

**MINUTES OF MEETING
HAMAL COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Workshop on November 10, 2025 at 5:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411.

Present:

Joseph Petrick	Chair
Benjamin Cunningham	Vice Chair
Ione Senior	Assistant Secretary
Bensy Sanon	Assistant Secretary
Marc DePaul	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Michelle Rigoni	District Counsel
Al Caruso	District Engineer
Dwayne Barrett	Ibero Property Management Corporation
Ciara Passmore	Hamilton Bay Property Manager
Erika Duff	Resident and HOA President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The workshop was called to order at 5:06 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Sunshine Law and Public Records Presentation

Ms. Rigoni gave a PowerPoint Sunshine Law and Public Records Presentation detailing the following topics:

- Basics of The Sunshine Law
- When a meeting is subject to the Sunshine Law
- Requirement for meetings to be open to the Public
- Requirement to give reasonable, advertised notice of meetings
- Requirement to produce meeting minutes
- Penalties for violating the Sunshine Law

- Sunshine Law Best Practices to utilize to remain compliant with the Sunshine Law
- Real Life Sunshine Law Prosecutions
- Public Records Law
- Definition of a Public Record
- Public Records Law Best Practices

Board Members should contact Ms. Rigoni with questions or concerns related to the Sunshine Law and Public Records requests.

THIRD ORDER OF BUSINESS**Public Comments: non-agenda items**

No members of the public spoke.

FOURTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FIFTH ORDER OF BUSINESS**Adjournment**

The workshop adjourned at 5:57 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair