

HAMAL
COMMUNITY DEVELOPMENT
DISTRICT

February 9, 2026

BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Hamal Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-Free: (877) 276-0889
<https://hamalcdd.com/>

February 2, 2026

Board of Supervisors
Hamal Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Hamal Community Development District will hold a Regular Meeting on February 9, 2026 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411. The agenda is as follows:

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments
4. Consideration of Allstate Resource Management, Inc. New Fountain Estimates
5. Consideration of BrightView Landscape Services Proposal for Extra Work [Jog Road Tree Replacement]
6. Ratification Items
 - A. BrightView Landscape Services
 - I. Proposals for Extra Work
 - a. Pump Replacement
 - b. Broken Line Repair
 - II. Irrigation Inspection 2025
 - B. Ibero Property Management Corporation Supplemental Mutual Termination, Release and Waiver Agreement
7. Acceptance of Unaudited Financial Statements as of December 31, 2025
8. Approval of December 8, 2025 Regular Meeting Minutes
9. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Craig A. Smith & Associates*
- C. Operations Manager: *Ibero Property Management*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
 - NEXT MEETING DATE: March 9, 2026 at 6:00 PM
 - QUORUM CHECK

SEAT 1	MARC DEPAUL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	BENJAMIN CUNINGHAM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	JOSEPH PETRICK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	IONE SENIOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	BENSY SANON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

10. Supervisors' Requests
11. Public Comments
12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

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6900 S.W. 21st Court . Building 9 . Davie, FL 33317
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, STE 410W
Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 1</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Ultima</i> Floating Fountain <ul style="list-style-type: none">• 230 -volts, Single-phase Pump Motor• Six, White LED Light Fixtures• 300' of Submersible Pump/Light Cable• Three-Year Warranty <p>(See specification sheet)</p>	\$46,475.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: <u>\$48,975.00</u>

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

Page 2

NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

If customer is not prepared to accept delivery when equipment is ready to be installed, payment in full is due within fifteen (15) days thereafter. The equipment will then be held at no charge for future delivery.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

Ultima 10 HP LED

Display:

This display consists of a single column of water reaching a height up to 35-feet and falling back down upon itself. The fountain is accented by 6 white LED lights.

<u>Item</u>	<u>Qty</u>	
1.	1	6' Rotocast Floatation unit with four watertight compartments for ballast
2.	1	10HP, 230 Volt single-phase submersible fountain pump. *Also available for three-phase upon request
3.	1	Custom stainless steel pump mounting harness
4.	1	Custom stainless steel intake screen
5.	6	2" aerating jets on outside of float surrounding center jet
6.	6	LED, white submersible fountain lights mounted on stainless steel brackets
7.	7	Adjustable flow valves
8.	1	250' length of electrical supply cable for pump
9.	1	250' length of electrical supply cable for lights
10.	1	Bronze underwater junction box with cord seals
11.	1	Control panel

Supplied Control Panel (ETL Listed):

NEMA 3R Enclosure

Lightning Protection

Start / run capacitor

Motor Starter / Overload Protection

Circuit Breaker – Pump

Circuit Breaker – Light

24-Hour Time Clock – Pump

24-Hour Time Clock – Light

Electrical Specifications:

Fountain requires a 90 AMP, 230-volt, single-phase service with neutral wire. The fountain can also be built for three-phase service. Additional cable lengths are available. Please call for detailed specifications.



Ultima 10HP

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 1</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Electra</i> Floating Fountain <ul style="list-style-type: none"> • 230 -volts, Single-phase Pump Motor • Six, White LED Light Fixtures • 300' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$33,075.00
	Delivery and Installation	<u>\$ 2,500.00</u>
Total:		<u>\$35,575.00</u>

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

Initial Here _____

SPECIAL SERVICE AGREEMENT / EQUIPMENT

Page 2

NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

If customer is not prepared to accept delivery when equipment is ready to be installed, payment in full is due within fifteen (15) days thereafter. The equipment will then be held at no charge for future delivery.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

ELECTRA 10 HP

Display:

A three-tier display reaching a height of 25'-30' with two lower tiers appropriately balanced. The fountain is accented with submersible LED lighting.

<u>Item</u>	<u>Qty</u>	
1.	1	Four (4) foot Rotocast Floatation unit with watertight compartment for ballast
2.	1	10HP, 230-volt, single-phase submersible fountain pump (also available in 3-phase)
3.	1	Custom stainless steel pump mounting harness
4.	1	Custom stainless steel intake screen
5.	1	Brass three-tier castle display jet
6.	6	White LED, submersible fountain lights mounted on stainless steel brackets (color LED also available)
7.	1	Adjustable flow valve
8.	1	250' length of electrical supply cable for pump
9.	1	250' length of electrical supply cable for lights
10.	1	Control Panel

Supplied Control Panel (ETL Listed):

NEMA 3R Enclosure

GFI Circuit Breaker – Pump

GFI Circuit Breaker – Light

24-Hour Time clock – Pump

24-Hour Time Clock – Light

Motor over-load protection

Electrical Specifications:

Fountain requires a 90 AMP, 230-volt, single-phase service with neutral wire. The fountain can also be built for three-phase service. Additional cable lengths are available upon request. Please call for detailed specifications.



NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lakes: 2,3,6A/B,8,9</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Ultima</i> Floating Fountain <ul style="list-style-type: none"> • 230 -volts, Single-phase Pump Motor • Six, White LED Light Fixtures • 250' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$40,675.00 per unit
	Delivery and Installation	<u>\$ 2,500.00</u> per unit
		Total: \$43,175.00 per unit

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

Page 2

NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

If customer is not prepared to accept delivery when equipment is ready to be installed, payment in full is due within fifteen (15) days thereafter. The equipment will then be held at no charge for future delivery.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lakes: 2,3,6A/B,8,9</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Electra</i> Floating Fountain <ul style="list-style-type: none"> • 230 -volts, Single-phase Pump Motor • Six, White LED Light Fixtures • 250' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$27,175.00 per unit
	Delivery and Installation	<u>\$ 2,500.00</u> per unit
		Total: \$29,675.00 per unit

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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By: _____

By: _____

Dated: _____

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 4, 6A</u>	<u>AMOUNT</u>
One (1)	7.5-Horsepower <i>Ultima</i> Floating Fountain <ul style="list-style-type: none"> • 230 -volts, Single-phase Pump Motor • Five, White LED Light Fixtures • 200' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$28,975.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: \$31,475.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

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NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

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ALLSTATE RESOURCE MANAGEMENT, INC.

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By: _____

By: _____

Dated: _____



ULTIMA 7.5 HP LED

Display

This display consists of a 1" column of water reaching a height of 25' and falling back down upon itself. The center jet is surrounded by 6 aeration jets arching outward which are adjustable in height. The fountain is accented by static white LED lighting.

<u>Item</u>	<u>Qty</u>	
1.	1	Six (6) foot Rotocast Floatation unit with watertight compartments for ballast
2.	6	1-1/2" aerating jets on the outside of float surrounding center jet
3.	1	7.5HP, 230-volt, single-phase* submersible fountain pump *Also available for three-phase upon request
4.	1	Custom stainless steel pump mounting harness
5.	1	Custom stainless steel intake screen
6.	1	5/8" Brass clear stream jet
7.	5	LED submersible fountain lights mounted on stainless steel brackets
8.	7	Adjusting valves
9.	1	200' length of 8/4 electrical supply cable for pump
10.	1	200' length of electrical supply cable for lights
11.	1	Underwater junction boxes with cord seals
12.	1	Control Panel

Control Panel ETL Listed

NEMA 3R Enclosure
Lightning Protection
Motor Starter
Overload Heater
GFI Circuit Breaker – Pump
GFI Circuit Breaker – Light
24-Hour Time clock – Pump
24-Hour Time Clock – Light

Electrical Specifications:

Fountain requires an 80 AMP, 230-volt, single-phase service with neutral wire. The fountain can also be built for three-phase service. Additional cable lengths are available. Please call for detailed specifications.



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Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, STE 410W
Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 4, 6A</u>	<u>AMOUNT</u>
One (1)	7.5-Horsepower <i>Fantasia</i> Floating Fountain <ul style="list-style-type: none">• 230 -volts, Single-phase Pump Motor• Five, White LED Light Fixtures• 200' of Submersible Pump/Light Cable• Three-Year Warranty (See specification sheet)	\$25,975.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: \$28,475.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

Page 2

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THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

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By: _____

By: _____

Dated: _____

FANTASIA 7.5 HP LED

Display:

This display consists of a center stream of water reaching a height of 25' and falling back down upon itself. The center jet is surrounded by a ring of water reaching a height of 12'. The fountain is accented by white LED lighting (Color LED quoted upon request)

<u>Item</u>	<u>Qty</u>	
1.	1	Six (6) foot Rotocast Floatation unit with four watertight compartments for ballast
2.	1	7.5-HP, 230-volt single-phase submersible fountain pump. *Also available for three-phase upon request
3.	1	Custom stainless steel pump mounting harness
4.	1	Custom stainless steel intake screen
5.	1	7/8" Clear stream brass center jet
6.	1	42" brass spray ring, containing 3/16" smooth bore jets
7.	5	Static white submersible LED fountain lights mounted on stainless steel brackets (Color upgrade available)
8.	3	Adjusting valves
9.	1	200' length of electrical supply cable for pump
10.	1	200' length of electrical supply cable for lights
11.	1	Control Panel

Control Panel (ETL Listed):

NEMA 3R Enclosure
Motor Starter
Overload Protection
GFI Circuit Breaker – Pump
GFI Circuit Breaker – Light
24-Hour Time clock – Pump
24-Hour Time Clock – Lights

Electrical Requirements:

Fountain requires a 80 AMP, 230-volt, single-phase service with neutral wire. The fountain can also be built for three-phase service. Additional cable lengths are available. Please call for detailed specifications.



NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 4, 6A</u>	<u>AMOUNT</u>
One (1)	7.5-Horsepower <i>Electra</i> Floating Fountain <ul style="list-style-type: none"> • 230 -volts, Single-phase Pump Motor • Four, White LED Light Fixtures • 200' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$19,375.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: \$21,875.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

Page 2

NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

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THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

ELECTRA 7.5 HP

Display:

A three-tier display reaching a height of 20'-25' with two lower tiers appropriately balanced. The fountain is accented with submersible LED lighting.

<u>Item</u>	<u>Qty</u>	
1.	1	Four (4) foot Rotocast Floatation unit with watertight compartment for ballast
2.	1	5HP, 230-volt, single-phase submersible fountain pump (also available in 3-phase)
3.	1	Custom stainless steel pump mounting harness
4.	1	Custom stainless steel intake screen
5.	1	Brass three-tier castle display jet
6.	4	White LED, 115-volt submersible fountain lights mounted on stainless steel brackets (color LED also available)
7.	1	Adjustable flow valve
8.	1	200' length of electrical supply cable for pump
9.	1	200' length of electrical supply cable for lights
10.	1	Control Panel

Supplied Control Panel (ETL Listed):

NEMA 3R Enclosure

GFI Circuit Breaker – Pump

GFI Circuit Breaker – Light

24-Hour Time clock – Pump

24-Hour Time Clock – Light

Motor over-load protection

Electrical Specifications:

Fountain requires a 80 AMP, 230-volt, single-phase service with neutral wire. The fountain can also be built for three-phase service. Additional cable lengths are available upon request. Please call for detailed specifications.



NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 5</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Ultima</i> Floating Fountain <ul style="list-style-type: none"> • 460-volt, Three-phase Pump Motor • Six, White LED Light Fixtures • 200' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$40,675.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: \$43,175.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

Page 2

NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

If customer is not prepared to accept delivery when equipment is ready to be installed, payment in full is due within fifteen (15) days thereafter. The equipment will then be held at no charge for future delivery.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

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CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 5</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Electra</i> Floating Fountain <ul style="list-style-type: none"> • 460-volt, Three-phase Pump Motor • Six, White LED Light Fixtures • 200' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$27,175.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: \$29,675.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

Page 2

NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

If customer is not prepared to accept delivery when equipment is ready to be installed, payment in full is due within fifteen (15) days thereafter. The equipment will then be held at no charge for future delivery.

THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 5</u>	<u>AMOUNT</u>
One (1)	7.5-Horsepower <i>Ultima</i> Floating Fountain <ul style="list-style-type: none"> • 460-volt, Three-phase Pump Motor • Five, White LED Light Fixtures • 200' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$28,975.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: \$31,475.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

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NOTE: Because of the electrical equipment involved, floating fountains are not designed for waterways where swimming or water sports are permitted. The installation and operation of electrical equipment under water, may present a potentially hazardous condition if not carried out by qualified, licensed personnel in strict accordance with The National Electrical Code and applicable local safety regulations.

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ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____



6900 S.W. 21st Court . Building 9 . Davie, FL 33317
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, STE 410W
Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 5</u>	<u>AMOUNT</u>
One (1)	7.5-Horsepower <i>Electra</i> Floating Fountain <ul style="list-style-type: none">• 460-volt, Three-phase Pump Motor• Four, White LED Light Fixtures• 200' of Submersible Pump/Light Cable• Three-Year Warranty (See specification sheet)	\$19,375.00
	Delivery and Installation	<u>\$ 2,500.00</u>
		Total: \$21,875.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

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THIS OFFER IS GOOD FOR THIRTY (30) DAYS FROM DATE OF QUOTATION.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 7</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Ultima</i> Floating Fountain <ul style="list-style-type: none"> • 230-volts, Single-phase Pump Motor • Six, White LED Light Fixtures • 375' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$52,475.00
	Delivery and Installation	<u>\$ 4,200.00</u>
		Total: \$56,675.00

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

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ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

NEW FOUNTAIN ESTIMATE

Hamal Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, STE 410W
 Boca Raton, Florida 33431

<u>DATE:</u>	<u>TERMS:</u>	<u>PRICES QUOTED ARE F.O.B.</u>	<u>DELIVERY:</u>
12/5/2025	50% deposit; Balance due on installation.	Installed (except for electrical connection).	Six (6) weeks from receipt of deposit.

<u>QUANTITY</u>	<u>DESCRIPTION - Lake 7</u>	<u>AMOUNT</u>
One (1)	10-Horsepower <i>Electra</i> Floating Fountain <ul style="list-style-type: none"> • 230-volts, Single-phase Pump Motor • Six, White LED Light Fixtures • 375' of Submersible Pump/Light Cable • Three-Year Warranty (See specification sheet)	\$38,975.00
	Delivery and Installation	<u>\$ 4,200.00</u>
		Total: <u>\$43,175.00</u>

Extra cable quoted upon location of fountain, if required.

Price includes delivery to site, installation into lake, anchoring in place and adjustment of display. Customer is responsible for all necessary shoreline electrical work and electrical permits. A licensed electrician should perform the following services: mount the supplied control panel in a suitable location, provide proper lakeside power to the panel, install a suitable main service disconnect for the panel, run the required conduit cable raceways from the panel into the lake (approximately 4 feet and below the normal water level), and connect the supplied fountain cables to the panel.

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SPECIAL SERVICE AGREEMENT / EQUIPMENT

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ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge they are authorized to execute this document.

By: _____

By: _____

Dated: _____

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

5

Proposal for Extra Work at Hamal CDD

Property Name	Hamal CDD	Contact	Dwayne Barrett
Property Address	3411 Briar Bay Blvd West Palm Beach, FL 33411	To	Hamal CDD
			Billing Address 2300 Glades Rd Ste 410W Boca Raton, FL 33431
Project Name	Jog Rod tree replacement		
Project Description	Remove and replace trees on north Wall on Jog Rd		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
25	Gal Satin Leaf			Subtotal \$9,900.00
33.00	EACH	25 Gal Satin Leaf	\$300.00	\$9,900.00
25	Gal Magnolia			Subtotal \$15,992.31
33.00	EACH	25 Gal Magnolia	\$484.62	\$15,992.31
Pigeon Plum				Subtotal \$9,900.00
33.00	EACH	25 Gal Pigeon Plum	\$300.00	\$9,900.00
General Cost				Subtotal \$120,067.33
180.00	EACH	Labor and equipment to remove Oaks under Power Lines on North Wall of Jog Rd, Stump Grind	\$515.38	\$92,769.23
360.00	HOUR	Labor to Install new trees, stake	\$41.82	\$15,054.55
90.00	EACH	Irrigation Bubblers	\$81.82	\$7,363.64
30.00	YARD	Soil	\$49.85	\$1,495.39
10.00	PALLET	Sod to fill voids	\$338.45	\$3,384.52

For internal use only

SO# 8821133
 JOB# 353000364
 Service Line 300

Total Price \$155,859.64

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
 13710 Okeechobee Blvd, Palm Beach, FL 33470 ph. (561) 784-3450 fax (561) 784-3795

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demolishing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unsee hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract
By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title
Dwayne Barrett	December 19, 2025
Printed Name	Date

PM

BrightView Landscape Services, Inc. "Contractor"

Signature	Title
TCS Business Developer	
Andrew Thomas Medved	December 19, 2025
Printed Name	Date

Customer

Job #: 353000364

SO #: 8821133 **Proposed Price:** \$155,859.64

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS A**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS AI**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS Ala**

Proposal for Extra Work at Hamal CDD

Property Name	Hamal CDD	Contact	Dwayne Barrett
Property Address	3411 Briar Bay Blvd West Palm Beach, FL 33411	To	Hamal CDD
		Billing Address	2300 Glades Rd Ste 410W Boca Raton, FL 33431

Project Name replacing (1) 10 hp pump and check valve suction line with filter

Project Description installing new suction line,brass check valve,pipe,floater (1) 10 hp pump with seal kit

Scope of Work

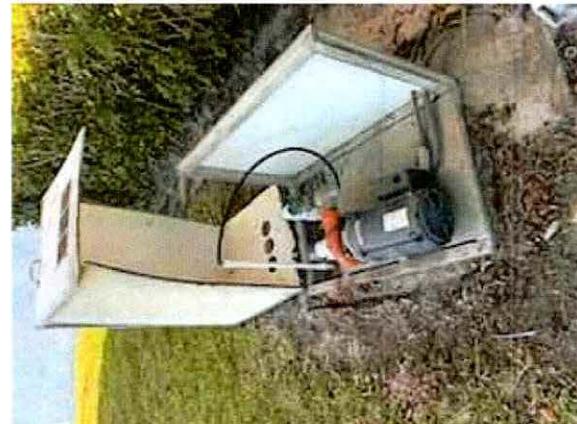
QTY	UoM/Size	Material/Description
1.00	EACH	check valve, 10 hp pump,pipe, floater

Images

faulty suction line



faulty pump



For internal use only

SO# 8835499

JOB# 353000364

Service Line 150

Total Price \$6,850.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
13710 Okeechobee Blvd. Palm Beach, FL 33470 ph. (561) 784-3450 fax (561) 784-3795

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
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11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
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14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
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Customer

Signature:  **Title:** PM

Dwayne Barrett **Printed Name:** **January 20, 2026** **Date:**

S. Patrick
Wahl

BrightView Landscape Services, Inc. "Contractor"

Branch Manager, Senior

Signature: **Title:**

Jose Adalberto Zepeda **Printed Name:** **January 20, 2026** **Date:**

Job #: **353000364**

SO #: **8835499** **Proposed Price:** **\$6,850.00**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS A1b**

Proposal for Extra Work at Hamal CDD

Property Name	Hamal CDD	Contact	Dwayne Barrett
Property Address	3411 Briar Bay Blvd West Palm Beach, FL 33411	To	Hamal CDD
		Billing Address	2300 Glades Rd Ste 410W Boca Raton, FL 33431

Project Name REPAIRING BROKEN MAINLINE UNDER TREE ROOTS

Project Description REPAIRING (1) BROKEN MAINLINE AND ZONE LINE UNDER TREE ROOTS

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	TIME AND MATERIALS	\$1,711.80	\$1,711.80

Images

BROKEN MAINLINE



For internal use only

SO#	8830446			
JOB#	353000364			
Service Line	150			
		Total Price	\$1,711.80	

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
13710 Okeechobee Blvd, Palm Beach, FL 33470 ph. (561) 784-3450 fax (561) 784-3795

TERMS & CONDITIONS

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4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automobile Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demolishing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect, and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

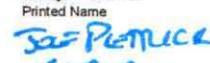
The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract
By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

<p>Signature: </p> <p>Dwayne Barrett Printed Name</p> <p></p> <p>BrightView Landscape Services, Inc. "Contractor"</p>	<p>PM</p> <p>Title</p> <p>January 13, 2026</p> <p>Branch Manager, Senior</p>
<p>Signature: </p> <p>Jose Adalberto Zepeda Printed Name</p> <p>January 13, 2026</p> <p>Date</p>	
<p>Job #: 353000364</p> <p>SO #: 8830446 Proposed Price: \$1,711.80</p>	

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS AII**



IRRIGATION INSPECTION 2025

Brightview Landscape Maintenance

At
HAMAL DISTRICT
West Palm Beach, FL

Presented to:

Att:



Phone: 5613856854
Victor.maradiaga@brightview.com

DEC 8, 2025

Presented to:

*3400 celebration Blvd. West Palm Beach
FL 33411*

Ph:

Email:

Irrigation Report. 12/8/2025

Field report prepared by:

Victor maradiaga

Brighview landscape Service would like to thank you for the opportunity you are giving us to evaluate your lawn sprinkler system. At Brighview, we value your business, and it is our pleasure to provide you with the best solution and upgrades for your irrigation system.

HAMAL Homeowners Association along with its' tropical climate, privacy and amenities is noteworthy for its lush landscaping of palms, turf, tropical shrubs and bedding plants. The landscaping at HAMAL Homeowners Association survives much of the year on natural rainfall and artificial irrigation. During the spring months, the reliability of rain decreases and combined with higher temperatures and frequent winds, the landscaping requires supplemental irrigation water to survive.

Based on a recent start-up irrigation wet check evaluation on DEC 8, 2025 we determined that some typical irrigation repairs needed to be complete ASAP.

zone map



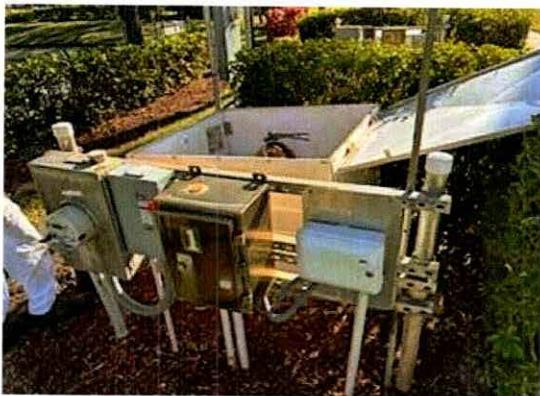
2025- Irrigation inspection report

Pump # 1

Number of zones: 19

Programs start time: 10:00 am

DAYs: MON-SUN



Pump needed to be primed

Recommending installing (1) new BRASS check valve **\$850.00**

Recommending installing new filter and floaters **\$1,235.00**

RECOMMENDING INSTALLING (1) HARD WIRE RAIN SENSOR **\$150.00**

Zone 1:

ok

Zone 2:

ok

Zone 3:

ok

Zone 4:

Need to replace (1) faulty irrigation valve not shutting off **\$650.00**

Zone 5:
ok

Zone 6:
Need to troubleshoot valve not turning on \$197.00
Additional proposal may be needed after a detailed inspection

Zone 7:
Need to troubleshoot valve not turning on \$197.00
Additional proposal may be needed after a detailed inspection

Zone 8:
Need to troubleshoot valve not turning on \$197.00
Additional proposal may be needed after a detailed inspection

Zone 9:
Need to troubleshoot valve not turning on \$197.00
Additional proposal may be needed after a detailed inspection

Zone 10:
Need to troubleshoot valve not turning on \$197.00
Additional proposal may be needed after a detailed inspection

Zone 11:
5 | Page

Need to replace (8) broken spray heads \$296.00

Zone 12:

Need to replace (1) broken spray head \$37.00

Zone 13:

ok

Zone 14:

Need to troubleshoot valve not turning on \$197.00
Additional proposal may be needed after a detailed inspection

Zone 15:

ok

Zone 16:

ok

Zone 17:

ok

Zone 18:

Need to replace (2) broken spray head

\$74.00

Zone 19:

ok

Pump # 2

Number of zones:18

Programs A start time:10:00 PM

DAYs: MON-TUE-WED-FRI-SUN

RECOMMENDING INSTALLING (1) HARD WIRE RAIN SENSOR \$150.00

Zone 1:

ok

Zone 2:

Need to repair (1) lateral line break \$197.00

Zone 3:

ok

Zone 4:

ok

Zone 5:

ok

Zone 6:

ok

Zone 7:

ok

Zone 8:

ok

Zone 9:

ok

Zone 10:
ok

Zone 11:
ok

Zone 12:
ok

Zone 13:
ok

Zone 14:
ok

Zone 15:
ok

Zone 16:
ok

Zone 17:
ok

Zone 18:
ok

Pump # 3

Number of zones:32

Programs A start time:10:00 PM

DAYs: MON-TUE-SAT-SUN



RECOMMENDING INSTALLING (1) HARD WIRE RAIN SENSOR \$150.00

PUMP IS DOWN

**NEED TO REPLACE (1) FAULTY PUMP START RELAY AND OVERLOAD
\$1,445.00**

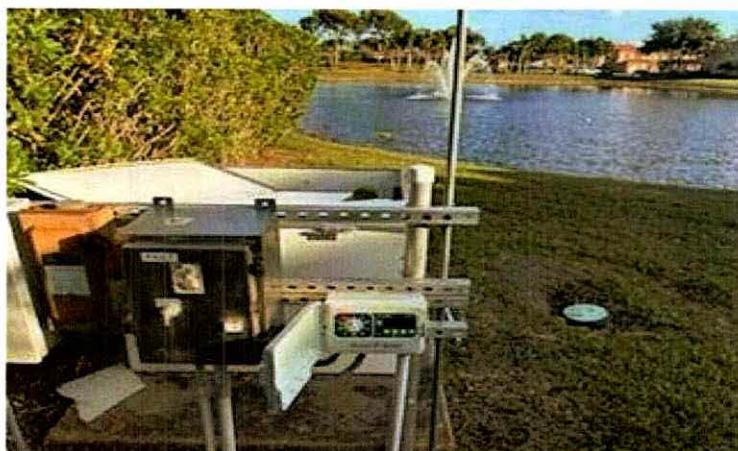
CANNOT CONTINUE WITH INSPECTION UNTILL REPAIRS ARE MADE.

Pump # 4

Number of zones:10

Programs A start time:10:00 PM

DAYs: MON-TUE-WED-THUR-FRI-SAT-SUN



RECOMMENDING INSTALLING (1) HARD WIRE RAIN SENSOR \$150.00

Zone 1:

Need to troubleshoot valve not turning on \$197.00
Additional proposal may be needed after a detailed inspection

Zone 2:

ok

Zone 3:

ok

Zone 4:

Need to troubleshoot valve not turning on

\$197.00

Additional proposal may be needed after a detailed inspection

Zone 5:

Need to troubleshoot valve not turning on

\$197.00

Additional proposal may be needed after a detailed inspection

Zone 6:

Need to troubleshoot valve not turning on

\$197.00

Additional proposal may be needed after a detailed inspection

Zone 7:

ok

Zone 8:

ok

Zone 9:

Need to troubleshoot valve not turning on

\$197.00

Additional proposal may be needed after a detailed inspection

Zone 10:

Need to troubleshoot valve not turning on

\$197.00

Additional proposal may be needed after a detailed inspection

Pump # 5

Number of zones:16

Programs A start time:10:00 PM

DAYs: MON-TUE-SAT-SUN

RECOMMENDING INSTALLING (1) HARD WIRE RAIN SENSOR \$150.00

Zone 1:

ok

Zone 2:

ok

Zone 3:

ok

Zone 4:

ok

Zone 5:

ok

Zone 6:

ok

Zone 7:

Need to replace (1) broken spray head

\$37.00

Zone 8:

ok

Zone 9:

Need to replace (1) broken ROTOR head

\$44.00

Zone 10:

Need to replace (1) broken ROTOR head

\$44.00

Zone 11:

ok

Zone 12:

ok

Zone 13:

Need to replace (1) broken ROTOR head

\$44.00

Zone 14:

Need to replace (1) broken ROTOR head

\$44.00

Zone 15:

Ok

Zone 16:

ok

All irrigation equipment is to be of the highest professional quality. This includes any spray heads, rotors heads, electric valves, automatic controller, backflow prevention device, and accessories.

We propose to furnish irrigation repair in accordance with the above specifications base on time and materials not to exceed \$ 8,111.00 without your further approval. (Labor rate \$ 80.00 per tech hour) Any alterations or deviations from the above specifications will only be executed with your written approval at a cost above and beyond the estimate.

This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Please remember that we are dedicated to serve you. If you have any questions regarding this matter, please feel free to give us a call.

We thank you for the opportunity to be of service to you and pledge to you our very best efforts for an outstanding, successful project together.

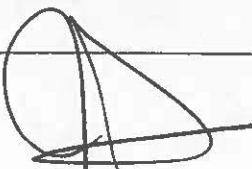
Client:

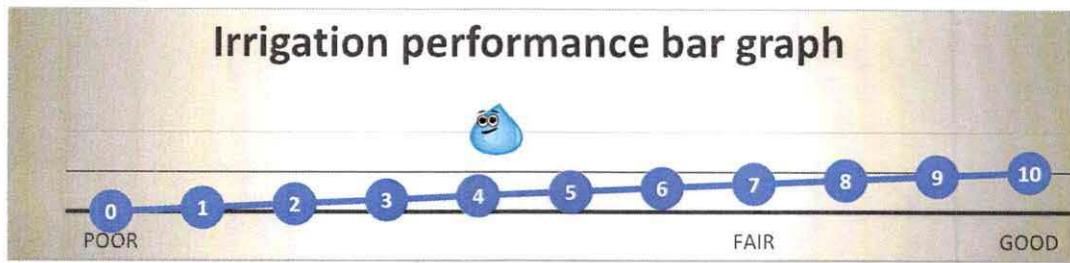
Approval 2+A Date: 12-21-25

Contractor: Brightview Landscape Services

Signature: VICTOR M
Date: 12/03/25

Printed Name: VICTOR MARADIAGA


Victor Maradiaga / Branch Manager
12/03/25



**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS B**

SUPPLEMENTAL MUTUAL TERMINATION, RELEASE AND WAIVER AGREEMENT

This Supplemental Mutual Termination, Release and Waiver Agreement ("Supplemental") to the Notice of Mutual Termination letter agreement dated September 23, 2025 ("Original" and together with Supplemental, "Mutual Termination and Release") by and among **HAMAL COMMUNITY DEVELOPMENT DISTRICT** ("District") and **IBERO PROPERTY MANAGEMENT CORPORATION** ("Contractor") is entered into to be effective as of October 23, 2025 ("Effective Date"). The District and Contractor are hereafter referred to as the "Parties" or each individually, a "Party".

RECITALS

WHEREAS, the District and Contractor previously entered into that *Interim Landscape and Irrigation Maintenance Agreement*, effective March 14, 2025, as amended and supplemented from time to time ("Original Agreement"), which is incorporated herein by this reference, wherein the Contractor agreed to perform certain landscape and irrigation maintenance services on an interim basis ("Landscape Services") on behalf of the District; and

WHEREAS, at the September 11, 2025, regular meeting of the Board of Supervisors of the District ("Board"), the Board approved Work Authorization Number 2141 for Additional Services, effective as of September 19, 2025, authorizing Contractor to perform additional services under the Agreement, specifically tree trimming and pruning services ("Work Authorization" and together with the Original Agreement, "Agreement"); and

WHEREAS, on September 23, 2025, the District transmitted a Notice of Mutual Termination to Contractor, which was subsequently signed by the Parties, mutually agreeing to the termination of the Agreement ("Termination"); and

WHEREAS, pursuant to the Termination, all Landscape Services being provided by the Contractor under the Agreement were to cease on November 14, 2025; and

WHEREAS, upon additional notification from District representative to stop work under the Work Authorization, Contractor ceased performance of the remainder of tasks under Work Authorization on or about the Effective Date; and

WHEREAS, the Parties acknowledge that the sole remaining compensation owed to Contractor pursuant to the Agreement are for the additional services provided under the Work Authorization up to the Effective Date; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. It is the intent of the Parties to this Mutual Termination and Release that this be a complete, full, comprehensive, irrevocable, unconditional and final release of all claims known or unknown by and among the Parties pertaining to the Agreement.

2. The Parties hereby acknowledge, confirm, stipulate, agree, covenant, warrant and represent to each other that, as of the date hereof:

- a. All compensation pursuant to the Agreement, including compensation for the additional services provided pursuant to the Work Authorization, have been paid in full and satisfied, and no lien exists regarding same whatsoever;
- b. the Parties hereto have absolutely no defenses, claims, rights of set-off or counterclaims, demands or causes of action against each other under, arising out of, or in connection with, the Agreement, and any and all of which the Parties hereto hereby expressly waive.

3. This Mutual Termination and Release shall not be construed as an admission of liability on the part of any of the Parties hereto of any kind or nature whatsoever as to any matter.

4. This Mutual Termination and Release shall be binding upon the Parties hereto and shall include a release of, and inure to the benefit of, all of the Parties hereto.

5. This Mutual Termination and Release may be executed in counterparts, each of which shall be an original and be fully effective as to the Party or Parties signing the counterpart, but all such counterparts shall together constitute one and the same instrument. Facsimile or electronic execution of this Mutual Termination and Release shall constitute and be effective as an original signature for all purposes.

6. Execution of this Mutual Termination and Release shall serve as conclusion and termination of the Agreement, upon the Effective Date, and represents a waiver of any notice of other terms and conditions of the Agreement and constitutes the entire agreement among the Parties with respect to the subject matter hereof. Contractor is not entitled to any payment, fee, cost or other amount, now or in the future, in connection with the Agreement.

7. It is expressly understood and agreed that this Mutual Termination and Release may not be altered, amended, modified or otherwise changed in any respect whatsoever except by a writing duly executed by authorized representatives of each of the Parties hereto.

8. This Mutual Termination and Release shall be construed and interpreted in accordance with and governed by the laws of the State of Florida. Venue for any enforcement, interpretation, litigation, or dispute resolution arising hereunder shall exclusively be in a court of appropriate jurisdiction, in the County in which the District is located.

9. In the event that any Party seeks to enforce this Mutual Termination and Release by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. The Parties hereto do hereby intentionally, knowingly, voluntarily, unconditionally and irrevocably waive the right which they may have to a trial by jury in respect of any litigation based hereon, or arising out of, under or in connection with this Mutual Termination and Release (including, without limitation, any action to rescind or cancel this Mutual Termination and Release or any claims or defenses asserting that this Mutual Termination and Release was fraudulently induced or is otherwise void or voidable).

11. The Parties hereto represent and warrant to each other that they have consulted with or have had an opportunity to consult with legal counsel and accountants, in each case knowledgeable in the finance and the agreements evidenced and contemplated by this Mutual Termination and Release.

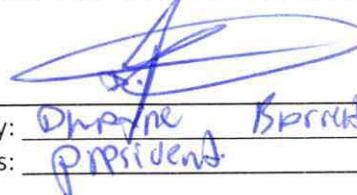
IN WITNESS WHEREOF, the Parties below have caused this Mutual Termination and Release to be executed by the signatures of their respective, duly authorized representatives effective as of the Effective Date.

HAMAL COMMUNITY DEVELOPMENT DISTRICT



Chair/Vice Chair, Board of Supervisors

IBERO PROPERTY MANAGEMENT CORPORATION



By: Dwayne Bryant
Its: President

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED**

DECEMBER 31, 2025

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
DECEMBER 31, 2025

	General Fund	Debt Service Fund 2021	Total Governmental Funds
ASSETS			
Cash	\$1,597,697	\$ -	\$ 1,597,697
Investments			
Centennial	259,919	-	259,919
FineMark MMA	249,725	-	249,725
FineMark ICS	328,001	-	328,001
Iberia - MMA	25,293	-	25,293
Bank United	453,854	-	453,854
Revenue	- 133,974		133,974
Prepayment	- 1,059		1,059
Sinking	- 69		69
Optional redemption	- 1		1
COI	- 6,515		6,515
Due from other funds			
General fund	- 567,825		567,825
Deposits	135	-	135
Total assets	<u><u>\$2,914,624</u></u>	<u><u>\$ 709,443</u></u>	<u><u>\$ 3,624,067</u></u>
LIABILITIES			
Liabilities:			
Accounts payable off-site	\$ 4,088	\$ -	\$ 4,088
Accounts payable on-site	24,470	-	24,470
Due to other funds			
Debt service (series 2021)	567,825	-	567,825
Taxes payable	244	-	244
Total liabilities	<u><u>596,627</u></u>	<u><u>-</u></u>	<u><u>596,627</u></u>
FUND BALANCES			
Nonspendable			
Prepays and deposits	135	-	135
Restricted			
Debt service	- 709,443		709,443
Assigned			
3 months working capital	213,964	-	213,964
Sound barriers	100,000	-	100,000
Stormwater pump station	300,000	-	300,000
Culvert repair/replacement	100,000	-	100,000
Disaster recovery	500,000	-	500,000
Unassigned	<u><u>1,103,898</u></u>	<u><u>-</u></u>	<u><u>1,103,898</u></u>
Total fund balance	<u><u>2,317,997</u></u>	<u><u>709,443</u></u>	<u><u>3,027,440</u></u>
Total liabilities and fund balances	<u><u>\$2,914,624</u></u>	<u><u>\$ 709,443</u></u>	<u><u>\$ 3,624,067</u></u>

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 597,928	\$ 644,294	\$ 738,152	87%
Fair share agreement	-	-	46,302	0%
Interest & misc. income	910	2,782	1,500	185%
Total revenues	<u>598,838</u>	<u>647,076</u>	<u>785,954</u>	82%
EXPENDITURES				
Administrative				
Supervisors fee & FICA tax	861	1,938	7,536	26%
Management/recording/accounting	3,671	11,012	44,048	25%
Trustee	-	-	4,350	0%
Legal	2,081	2,081	20,000	10%
Engineering	4,060	7,957	15,000	53%
Audit	-	-	9,384	0%
Arbitrage rebate calculation	-	-	1,250	0%
Postage	28	28	750	4%
Legal advertising	-	-	2,500	0%
Office supplies	-	-	250	0%
Contingencies	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	9,004	9,300	97%
FASD annual dues	-	2,000	2,000	100%
Pump station/equipment insurance	-	11,214	14,000	80%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Dissemination agent	83	250	1,000	25%
Total administrative expenses	<u>10,784</u>	<u>45,659</u>	<u>133,958</u>	34%
Maintenance				
Telephone	215	628	2,040	31%
Field operations management	2,500	7,500	44,400	17%
Landscape maintenance				
Mowing, edging, pruning & weed control	16,329	51,350	135,125	38%
Turf replacement	-	-	24,000	0%
Mulch	-	436	34,944	1%
Insect, weed, fertilization	-	-	69,969	0%
Annuals removal, replacement, installation	-	-	19,097	0%
Tree pruning	-	7,500	33,766	22%
Irrigation system maintenance	-	-	10,786	0%
Irrigation repairs	-	10,125	12,360	82%
Capital outlay	-	-	30,400	0%
Landscape replacement	-	9,850	24,720	40%
Preventative maintenance: pump station	-	-	12,000	0%
Repair/maintenance: pump station	798	3,174	7,500	42%

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Maintenance (continued)				
Lake maintenance	2,082	4,164	25,200	17%
Fountain maintenance	650	650	30,282	2%
Utilities	6,693	13,694	63,860	21%
Wall maintenance	-	-	20,000	0%
Holiday landscape lighting	-	-	5,687	0%
Contingency	1,200	3,600	25,000	14%
Hurricane clean-up	-	-	10,000	0%
Total maintenance expenses	<u>30,467</u>	<u>112,671</u>	<u>641,136</u>	18%
Other fees and charges				
Property appraiser	-	-	1,141	0%
Information system services	-	2,630	2,030	130%
Tax collector	5,979	6,443	7,689	84%
Total other fees and charges	<u>5,979</u>	<u>9,073</u>	<u>10,860</u>	84%
Total expenditures	<u>47,230</u>	<u>167,403</u>	<u>785,954</u>	21%
Excess (deficiency) of revenues over (under) expenditures	551,608	479,673	-	
Fund balance - beginning	1,766,389	1,838,324	1,879,194	
Fund balance - ending				
Nonspendable				
Prepaid expenditures and deposits	135	135	-	
Assigned				
3 months working capital	213,964	213,964	213,964	
Sound barriers	100,000	100,000	100,000	
Stormwater pump station	300,000	300,000	300,000	
Culvert repair/replacement	100,000	100,000	100,000	
Disaster recovery	500,000	500,000	500,000	
Unassigned	1,103,898	1,103,898	665,230	
Total fund balance - ending	<u>\$ 2,317,997</u>	<u>\$ 2,317,997</u>	<u>\$ 1,879,194</u>	

HAMAL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2017)
FOR THE PERIOD ENDED DECEMBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 573,561	\$ 618,037	\$ 708,180	87%
Interest	281	1,101	-	N/A
Total revenues	<u>573,842</u>	<u>619,138</u>	<u>708,180</u>	87%
EXPENDITURES				
Principal	-	-	632,000	0%
Interest 11/1	-	37,204	37,204	100%
Interest 5/1	-	-	37,204	0%
Total expenditures	<u>-</u>	<u>37,204</u>	<u>706,408</u>	5%
Other fees and charges				
Tax collector	5,736	6,180	7,377	84%
Total other fees and charges	<u>5,736</u>	<u>6,180</u>	<u>7,377</u>	84%
Total expenditures	<u>5,736</u>	<u>43,384</u>	<u>713,785</u>	6%
Excess (deficiency) of revenues over (under) expenditures	568,106	575,754	(5,605)	
Fund balances - beginning	141,337	133,689	113,646	
Fund balances - ending	<u>\$ 709,443</u>	<u>\$ 709,443</u>	<u>\$ 108,041</u>	

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hamal Community Development District held a Regular Meeting on December 8, 2025 at 6:00 p.m., at the Briar Bay Clubhouse, 3400 Celebration Blvd., Palm Beach, Florida 33411.

Present:

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

Also present:

Jamie Sanchez	District Manager
Michelle Rigoni (via telephone)	District Counsel
Al Caruso	District Engineer
Dwayne Barrett	Ibero Property Management Corporation
Jose Zepeda	BrightView Landscape Services, Inc.
Andrew Medved	BrightView Representative
Leesa Cunningham	Resident
John Long	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

28 Mr. Petrick called the meeting to order at 6:00 p.m. Supervisors Petrick, Cunningham,
29 Senior and Sanon were present. Supervisor DePaul was not present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments

37 Ms. Sanchez reviewed the public comments protocols. Supervisors may or may not
38 address statements, questions or concerns during the meeting.

39 No members of the public spoke.

40 Ms. Sanchez stated that some proposals received today were distributed and will be
41 added to the agenda. Public comments will be accepted during these agenda items.

42 ▪ **Discussion: Jog Road Tree Replacement**

43 **This item was an addition to the agenda.**

44 Mr. Petrick summarized previous discussions and permitting considerations related to
45 issues with oak trees growing near the power lines and stated that Mr. Zepeda confirmed that a
46 City permit is needed. While one option would be to apply for a tree removal permit, remove the
47 trees, and then submit a request to plant replacement trees, Mr. Petrick recommends expediting
48 the process by submitting proposed replacements when applying for the City permit. He noted
49 that Mr. Cunningham was appointed to work with Staff with regard to the necessary scope of work
50 related to the oak trees.

51 Mr. Cunningham stated that he requested details from Ibero as to which trees were
52 trimmed. As the invoice does not include oak trees he thinks it is not relevant to the discussion
53 of replacing the oaks, but the Board will need to discuss how to address the invoice.

54 The Board and Staff discussed and considered the options included in the BrightView
55 Proposal for Extra Work at Hamal CDD and a map of the area in question.

56 Mr. Zepeda reviewed the proposal and responded to questions. He stated that 25-gallon
57 and 45-gallon options are presented, and any options presented can be accepted, or components
58 can be combined to create a customized option to fit the desired result and budget.

59 Mr. Petrick asked the Board to consider whether to replace some damaged trees with like
60 trees, or spend the time and funds redesigning the Jog Road area.

61 Ms. Sanchez stated that, while a designated line item does not exist, a little more than
62 \$600,000 is available in Unassigned fund balance. An unbudgeted line item such as "Tree
63 replacement/removal" can be created.

64 Discussion ensued regarding the scope of work, timing, desire to eliminate trees under
65 power lines that require trimming, cost of the work, and permitting considerations.

66 Ms. Rigoni stated that, per Board direction at the last meeting, she drafted a Mutual
67 Release with respect to the Interim Landscape Agreement between the CDD and Ibero, which
68 the Chair executed. Effective October 23, 2025, the last date that Ibero provided any tree
69 services, the Mutual Release states that "The parties agree that all compensation pursuant to the

70 Interim Landscape Agreement has been paid in full and satisfied and that there is no lien in right
71 regarding same, and that parties are further releasing any future claims or offsets in the future
72 arising from that Interim Agreement, as of the effective date." The Mutual Release will clean up
73 the prior relations with Ibero. Via this Release, additional work authorizations that were
74 approved by the Board after the Interim Agreement were effectively cancelled, and there are no
75 longer any obligations or responsibilities between Ibero and the CDD.

76 Ms. Senior asked about Ibero's previous invoices for which trimming was less than
77 optimal. Ms. Sanchez stated that the amount invoiced to the CDD was fully paid. Mr. Petrick
78 stated that the poorly trimmed trees are a separate issue and noted that the Board is dissatisfied
79 with how Florida Power & Light (FPL) cut the oak trees beneath the power lines in a "Y" shape.

80 Resident John Long voiced his opinion that FPL trimmed the trees at the power lines in an
81 atrocious manner. He thinks that area is a large part of the neighborhood and improving the area
82 will protect the value of the neighborhood. He encouraged the Board to proceed.

83 The Board directed Mr. Zepeda to work with Mr. Petrick to develop an updated proposal,
84 in the \$95,000 range, for Jog Road only, for consideration at the next meeting.

85

86 **FOURTH ORDER OF BUSINESS**

87 **Consideration of Allstate Resource
88 Management, Inc. Special Service
89 Agreement/Equipment [Fountain Lights
90 Install]**

91 Ms. Sanchez distributed and the Board reviewed the new fountain estimate. This item
92 was previously deferred so that a proposal for replacement of all fountains could be considered.

93 Mr. Barrett stated that all fountains are currently operational; some lights might require
94 maintenance or replacement.

95 Mr. Petrick recalled that the Board previously decided not to install brand new lights on
96 aging fountains. Pricing was obtained and, as fountains fail, they can be replaced;

97 Ms. Sanchez will ask Allstate if the 30-day pricing can be extended.

98 Discussion ensued regarding small repairs that can be done as needed under spending
99 authority and ratified afterwards, differences between the options presented, and the need to
100 obtain additional clarification regarding the scope of work in the proposal.

101 This item was deferred.

102 Now that pricing has been obtained for installation of fountain lighting, this item will be
103 removed from future agendas.

104 The proposal that was distributed at today's meeting will remain on the agenda. Ms.
105 Sanchez will ask a representative to call in to the next meeting.

106 Mr. Long voiced his opinion that, aside from pricing, Fountains A, B and C differ greatly in
107 terms of spray, appearance and longevity. He offered his assistance in evaluating the investment
108 in fountains and expressed support for installing additional fountains.

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110 **FIFTH ORDER OF BUSINESS** Consideration of Coastal Commercial
111 Services Items

112

113 The Board and Staff discussed and considered the following:

114 **A. Proposal for Replacement of 30HP Retention Pond Level Control Pump**

115 **On MOTION by Mr. Cunningham and seconded by Mr. Sanon, with all in favor,**
116 **the Coastal Commercial Services Proposal for Replacement of 30HP Retention**
117 **Pond Level Control Pump, and directing District Counsel to prepare a form of**
118 **agreement, was approved.**

119

120 **B. Estimate 19250008 [Service of Pressurized Hatch and Replacement of Float Switch**
121 **Junction Box]**

122 **On MOTION by Mr. DePaul and seconded by Ms. Senior, with all in favor, Coastal**
123 **Commercial Services Estimate 19250008 for Service of Pressurized Hatch and**
124 **Replacement of Float Switch Junction Box, in the amount of \$3,538.20, and**
125 **directing District Counsel to prepare a form of agreement, was approved.**

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128 **SIXTH ORDER OF BUSINESS** Consideration of Resolution 2026-02,
129 **Relating to the Amendment of the Budget**
130 **for the Fiscal Year Beginning October 1,**
131 **2024 and Ending September 30, 2025; and**
132 **Providing for an Effective Date**

133

134 Ms. Sanchez presented Resolution 2026-02. This Resolution is necessary because total
135 expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations. The
136 difference is due to overages in several line items, most notably the "Barrier wall painting" line
137 item on Page 1, for which no funds were budgeted but there was an expenditure of \$71,475.

138 Funds are available in the Unassigned fund balance for this expense. Adoption of this Resolution
139 alleviates the potential of a finding in the audit.

140 **On MOTION by Ms. Senior and seconded by Mr. Cunningham, with all in favor,**
141 **Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year**
142 **Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an**
143 **Effective Date, was adopted.**

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146 **SEVENTH ORDER OF BUSINESS** **Discussion/Consideration/Ratification:**
147 **Performance Measures/Standards &**
148 **Annual Reporting Form**

149
150 A. **October 1, 2024 - September 30, 2025 [Posted]**
151 B. **October 1, 2025 - September 30, 2026**

152 **On MOTION by Ms. Senior and seconded by Mr. Sanon, with all in favor, the**
153 **2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives**
154 **Reporting Fiscal Year 2026 Performance Measures and Standards, were**
155 **approved.**

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158 **EIGHTH ORDER OF BUSINESS** **Ratification Items**
159
160 A. **Ibero Property Management Corp**
161 I. **AWC Quote #3185390 for Quarterly Service**
162 II. **BrightView Landscape Services, Inc. Proposal for Extra Work [Remove and**
163 **Dispose Flowers on Jog Road]**

164 **On MOTION by Mr. Cunningham and seconded by Mr. Sanon, with all in favor,**
165 **AWC Quote #3185390 for Quarterly Service, in the amount of \$2,400; and the**
166 **BrightView Landscape Services, Inc. Proposal for Extra Work to Remove and**
167 **Dispose Flowers on Jog Road, in the amount of \$436.36; were ratified.**

168
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170 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
171 **Statements as of October 31, 2025**

173 **On MOTION by Mr. Sanon and seconded by Mr. Cunningham, with all in favor,**
174 **the Unaudited Financial Statements as of October 31, 2025, were accepted.**

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177 **TENTH ORDER OF BUSINESS** **Approval of Minutes**

178

179 A. **November 10, 2025 Workshop**180 B. **November 10, 2025 Regular Meeting**

181 **On MOTION by Ms. Senior and seconded by Mr. Cunningham, with all in favor,**
182 **the November 10, 2025 Workshop Minutes and the November 10, 2025 Regular**
183 **Meeting Minutes, both as presented, were approved.**

184

185

186 **ELEVENTH ORDER OF BUSINESS** Staff Reports

187

188 A. **District Counsel: Kutak Rock LLP**

189 Ms. Rigoni stated that the legislative session is underway. The Board will be advised of
190 any actions affecting special districts.

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

192 • **Stormwater Pump Station Maintenance Inspection Memo**

193 The Stormwater Pump Station Maintenance Inspection Memo was included for
194 informational purposes.

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

196 Mr. Barrett stated the Fountain Inspection Report was completed last quarter.

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

198 • **UPCOMING MEETINGS**

199 ➤ **February 9, 2026 at 5:00 PM [Workshop]**

200 ➤ **February 9, 2026 at 6:00 PM [Regular Meeting]**

201 ○ **QUORUM CHECK**

202 The next meetings will be held on February 9, 2026, unless canceled.

203 Staff Members will not attend the Workshop.

204 Mr. Petrick asked Ms. Sanchez to email the vendor contracts to the Board. The Board
205 should familiarize themselves with the contracts, which will be reviewed at the Workshop

206

207 **TWELFTH ORDER OF BUSINESS**Supervisors' Requests

208

209 Mr. Cunningham asked if the authority delegated to him at the last meeting to look into
210 the invoicing of the tree trimming has become moot at this time, because no further payments
211 are due. Ms. Rigoni stated that is correct.

212 Mr. Cunningham distributed copies of his email to Ms. Sanchez.

213 Mr. Petrick appreciated the follow-up and stated it appears that the CDD is looking for a
214 broader scope of landscaping. At this point, the matter is a moot point.

215 Mr. Cunningham expressed concern that either work was done and billed that was not
216 authorized or that the CDD was invoiced for more work than was done.

217 The Board Members agreed that the matter is a moot point.

218 Ms. Senior expressed concern about cable lines on the ground as, while Mr. Barrett had
219 some lines addressed, some remained. Mr. Barrett stated that calls were made but vendors have
220 been nonresponsive. Mr. Petrick stated that FPL owns the poles. He asked Mr. Barrett to keep
221 following up with FPL or the vendor and encouraged the Board Members to do the same.

222

223 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

225 Mr. Long suggested District Counsel send a letter advising FPL of the issue with the lines
226 on the ground. Regarding the pumps, he asked if water flow can be regulated. Mr. Caruso stated
227 that the water levels cannot be pumped in; water levels fluctuate based on the water table.

228 Mr. Long asked if more seasonal flowers can be installed at the front gates and asked how
229 he can best submit suggestions. He voiced his opinion that some common area sidewalks are
230 moldy and slippery and in need of cleaning. He asked if that is an HOA matter.

231 Mr. Petrick stated that the sidewalk issue depends on its location. He will consult with Mr.
232 Barrett and, if the sidewalk in question is in the CDD, he will consider having it cleaned. Regarding
233 the flowers, the Board is considering a total landscape beautification project. Mr. Petrick stated
234 that he will ensure that the monument signs off Jog Road are also considered. He thanked Mr.
235 Long for his suggestions.

236

237 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

239 **On MOTION by Mr. Cunningham and seconded by Mr. Sanon, with all in favor,**
240 **the meeting adjourned at 7:23 p.m.**

241

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245 Secretary/Assistant Secretary

Chair/Vice Chair

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**HAMAL
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS D**

HAMAL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package, and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

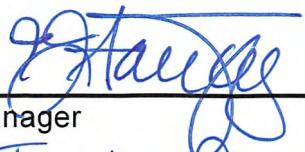
Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No



District Manager



Print Name

Date



Chair/Vice Chair, Board of Supervisors



Print Name

Date



HAMAL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Briar Bay Clubhouse, 3400 Celebration Blvd., West Palm Beach, Florida 33411

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025 CANCELED	Regular Meeting	6:00 PM
November 10, 2025	Workshop: <i>Sunshine Law Refresher</i>	5:00 PM
November 10, 2025	Regular Meeting	6:00 PM
December 8, 2025	Regular Meeting	6:00 PM
February 9, 2026	Workshop <i>Review of Staff and Vendor Contracts</i>	5:00 PM
February 9, 2026	Regular Meeting	6:00 PM
March 9, 2026	Regular Meeting	6:00 PM
April 13, 2026	Regular Meeting	6:00 PM
May 11, 2026	Regular Meeting	6:00 PM
July 13, 2026	Regular Meeting	6:00 PM
September 14, 2026	Regular Meeting	6:00 PM