

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on March 10, 2025 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present:

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
Corey Dwayne	Ibero Property Management Corporation

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Senior, Sanon and Petrick were present. Supervisor Cuningham was not present at roll call. 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

No members of the public spoke.

FOURTH ORDER OF BUSINESS**Discussion/Consideration:
Proposals****Painting****A. RCI Painting****B. Ibero Property Maintenance**

Ms. Sanchez reviewed the project scope and the warranty language for paint and labor in each proposal.

Discussion ensued regarding the type of paint materials being used; permits not being required; mold, mildew and algae build up on the walls; sealant applied to all exterior cracks on the wall before painting and comparing warranty coverage of each bid.

Ms. Rigoni will prepare the standard CDD Agreement.

On MOTION by Mr. Sanon and seconded by Mr. DePaul, with all in favor, RCI Painting & Waterproofing Painting Proposal #26097, in a not-to-exceed amount of \$71,475, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Authorization for Request
for Proposals for Landscape and Irrigation
Maintenance Services****A. Evaluation Criteria**

Ms. Rigoni stated that the schedule and the Evaluation Criteria must be finalized today, prior to advertising the Request for Proposals (RFP). Mr. Barrett and Ms. Sanchez reviewed and recommended the Evaluation Criteria as presented, and noted that it is the same as the version the CDD used for prior bids.

B. Request for Proposals

Ms. Sanchez reviewed upcoming changes to the draft RFP to include emailing requests for the bid package to Ms. Gillyard instead of to Ms. Sanchez; adding the optional, pre-proposal meeting start time for 9:30 a.m. at the Briar Bay Clubhouse and submitting the Project Manual to the offices of Wrathell, Hunt and Associates, LLC, instead of the Briar Bay Clubhouse.

Approval of these items occurred during Item 11A.

C. Draft Project Manual

Mr. Barrett distributed the updated Draft Project Manual. Ms. Rigoni stated that the scope of services in the RFP is based on the current landscaping scope of services for the District. Ms. Sanchez stated that the CDD's 2011 Project Manual was used to modify the Project Manual.

Regarding if Ibero Property Management Corporation (Ibero) can submit a bid, Ms. Rigoni replied no, if Ms. Ibero is acting as a District representative. Mr. Petrick asked her to provide a legal analysis prior to the next meeting.

Ms. Sanchez reviewed the RFP schedule behind Item 5B.

On MOTION by Mr. Petrick and seconded by Mr. Sanon, with all in favor, the Evaluation Criteria, the Request for Proposals for Landscape and Irrigation Maintenance Services and the schedule, in final form, and authorizing Staff to advertise the RFP package based on the draft project manual, were approved.

Mr. Cunningham arrived at the meeting at 6:47 p.m.

SIXTH ORDER OF BUSINESS**Update/Discussion: Record of Payment to Glattli**

Discussion ensued regarding whether to seek reimbursement from Kings Landscaping Services (Kings) for services not rendered, due to the inability of Kings and Glattli Spray Service (Glattli) to provide the pest control contracts or records for services rendered to the CDD from 2023 and 2024, aside from the January 14, 2025 contract that was included in the last agenda.

Mr. Petrick asked Ms. Rigoni to review the Kings contract to determine the charges for pest control and fertilization services.

Ms. Senior pointed out the unusual circumstances Mr. King and the CDD are in with regard to obtaining supporting documents.

On MOTION by Mr. Cunningham and seconded by Mr. Sanon, with all in favor, authorizing District Counsel to issue a demand letter to Kings Landscaping Services for the amount of fertilization and pest control services that was

provided to the District, authorizing District Counsel to review the contract to determine and seek records of payment and designating the Chair to review and approve the demand letter in final form, were approved.

SEVENTH ORDER OF BUSINESS**Consideration of Lighting by Design 2025
Tree Trim Estimate #4360 TT**

Mr. Petrick presented the executed Lighting by Design three-year contract and Estimate #4360 TT for the 2025 Holiday lighting program. A 50% deposit is due at this time.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Lighting by Design Estimate #4360-TT for 2025 Holiday Lighting, in a not-to-exceed amount of \$5,687, was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Short Form Addendum to
Proposal for Stucco Repair**

Ms. Sanchez presented the Short Form Addendum to Proposal for Stucco Repair Services only, which was approved at the last meeting.

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, Short Form Addendum to Ibero Property Management Proposal for Stucco Repair Services, was ratified.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of January 31, 2025**

Ms. Sanchez stated she would speak to Mr. Cuningham about the Financial Statements outside of a meeting.

On MOTION by Ms. Senior and seconded by Mr. Sanon, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of February 10, 2025 Regular Meeting Minutes**

The following changes were made:

Line 160: Change “seven” to “several”

Line 169: Delete “and for Mr. Barrett to call her about possibly covering the cost of the golf cart repairs.”

Lines 170 through 171. Change: "Mr. Petrick asked Ms. Senior to speak to Mr. Barrett about possibly entering into an Agreement with the CDD" to “Mr. Petrick asked Ms. Senior and Mr. Barrett to speak outside of a meeting”

On MOTION by Mr. Petrick and seconded by Mr. Cuningham, with all in favor, the February 10, 2025 Regular Meeting Minutes, as amended, were approved.

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

Ms. Rigoni stated she is monitoring the Florida special legislative session and will provide updates on matters that might affect CDDs. The Board should receive her firm’s weekly summary updates of what has occurred to date.

B. District Engineer: Craig A. Smith & Associates

Mr. Caruso stated he is waiting on a call from a contractor about service. Finding a vendor is difficult as most want both the pump station maintenance and the emergency generator/submersibles under one contract. Mr. Petrick stated the CDD might have to consider switching the contract if Mr. Caruso’s efforts are unsuccessful.

C. Operations Manager: Ibero Property Management

Mr. Barrett reported on work recently completed or currently underway.

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

Mr. King stated that he, Mr. Barrett and Ms. Sanchez exchanged emails regarding the amount for pest control services. He only knew of six pest control services that were missed,

since his father passed away. Mr. Petrick advised Mr. King to respond in writing to the CDD's demand letter.

Mr. Petrick stated he saw the Glattli document dated 2023 that Mr. King provided at the last meeting showing costs at \$400 to \$500 per month.

Ms. Sanchez stated the reason she did not approve the Glattli invoice at the last meeting is because she asked Mr. King to provide backup proving that the services were performed or to revise his invoice if he did not have supporting documentation.

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

- **NEXT MEETING DATE: April 14, 2025 at 6:00 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 14, 2025 meeting.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Senior stated she took photographs today of debris that crews left behind on Friday; she is uncertain if they forgot to remove it or if this is a scheduling issue. Mr. Barrett reviewed the schedule. To resolve this, Mr. Petrick stated that Mr. Barrett and Ms. Senior can discuss the issue with Nancy outside of a meeting or Mr. Barrett can submit a proposal to increase debris pick up on Jog Road to three times a week.

Ms. Sanon asked if the light to the left of the wall can run from dawn to dusk. He was advised to call the phone number on the Florida Power & Light (FPL) light pole.

Mr. Petrick asked Mr. Barrett to renew the CDD's No Trespassing Affidavit with the City of West Palm Beach, which allows the police to take action, replace the faded "No Trespassing" signs within the CDD and install new ones by the pumphouse and gate.

THIRTEENTH ORDER OF BUSINESS

Public Comments

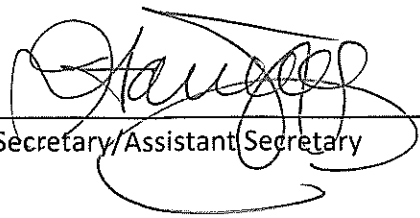
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair