

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

The Board of Supervisors of the Osprey Oaks Community Development District held a Regular Meeting on Monday, February 4, 2019 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463.

**Present and constituting a quorum were:**

Meredith Naim	Chair
Jeffrey Fuchs	Vice Chair
Steve Ratkowski	Assistant Secretary
Kenneth J. Revilla	Assistant Secretary
John Flaherty	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Ginger Wald	District Counsel
Robert Harding	Resident and HOA President

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Naim called the meeting to order at 6:30 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Osprey Oaks Homes Association, Inc., Amended and Restated Maintenance Agreement**

Ms. Naim presented the Amended and Restated Maintenance Agreement.

Ms. Cerbone stated that the Amended Agreement reflected the following changes:

Exhibit A, Lines 5 and 6: Insertion of "and roadway improvements" after "meters,"

Exhibit B, Last Line: Insertion of “and periodic inspection and repairs of roadway improvements” after “District”

Ms. Wald stated that the HOA’s address was also updated.

Mr. Flaherty asked about Exhibit C. Ms. Wald stated that the District was added to the policy as an additional insured; Exhibit C had not changed since the prior Agreement.

**On MOTION by Mr. Ravilla and seconded by Mr. Ratkowski, with all in favor, the Osprey Oaks Homes Association, Inc., Amended and Restated Maintenance Agreement, was approved.**

**FOURTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of December 31, 2018**

Ms. Naim presented the Unaudited Financial Statements as of December 31, 2018.

**A. Check Detail**

- i. November 2018**
- ii. December 2018**

**B. Invoices**

- i. November 2018**
- ii. December 2018**

These items were provided for informational purposes.

**On MOTION by Mr. Flaherty and seconded by Ms. Naim, with all in favor, the Unaudited Financial Statements as of December 31, 2018, were approved.**

**FIFTH ORDER OF BUSINESS**

**Approval of December 3, 2018 Regular Meeting Minutes**

Ms. Cerbone presented the December 3, 2018 Regular Meeting Minutes.

**On MOTION by Mr. Ratkowski and seconded by Mr. Revilla, with all in favor, the December 3, 2018 Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

There being no report, the next item followed.

**B. District Engineer: *Schnars Engineering Corporation***

There being nothing additional to report, the next item followed.

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

- **NEXT MEETING DATE: March 4, 2019 at 6:30 P.M.**

The March and April meetings would be canceled. The next meeting will be held on May 6, 2019 at 6:30 p.m.

Ms. Cerbone discussed the proposed Fiscal Year 2020 budget that would be presented at the May meeting and advised the Board to notify her of any potential changes, especially if increases were anticipated. The Board consensus was to budget similarly. Ms. Cerbone noted that insurance could change, depending on the rates. She would also check on the website expense and add a line item for Americans with Disabilities Act (ADA) website compliance work, if necessary.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

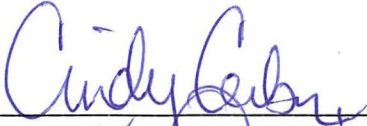
There being no Supervisors' requests, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Flaherty and seconded by Mr. Revilla, with all in favor, the meeting adjourned at 6:44 p.m.**



---

Secretary/Assistant Secretary



---

Chair/Vice Chair