this is a pattern and discussed communication issues between the Board and Kings. He thinks the blame is in both directions and there should be more clarity on both sides.

Mr. Petrick stated the Board needs a wet check schedule to make sure certain areas are being watered. A landscape schedule was received and subsequently forwarded to Mr. Barrett. Mr. Sanon asked how far in advance he is requesting wet checks and, based on that, how much

time is needed to get the landscaping schedule to the Board. Mr. Joe King stated wet checks are performed once per month and invoices for repairs are forwarded to Ms. Sanchez for payment. Regarding wet checks, he is more concerned with receiving the reports. He noted the pumps in need of repair. Mr. Barrett explained that wet checks are part of the maintenance of the entire community.

Mr. Petrick stated Mr. Barrett sends weekly reports to the Board, every Friday; going forward, the Board would like Mr. Joe King to send a wet check report to Mr. Barrett on the last Wednesday of each month, for inclusion in his weekly report to the Board. Ms. Sanchez will email Mr. King about this request and blind copy all the Board Members.

Mr. Petrick stated a repair was made to a pump that required some digging; a large hole was left open for several weeks without being filled. He voiced frustration about the open hole, the length of time it took for Field Ops to have it filled, CDD liability in the event of a hazard and the aesthetics. He stated the hole was filled and sodded earlier today and asked for a reason for the delay in filling the hole. Mr. Joe King apologized for not acting sooner and stated it will not happen again. Mr. DePaul stated Staff does a fine job of documenting and measuring repair processes and commended Ms. Sanchez for her hard work. He thinks there is a need for improved communication on both sides but the onus always falls on Kings to receive the information conveyed, clarify it and resolve the issues. If the issues continue, the next conversation will be about going out to bid for a new service vendor.

Discussion ensued regarding the pest control billing, Kings' level of service and if the relationship with Kings has been irreparably harmed or if it is salvageable. Mr. Senior stated, at this point, she would like to give Kings the benefit of the doubt.

Mr. King acknowledged that his company has fallen short of the Board's expectations and offered to volunteer as a liaison and follow up with the Chair regarding CDD-related requests and open items over the next few months.

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

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

NINTH ORDER OF BUSINESS**Approval of September 12, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Senior and seconded by Mr. Sanon, with all in favor, the September 12, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Rigoni reminded the Board that the ethics training deadline is December 31, 2024. Completion of the requirement will be noted when filing Form 1.

Ms. Sanchez will forward a link to the training courses to Board Members.

B. District Engineer: Craig A. Smith & Associates

Mr. Caruso reported the following:

- As previously directed, he is turning over the as-builts to the Property Manager.
- AWC is under contract to conduct inspections; the next inspection is January 16, 2025.
- The search for a vendor to maintain the pumps is ongoing. A proposal will be secured and presented at the next meeting.

C. Operations Manager: Ibero Property Management

The Weekly Operations Report was included for informational purposes.

D. Landscaping Manager: Kings Management-Landscaping Division

Mr. Barrett thanked Ms. Sanchez and Mr. Petrick for reviewing all open actions items with him and stated that he recently spent a day with Mr. Petrick and walked the property. He provided updates regarding security, following up with vendors, how often the weekly cleanup is performed, the reserve study, the fence, grass, lake maintenance, mulching, tree trimming and pressure cleaning the wall.

Discussion ensued regarding a broken irrigation pump, work orders, pump house maintenance, a damaged fence, the fountain, the grates, the lights and royal palm tree.

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

- **NEXT MEETING DATE: February 10, 2025 at 6:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 10, 2025 meeting.

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Senior asked to confer with Management Staff after the meeting.

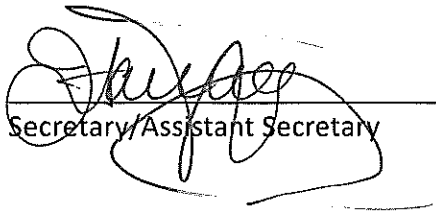
TWELFTH ORDER OF BUSINESS**Public Comments**

Mr. Mullin voiced his opinion that Tropical Landscaping Company is doing a very nice job maintaining the roads in his neighborhood and asked if residents could provide any input in the levels of the retention pond. Mr. Petrick stated that goes through a permit with the South Florida Water Management District (SFWMD). Mr. Caruso stated the pumps rarely run because there are certain levels they must be above; as the lakes are so low they will not be pumping for a while.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 7:44 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair