

**MINUTES OF MEETING  
HAMAL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on April 14, 2025 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

**Present:**

Joseph Petrick (via telephone)	Chair
Benjamin Cuningham	Vice Chair
Ione Senior	Assistant Secretary
Bensy Sanon	Assistant Secretary

**Also present:**

Jamie Sanchez	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso (via telephone)	District Engineer
Dwayne Barrett	Ibero Property Management Corporation
Corey Dwayne	Ibero Property Management Corporation

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 6:00 p.m. Supervisors Cuningham, Senior and Sanon were present. Supervisor Petrick attended by phone. Supervisor DePaul was absent.

**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**

**Consideration of Allstate Resource  
Management, Inc. Estimates**

**A. Lake 2-Fountain 2 Motor/Pump**

Ms. Sanchez presented the estimate and read the note from the vendor, as follows:

“The Lake 2 fountain motor is having a hard time getting up to speed and appears to have a bad bearing; it is also possible that there is an issue with the mechanical pump. Once the unit has been dismantled the cause can be narrowed down.”

Mr. Barrett discussed the frequency of Lake 2 fountain repairs and unknown costs, such as electrical.

**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the Allstate Resource Management, Inc. Lake 2 Fountain 2 Motor/Pump replacement estimate, in a not-to-exceed amount of \$10,290, was approved.**

**B. Lake 3-Fountain 3 Motor**

Ms. Sanchez presented the Estimate and read the note from the vendor, as follows:

“For Lake 3 we have attempted to repair the motor control box but it did not last, therefore, a new motor control box for the panel is necessary.”

Ms. Rigoni stated she will prepare the Short Form Addendum for both proposals.

**On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, the Allstate Resource Management, Inc., Lake 3 Fountain 3 New Deluxe Motor Control Box estimate, in a not-to-exceed amount of \$1,795, was approved.**

**FIFTH ORDER OF BUSINESS**

**Update: Request for Proposals for  
Landscape and Irrigation Maintenance  
Services**

- **Addendum No. 1**

Ms. Sanchez explained the actions taken by her, the Chair and District Counsel and the decision to prepare Addendum No. 1. All of them recommend cancelling and re-advertising the original Request for Proposals (RFP), to hopefully receive multiple competitive bids.

Ms. Senior recalled being designated to work with Staff on the RFP process at the last meeting. Mr. Petrick explained his decision to proceed with the Addendum extending the RFP due date instead of involving Ms. Senior. He suggests deferring re-advertising the RFP to the July meeting, to hopefully receive as many competitive bids as possible. He thinks the current interim vendor is doing a good job. The Board Members were asked to send recommendations of vendors to Ms. Sanchez so she can send the RFP package to them. The Board Members

should have vendors contact Ms. Sanchez with questions about the RFP instead of answering them, to avoid the appearance of giving certain vendors a competitive edge over the others.

Regarding the directive in the prior minutes, Ms. Rigoni stated she confirmed that Ibero Property Management Corporation (Ibero) can submit a bid, with the caveat of everyone being vigilant about only discussing ongoing landscape issues under the current contract and treating Ibero as a potential proposer.

Discussion ensued regarding designating a Board Member to work with Staff on finalizing the RFP and setting the RFP due date at the July 14, 2025 meeting.

**On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, cancelling the existing Request for Proposals for Landscape and Irrigation Maintenance Services was approved.**

**On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, authorizing Staff to re-advertise the Request for Proposals for Landscape and Irrigation Maintenance Services and utilizing the previously approved Evaluation Criteria, was approved.**

**On MOTION by Mr. Cuningham and seconded by Ms. Sanon, with all in favor, authorizing Staff to proceed with a new Request for Proposals for Landscape and Irrigation Maintenance Services and designating Ms. Senior to work with Staff to finalize the RFP, was approved.**

**SIXTH ORDER OF BUSINESS****Consideration of Ibero Property Management Corp Estimate 2104 for Jog Road General Cleaning**

Mr. Barrett presented Ibero Property Management Corp Estimate 2104 for additional Jog Road cleaning. Ms. Senior stated she observed much improvement on the Jog Road portion of CDD property and spoke to Mr. Barrett negotiating the project scope to three hours a day, three days per week, instead of one day per week. Mr. Petrick stated he spoke to Mr. Barrett about changing the hourly rate, given his expertise; he thinks the \$75 rate is fair for industry standards. He suggests adding one more day a week, for a month, and presenting a log of the number of bags picked up and how long it took to remove the debris, which will set a benchmark to determine if more days are needed.

The Board Members discussed opposing opinions, not changing the existing contract and the number of days service is needed. It was noted that some months span five weeks.

Mr. Barrett discussed recent service and the need to add additional time, whether or not the CDD obtains other bids. Ibero will present an updated proposal at the next meeting.

**On MOTION by Ms. Senior and seconded by Mr. Petrick, with all in favor, adding on additional day per week of debris removal on Jog Road with a minimum of four hours of labor time, in a not-to-exceed amount of \$1,200, was approved.**

#### SEVENTH ORDER OF BUSINESS

#### Consideration of Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-03. Ms. Sanchez, Mr. Petrick and Ms. Rigoni explained the purpose of the Agreement and reimbursement terms; the Agreement is standard throughout Florida. Regarding whether any burden of entering into the Agreement would outweigh potential benefits of doing so, Ms. Sanchez stated that it would not. Ms. Rigoni noted that she has not experienced implementation of this Agreement.

**On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

#### EIGHTH ORDER OF BUSINESS

#### Acceptance of Unaudited Financial Statements as of February 28, 2025

**On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.**

#### NINTH ORDER OF BUSINESS

#### Approval of March 10, 2025 Regular Meeting Minutes

Mr. Cunningham presented the following changes:

Lines 195 and 197: Change "Mr. King" to "Mr. Barrett"

Line 199: Change "A Board Member" to "Mr. Sanon"

This item was deferred for Ms. Rigoni to submit her edits at the next meeting.

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

- **Update: Legislative Updates**

There was nothing to report.

**B. District Engineer: Craig A. Smith & Associates**

- **Update: Service Contractor**

Mr. Caruso thinks it would be easier to engage a contractor if pump station maintenance and the emergency generator/submersibles are under one contract; it has been difficult finding a maintenance vendor. He will obtain proposals for both for the next meeting.

**C. Operations Manager: Ibero Property Management**

Mr. Barrett reported on work recently completed or currently underway. Pest control services sprayed the area for the first time. He will submit a bid to remove a dead palm tree on Jog Road and a schedule for the painting project.

Discussion ensued regarding Allstate's performance, the pest control company, status of renewing the CDD's No Trespassing Affidavit with the City and the signage.

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

- **NEXT MEETING DATE: May 12, 2025 at 6:00 PM**
  - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS****Supervisors' Requests**

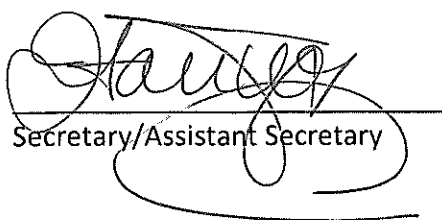
There were no Supervisors requests.

**TWELFTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Cunningham and seconded by Ms. Senior, with all in favor, the meeting adjourned at 7:21 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair