

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on February 10, 2025 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
Bensy Sanon	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso	District Engineer
Joseph King	Operations Manager/Landscape Supervisor
Dwayne Barrett	Ibero Property Management Corporation
Jaison Thomas (via telephone)	Reserve Advisors
Leesa Cuningham	Resident
Pamela Atkinson	Resident
Ray McGogney	Resident
Rupert Francis	Resident

All resident, property owner and/or members of the public might not be included in the minutes. If an attendee did not identify themselves, their name could not be heard on the audio or they were not on the sign-in sheet, their name was omitted from these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Petrick called the meeting to order at 6:00 p.m. Supervisors Sanon, Cuningham, Senior and Petrick were present. Supervisor DePaul attended via telephone.

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.

No members of the public spoke.

FOURTH ORDER OF BUSINESS**Presentation: Reserve Advisors Full Reserve Study**

Mr. Thomas reviewed the pertinent information and findings in the Reserve Advisors Full Reserve Study; the effective date of the study is the date of the visual noninvasive inspection, November 12, 2024. The Study was submitted to the CDD on December 10, 2024.

Mr. Cuningham stated that he spoke to Mr. Thomas and Ms. Sanchez about the Study. He suggested modifying the Study since it excludes items like Disaster Recovery and certain reserves, such as the culverts start at a \$0 balance, which is incorrect since the CDD placed about \$500,000 in assigned capital improvement projects.

The Board directed Mr. Thomas to update the reserve totals in the Report from \$0 to \$500,000, to reflect the CDD's budgeted "sound barriers, stormwater pump station and culvert repair/replacement" line items. A revised Study will be emailed to District Staff and the Board.

FIFTH ORDER OF BUSINESS**Consideration of Ibero Property Management Estimate 2058 for Wall Painting/Repairs**

Mr. Barrett presented Ibero Property Management Estimate 2058 for wall repairs, pressure washing and painting.

Discussion ensued regarding the project scope, revising warranty terms for paint and stucco repairs, and separating the projects.

Mr. Sanon will email the contract warranty language for paint and labor to Ms. Sanchez as well as an additional proposal to include on the next agenda when considering the pressure washing and painting portion of the project.

Mr. Barrett will email Ms. Sanchez an updated proposal for stucco repairs for Mr. Petrick to execute.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Ibero Property Management Estimate 2058 for stucco repairs only, subject to adding in 36-month warranty, in a not-to-exceed amount of \$16,800, was approved.

SIXTH ORDER OF BUSINESS

Discussion: Kings Management Services, Inc. Landscaping

A. Glattli Spray Service Pest Control Service Confirmation

Ms. Sanchez stated that. as of today, Mr. Joseph King has not responded to her December 9, 2024 email requesting pest control invoices, records of payment, the current maintenance schedule or proof of pest control services, from November 2022 through the present.

Mr. Petrick recalled discussions at the last meeting of Mr. King confirming the services the CDD is being provided and the Board's request to provide documentation, due to concerns that Kings Management has been paid to provide pesticide and fertilization services, but has not serviced the CDD common areas for some time. He discussed his and District Staff's actions following up with Mr. King about providing this documentation, all of which were unsuccessful. Mr. Barrett was able to obtain the January 14, 2025 Glattli Spray Service contract, in the agenda, but there are no contracts or service records from 2023 and 2024.

Mr. Sanon voiced frustration of how the email Mr. King sent to him, Mr. Barrett and Ms. Sanchez was handled. Ms. Sanchez confirmed that her email in box shows no record of receiving an email on January 12, 2025, nor has Mr. King provided that email as of today.

Board Members conveyed individual reasons to consider terminating the Landscape and Irrigation Maintenance Agreement with Kings Management Services, Inc., including Kings'

inability to provide documents timely, poor service, meeting project deadlines and preventing Board Members from meeting their fiduciary duties to the CDD.

Mr. DePaul suggested finding a replacement vendor and pursuing Kings Management to recoup funds for services not rendered.

Ms. Rigoni discussed the need to prepare a Request for Proposals (RFP) and consider scheduling a Special Meeting to present RFP proposals at the March meeting to avoid a gap in services. Regarding a question about engaging an interim vendor, she stated it would eliminate the need for a Special Meeting. She suggested authorizing a not-to-exceed amount equal to what the CDD is currently paying and designating a Board Member to work with Staff to finalize an interim agreement.

Mr. Petrick polled the Board about proceeding with initiating the 30-day termination clause in the contract with Kings Management and keeping Kings Management as the interim vendor or engaging another vendor while the RFP process is underway.

On MOTION by Mr. DePaul and seconded by Mr. Cuningham, with Mr. DePaul, Mr. Cuningham, Mr. Petrick and Mr. Sanon in favor and Ms. Senior dissenting, terminating the Kings Management, Services, Inc., Landscaping and Irrigation Maintenance Agreement, was approved. [Motion passed 4-1]

On MOTION by Mr. Cuningham and seconded by Mr. DePaul, with all in favor, engaging an interim landscaping company, commencing on March 13, 2025 until such time as the CDD obtains bids for a permanent landscape company, in a not-to-exceed monthly amount equal to the current rate of \$9,400 and for an equivalent level of service as is being provided under the current contract, was approved.

Mr. Petrick asked Mr. Barrett to work with Glattli Spay Service to determine the cost for fertilization and pest control services that the CDD did not receive relative to the CDD contract and present the information at the next meeting.

The Board designated Mr. Petrick to work with District Staff, outside of a meeting, to engage an interim licensed CAM Landscaping Company, while the contract goes out to bid.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

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

EIGHTH ORDER OF BUSINESS

**Approval of December 9, 2024 Regular
Meeting Minutes**

The following changes were made:

Line 149: Change "Cunningham" to "Cuningham"

Line 159: Change "A Board Member" to "Mr. Cuningham"

**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor,
the December 9, 2024 Regular Meeting Minutes, as amended, were approved.**

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Craig A. Smith & Associates

Mr. Caruso asked if the grates at the pump station were replaced. Mr. Barrett stated that the parts were ordered.

Mr. Caruso stated that, of the several vendors contacted, he is having difficulty finding a vendor to maintain the pump station and noted difficulty in obtaining access. Mr. Petrick stated he will call Mr. Caruso about a potential vendor.

C. Operations Manager: Ibero Property Management

Mr. Barrett provided updates as to recent work completed in the District.

A Board Member asked if the fence around the pump station was repaired. Mr. Barrett stated he is obtaining proposals for the next meeting.

Ms. Senior stated that, aside from the tree branches, there is debris that needs to be cleaned up. She discussed a conversation with Felix about the CDD using the HOA golf cart. Mr. Petrick asked Ms. Senior and Mr. Barrett to discuss outside of a meeting.

D. Landscaping Manager: Kings Management Services, Inc. - Landscaping Division

In response to a question about the palms behind the Hamilton Bay signs, Mr. King stated that they were trimmed.

Mr. Barrett and Mr. Petrick discussed an incident where the HOA repaired a CDD pump without approval and is requesting reimbursement from the CDD. The HOA Board was invited to this meeting for further discussion.

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

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

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

TENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Senior referred to the complaints about the tree branches brushing the roofs of the homes on Jog Road, as mentioned in the prior meeting minutes. She thinks the branches are not that close. Mr. Barrett stated that the trees were trimmed twice prior to her walking the neighborhood; he will send the Weekly Report and photographs to the Board.

ELEVENTH ORDER OF BUSINESS

Public Comments

Ms. Sanchez reiterated the protocols for public comments.

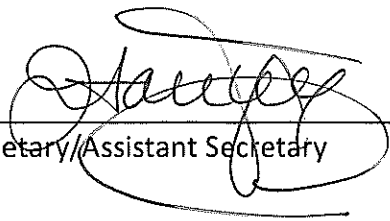
A resident stated he is having issues with certain trees and suggested scheduling an inspection. Mr. Petrick stated Staff will continue monitoring and maintaining CDD improvements, as needed. He asked the resident to send Mr. Barrett a photograph of the area to determine if it is a CDD, HOA or resident matter.


TWELFTH ORDER OF BUSINESS

Adjournment

**On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor,
the meeting adjourned at 7:43 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary//Assistant Secretary


Chair/Vice Chair