

**MINUTES OF MEETING
OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Osprey Oaks Community Development District's Board of Supervisors was held on **Tuesday, October 11, 2016 at 10:00 a.m., at 2300 Glades Road, Suite 202E, Boca Raton, Florida 33431.**

Present and constituting a quorum were:

Jim Gielda	Chair
Adam Freedman	Vice Chair
Michael Smith (<i>via telephone</i>)	Assistant Secretary
Gary Einfalt	Assistant Secretary
Kristi Freedman (<i>via telephone</i>)	Assistant Secretary

Also present were:

Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Dennis Lyles	District Counsel
Jeff Schnars	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:02 a.m., and noted, for the record, that Supervisors Jim Gielda, Adam Freedman and Gary Einfalt were present, in person. Supervisors Michael Smith and Kristi Freedman were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Update: (SFWMD) Water Use Permit

Mr. Schnars stated the South Florida Water Management District (SFWMD) Water Use Permit application was submitted to SFWMD. Verbal comments were received, yesterday, and Mr. Schnars was coordinating with the appropriate parties to address those comments.

FOURTH ORDER OF BUSINESS

**Pending Turn-Over to the Homeowners
in November**

Mr. Gielda stated that the turn-over would take place on November 22, 2016. The item was placed on the agenda to address homeowner questions.

Ms. Cerbone advised that Ms. Naim was out of town. Mr. Gielda indicated that another person expressed an interest but was not present.

FIFTH ORDER OF BUSINESS

**Notification(s) of Storm Damage from
Hurricane Matthew**

Mr. Schnars stated that there was no storm damage from Hurricane Matthew. Mr. Freedman asked if the HOA opens the control structure for a large rain event. Mr. Schnars indicated that the HOA was in control of the control structure; he coordinated with the HOA contact, Mr. Robert Harding. The HOA should be opening the control structure at the direction of the Lake Worth Drainage District (LWDD). The LWDD sent emails about when the control structure could and could not be opened and Mr. Schnars forwarded the emails to Mr. Harding. Mr. Schnars stated that someone in the HOA, who is in control, should be on the LWDD email list. Mr. Freedman asked Mr. Schnars to follow up, to prevent future drainage issues.

SIXTH ORDER OF BUSINESS

**Approval of Unaudited Financial
Statements as of August 31, 2016**

Ms. Cerbone presented the Unaudited Financial Statements as of August 31, 2016.

Mr. Freedman asked if the construction account would be closed, now that the project was completed. Ms. Cerbone replied affirmatively.

**On MOTION by Mr. Gielda and seconded by Mr. Freedman,
with all in favor, the Unaudited Financial Statements as of
August 31, 2016, were approved.**

SEVENTH ORDER OF BUSINESS

Other Business

With regard to the decorative pavers in the rights-of-way, Mr. Gielda understood that the CDD had an easement over the rights-of-way, for ownership of the improvements, and the fee

simple title of the land was held by the HOA. A numbers of pavers were cracked or damaged and must be replaced, which was fairly typical after a project is built out. The HOA had not replaced the pavers so Mr. Giolda was interested in having the District Engineer, District Counsel, or a combination of the two, prepare a letter to the HOA, indicating that the pavers must be addressed and suggesting that the HOA make the repairs and pay for them, directly, or the District making the repairs and absorbing the cost within the assessments.

Mr. Lyles stated that, typically, the first letter would come from Management and, if a follow-up was necessary, the District Engineer, District Counsel, or both, could become involved. Ms. Cerbone stated that Management would prepare a letter.

Mr. Schnars stated that an inspection could be performed prior to sending a letter. Ms. Cerbone stated she could attach the inspection report to the letter.

Mr. Giolda stated that approximately two or three pallets of pavers would be required, between all of the projects.

Mr. Schnars indicated that an inspection would be preformed and a report would be sent.

Mr. Lyles asked if the HOA’s contractor was handling the aquatics management issues, pursuant to the maintenance agreement. Mr. Schnars replied yes. Mr. Lyles stated that the issues should be reviewed to determine whether any other work was required.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. NEXT MEETING DATE: October 25, 2016 at 10:00 A.M.

Ms. Cerbone stated that the next meeting will be held on October 25, 2016 at 10:00 a.m., at this location.

NINTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

There being no supervisors requests, the next item followed.

TENTH ORDER OF BUSINESS

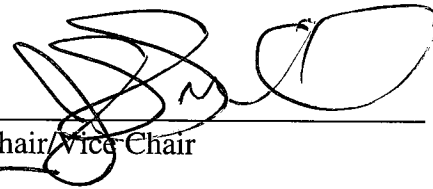
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Einfalt and seconded by Mr. Giolda, with all in favor, the meeting adjourned at 10:11 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair