

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on May 12, 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
Bensy Sanon	Assistant Secretary
Marc DePaul (via telephone)	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso	District Engineer
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 Cuningham, Senior, Petrick and Sanon were present. Supervisor DePaul attended by phone.

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 Resolution 2025-04,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Ms. Sanchez presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. Total Operation & Maintenance (O&M) assessments are proposed to increase by \$53.41 for the condos and townhomes and \$76.30 for the single-family homes.

Mr. Cunningham asked what changes, if any, were made to the budget as a result of the Reserve Study. Ms. Sanchez stated that no changes were made to the fund balances of the “Assigned” funds based on the Reserve Study. Although it was initially stated that the CDD did not have reserves, after the meeting at which the Reserve Study was presented, it was noted that the CDD had already been building reserves. The Reserve Study was updated to include the lifespan of what the CDD intends to reserve year-over-year. No additional funds were added; the CDD has a healthy fund balance in these categories and in “Unassigned” funds.

Ms. Senior asked why the Fiscal Year 2026 Field Operations are increasing 43% compared to Fiscal Year 2025. Ms. Sanchez stated one reason is that she increased the amount budgeted for landscaping by 20% because the CDD is publishing a Request for Proposals (RFP); additional changes can be made now or in advance of the Public Hearing.

Discussion ensued regarding Field Operations line items, the need for competitive proposals, increasing costs for labor and hauling of landscape debris that cannot be placed in dumpsters, and Briar Bay’s preference for separate trash pickup.

Ms. Sanchez stated that, at the April meeting, the Board approved the additional work that increased the amount budgeted for “Field operations management” from \$30,900 to \$44,400. It was noted that, at the April meeting, the Board also approved adding one additional

day of debris removal on Jog Road and that Ms. Rigoni prepared an Addendum to the Ibero Property Management Corp. Agreement based on that approval.

Ms. Sanchez discussed budget processes and responded to questions. She stated that now is the time for Board Members to discuss the individual line items, as they cannot have discussions with each other outside of an advertised CDD Board meeting. Changes discussed today can be incorporated into the proposed Fiscal Year 2026 budget presented at the next meeting. It is hoped that the bidders for the landscaping RFP will be evaluated and a contract awarded at the July meeting.

On MOTION by Mr. Cuningham and seconded by Mr. Sanon, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 8, 2025 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2025-05.

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Update: RFP for Landscape and Irrigation Maintenance Services; Notice, Evaluation Criteria and Schedule

Ms. Sanchez discussed RFP processes and reviewed the timeline of events. Bids will be opened on July 1, 2025 and the Board will evaluate proposals and can award a contract at the July 14, 2025 meeting. She will work with Ms. Senior during this process.

Mr. Petrick asked for a map of sprinkler locations, irrigation pumps, etc., in relation to the CDD boundary lines and roadways. Ms. Sanchez stated that District Management does not have a detailed map; she thinks a new map is needed. Mr. Caruso stated his firm will provide a map by the end of May. It was noted that the map will be needed in conjunction with the RFP.

SEVENTH ORDER OF BUSINESS

Consideration of Ibero Property Management Corp Estimate 2138 for Tree Removal and Replacement Services

Mr. Barrett presented Ibero Property Management Corp Estimate 2138 for tree removal and replacement services.

Mr. Cunningham asked Mr. Barrett to confirm the location of the trees based on an image from the Property Appraiser's website. Based on the location indicated, Mr. Cunningham stated his belief that the trees are on Briar Bay property.

Discussion ensued regarding which property belongs to the CDD, a strip to the west of the median that does belong to the CDD but requires some clarification, and a median along Celebration from the Jog Road sidewalk and pedestrian crossing all the way down that Mr. Cunningham believes belongs to Briar Bay.

Discussion ensued regarding which line items will be deleted from Ibero Property Management Corp Estimate 2138.

It was determined that Phoenix Sylvester Palm Tree removal for \$15,890; Plants & Flowers Installation for \$1,200; Top Soil Insertion for \$440; and Sprinkler Adjustment for \$350 will all be deleted.

Items to be included are Tree Removal and Replacement services for \$4,000 and Plants & Flowers Installation for \$1,875; the new cost will be \$5,875.

On MOTION by Mr. Cunningham and seconded by Mr. Sanon, with all in favor, Ibero Property Management Corp Estimate 2138 for Tree Removal and
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Replacement Services the reduced scope to include only Tree Removal and Replacement services for \$4,000 and Plants & Flowers Installation for \$1,875, in a total not-to-exceed amount of \$5,875, was approved.

Mr. Barrett will submit an updated proposal.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

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

NINTH ORDER OF BUSINESS**Approval of Minutes**

Ms. Sanchez distributed updated versions of the minutes that include Ms. Rigoni's edits.

The following changes were made:

A. March 10, 2025 Regular Meeting

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

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

B. April 14, 2025 Regular Meeting

Line 96: Change "Ms." to "Mr."

On MOTION by Mr. Cuningham and seconded by Ms. Senior, with all in favor, the March 10, 2025 Regular Meeting Minutes and the April 14, 2025 Regular Meeting Minutes, both as amended to include the edits previously submitted to Management and edits from today's meeting, were approved.

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

- Update: Legislative Updates

Ms. Rigoni stated that the Florida Legislature's session has concluded. The proposed increase to sovereign immunity limits did not pass; the current limited waiver limits remain in place. Further updates regarding issues related to CDDs will be provided.

Mr. Petrick asked about a letter to be sent to Mr. King regarding a lack in services. He recalled that Ms. Rigoni was waiting on information before drafting the letter. Ms. Rigoni stated that Ms. Sanchez forwarded some of the information she requested; she is still uncertain as to the scope of the demand letter as it seems to be different from what was represented in the draft of the March meeting minutes and what she discussed with the Chair and Ms. Sanchez. She will review the information and outline the demand letter and consult with the Chair regarding the direction.

B. District Engineer: Craig A. Smith & Associates

- **Update: Service Contractor**

Mr. Caruso stated that the vendor he thought could perform both pump station maintenance and the emergency generator/submersibles, under one contract, could not comply with the emergency responsiveness needs. He has another meeting scheduled on Friday. Mr. Petrick advised Mr. Caruso to contact the Property Manager at the Cove or Security for access and to call him with any problems or issues.

C. Operations Manager: Ibero Property Management

Mr. Barrett reported on work recently completed or currently underway. Pest control will spray the area a second time. All "No Trespassing" signs were installed on CDD property, including the pump station.

Discussion ensued regarding signs, the entrance, the fence, staff schedules, irrigation testing, repairs and fountain maintenance.

Mr. Barrett stated that irrigation repairs were completed and all lakes are being tested. He noted that some residents confuse CDD property with their own property. Mr. Petrick stated that the map will assist with that. Mr. Barrett stated that his count of the catch basins indicates a total of 141 on CDD property. He is preparing a service schedule to be shared with the Board and Staff. Work on the fountain continues; parts are on order, some lights are missing, etc.

Discussion ensued regarding the schedule, which Mr. Barrett stated will be based on Allstate's contracts for the CDD lakes, drains and fountain maintenance.

Mr. Barrett was directed to work with Staff on the contracts and to email the calendar to Ms. Sanchez for review at the next meeting.

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

- **NEXT MEETING DATE: July 14, 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. Cuningham and seconded by Mr. Sanon, with all in favor, the meeting adjourned at 7:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair