

**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, May 6, 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 (via telephone)	Assistant Secretary
John Flaherty	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Lisa Dao	Wrathell Hunt and Associates LLC
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Naim called the meeting to order at 6:32 p.m. Supervisors Naim, Fuchs, Ratkowski and Flaherty were present, in person. Supervisor Revilla was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2018,
Prepared by Grau & Associates**

Ms. Cerbone stated, typically, with Districts that are fairly simplistic with no issues, the District Manager can review the audited financials and, based on her professional background,

she would present the Audited Financial Report for Fiscal Year Ended September 30, 2018. There were no control concerns, no prior or current year findings or recommendations that need to be addressed and the District was in compliance with all requirements under Generally Accepted Accounting Principles (GAAP), Governmental Accounting Standards (GAS) and Florida Statutes. She reviewed the information found on each page. In response to a question, Ms. Cerbone confirmed that the principal payment would change in 2020 and called attention to the Amortization Schedule, on Page 5 of the proposed budget for Fiscal Year 2019/2020, located behind Tab 5.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018

Ms. Cerbone presented Resolution 2019-02.

On MOTION by Mr. Flaherty and seconded by Ms. Naim, with all in favor, Resolution 2019-02, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

The Board and Staff discussed the proposed Fiscal Year 2019/2020 budget, the number of meetings per year, keeping assessments level, the max annual debt assessment, debt service payments, interest, principal, contingencies and the HOA. In response to Ms. Cerbone’s question, the Board indicated that they do not want the total assessment to increase in 2020. The Board’s consensus was for the District Manager to prepare another proposed Fiscal Year

2020 budget for review at the next meeting, to switch the debt service assessment to the max annual and to offset 50% of the increase for Fiscal Year 2020 from part of the surplus and the debt service reserve.

Ms. Cerbone presented Resolution 2019-03 and read the title.

On MOTION by Ms. Naim and seconded by Mr. Ratkowski, with all in favor, Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 12, 2019 at 6:30 p.m., at the Clubhouse of Osprey Oaks, 7054 Muscovy Court, Lake Worth, Florida 33463, Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2019

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2019. Assessment revenue collections were at 96%.

- A. Check Detail: October, 2018 through March, 2019**
- B. Accounts Payable Invoices**
 - i. October, 2018**
 - ii. November, 2018**
 - iii. December, 2018**
 - iv. January, 2019**
 - v. February, 2019**

These items were provided for informational purposes.

On MOTION by Ms. Naim and seconded by Mr. Fuchs, with all in favor, the Unaudited Financial Statements as of March 31, 2019, were approved.

SEVENTH ORDER OF BUSINESS

Approval of February 4, 2019 Regular Meeting Minutes

Ms. Cerbone presented the February 4, 2019 Regular Meeting Minutes.

On MOTION by Ms. Naim and seconded by Mr. Ratkowski, with all in favor, the February 4, 2019 Regular Meeting Minutes, as presented, were approved.

EIGHTH 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*

- **391 Registered Voters in District as of April 15, 2019**

Ms. Cerbone reported that there were 391 registered voters residing within the boundaries of the District as of April 15, 2019.

- **NEXT MEETING DATE: June 3, 2019 at 6:30 P.M.**

The next meeting will be held on June 3, 2019 at 6:30 p.m.

NINTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member reported that he was approached by at least two neighbors with complaints regarding teens in parked cars loitering on the access road outside CDD property. After contacting Management and calling attention to this issue at a previous Board meeting, the consensus was to look into what the County could do to block the access road. Discussion ensued regarding utility vehicles and ATVs, contacting the County, installing metal gates or "no trespassing" signs and attending an upcoming HOA Security meeting. Ms. Wald stated that local government responds to persistence and to large groups so, the more residents call the

County and complain, the better the outcome; there was very little that the CDD could do as it has no rights with regard to the access road.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Ratkowski and seconded by Mr. Flaherty, with all in favor, the meeting adjourned at 7:35 p.m.



Cindy Cebozo

Secretary/Assistant Secretary



Chair/Vice Chair