

OSPREY OAKS

COMMUNITY DEVELOPMENT DISTRICT

December 7, 2020

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Osprey Oaks Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 30, 2020

Board of Supervisors
Osprey Oaks Community Development District

Dear Board Members:

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

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

The Board of Supervisors of the Osprey Oaks Community Development District will hold a Regular Meeting on December 7, 2020 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Appointed Supervisors, John Steven Flaherty [Seat 1], Ken Naim [Seat 2] and Meredith Naim [Seat 5] (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Osprey Oaks Community Development District, and Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of October 31, 2020
 - A. Check Detail
 - B. Accounts Payable Invoices

6. Approval of August 3, 2020 Telephonic Public Hearing and Regular Meeting Minutes

7. Staff Reports

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

B. District Engineer: *Schnars Engineering Corporation*

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

- NEXT MEETING DATE: January 4, 2021 at 6:30 P.M.

- QUORUM CHECK

John Flaherty	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Ken Naim	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Kenneth Revilla	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Jeff Fuchs	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Meredith Naim	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

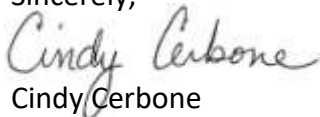
8. Public Comments

9. Supervisors' Requests

10. Adjournment

Should you have any questions and/or concerns, please contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Osprey Oaks Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Palm Beach County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Daniel Rom is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 7th day of December, 2020.

ATTEST:

**OSPREY OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

5

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2020**

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2020**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 75,039	\$ -	\$ 75,039
Investments			
Reserve	-	132,155	132,155
Interest	-	48,634	48,634
Revenue	-	21,264	21,264
Prepayment	-	1,630	1,630
Sinking	-	25,000	25,000
Total assets	<u>\$ 75,039</u>	<u>\$ 228,683</u>	<u>\$ 303,722</u>
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 400	\$ -	\$ 400
Total liabilities	<u>400</u>	<u>-</u>	<u>400</u>
 Fund balances:			
Restricted for:			
Debt service	-	228,683	228,683
Unassigned	74,639	-	74,639
Total fund balances	<u>74,639</u>	<u>228,683</u>	<u>303,322</u>
Total liabilities and fund balances	<u>\$ 75,039</u>	<u>\$ 228,683</u>	<u>\$ 303,722</u>

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 88,541	0%
Interest and miscellaneous	1	1	-	N/A
Total revenues	<u>1</u>	<u>1</u>	<u>88,541</u>	0%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	8,000	0%
Management/accounting/recording	3,007	3,007	43,208	7%
Legal	-	-	9,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent	83	83	1,000	8%
Trustee	-	-	3,500	0%
Telephone	8	8	100	8%
Postage	-	-	500	0%
Printing & binding	21	21	250	8%
Legal advertising	-	-	1,000	0%
Annual special district fee	-	-	175	0%
Insurance	6,050	6,050	6,338	95%
Contingencies/bank charges	27	27	5,051	1%
ADA website maintenance	-	-	210	0%
Website	705	705	705	100%
Information system services	-	-	420	0%
Total professional & administrative	<u>9,901</u>	<u>9,901</u>	<u>87,157</u>	11%
Other fees & charges				
Property appraiser	-	-	462	0%
Tax collector	-	-	922	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>1,384</u>	0%
Total expenditures	<u>9,901</u>	<u>9,901</u>	<u>88,541</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	(9,900)	(9,900)	-	
Fund balances - beginning	84,539	84,539	61,030	
Fund balances - ending Assigned				
3 months working capital	26,427	26,427	26,543	
Unassigned	48,212	48,212	34,487	
Fund balances - ending	<u>\$ 74,639</u>	<u>\$ 74,639</u>	<u>\$ 61,030</u>	

**OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ -	\$ -	\$ 130,972	0%
Interest	2	2	-	N/A
Total revenues	<u>2</u>	<u>2</u>	<u>130,972</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	25,000	0%
Interest	-	-	97,175	0%
Total debt service	<u>-</u>	<u>-</u>	<u>122,175</u>	0%
Other fees & charges				
Tax collector	-	-	1,364	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>1,364</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>123,539</u>	
Excess/(deficiency) of revenues over/(under) expenditures	2	2	7,433	
Fund balances - beginning	<u>228,681</u>	<u>228,681</u>	<u>227,902</u>	
Fund balances - ending	<u>\$ 228,683</u>	<u>\$ 228,683</u>	<u>\$ 235,335</u>	

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

5A

Osprey Oaks CDD
Check Detail
October 2020

Type	Num	Date	Name	Account	Paid Am...	Original A...
Bill Pmt -C...	2835	10/08/2020	ALM MEDIA, LLC	101.001 · Suntr...		-153.58
Bill	10000488625-0918	09/30/2020		519.480 · Legal ...	-153.58	153.58
TOTAL					-153.58	153.58
Bill Pmt -C...	2836	10/08/2020	BILLING COCHRA...	101.001 · Suntr...		-522.50
Bill	164399	09/30/2020		514.310 · Legal ...	-522.50	522.50
TOTAL					-522.50	522.50
Bill Pmt -C...	2837	10/08/2020	WRATHELL, HUNT...	101.001 · Suntr...		-3,119.25
Bill	2019-1574	10/07/2020		512.311 · Mana...	-3,006.75	3,006.75
				513.312 · Disse...	-83.34	83.34
				519.411 · Telep...	-8.33	8.33
				519.470 · Printin...	-20.83	20.83
TOTAL					-3,119.25	3,119.25

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

5B



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ALM Media, LLC
PO Box 936174
Atlanta, GA 31193-6174

Please Remit To:

Daily Business Review

Palm Beach

Customer No: 9018015

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
Attention To: DAPHNE GILLYARD
STE 410W
2300 GLADES RD
BOCA RATON, FL 33431

Invoice #:	10000488625-0918
Invoice Date:	09/18/2020
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$153.58

519.480
001

Amount Remitted

PLEASE RETURN THIS SECTION WITH PAYMENT

TEAR HERE

Daily Business Review

Palm Beach

Invoice Date: 09/18/2020	Customer #: 9018015
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Invoice #	Description	Amount
10000488625-0918	Placement/Position: Bids/Hearngs/Meetings/Ordinances/Meetings Run Dates: 09/18/2020 Ad Size: 10.63 Inches	\$153.58
	OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF FISCAL YEAR 2021 REGULAR MEETINGS - THE BOARD OF SUPERVISORS ("BOARD") OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") WILL HOLD REGULAR MEETINGS FOR FISCAL YEAR 2021, ETC.	
	Subtotal	\$153.58
	Total Due	\$153.58

Visit our online payment portal at <http://almpaymentcenter.com> to pay via credit card

For billing questions, please email: ALMcollection@alm.com.



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of any changes in how to participate as soon as possible.

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://ospreyoakscdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Osprey Oaks CDD
9/18 20-40/0000488625P

PALM BEACH DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
West Palm Beach, Palm Beach County, Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT - NOTICE OF FISCAL YEAR 2021 REGULAR MEETINGS - THE BOARD OF SUPERVISORS ("BOARD") OF THE OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") WILL HOLD REGULAR MEETINGS FOR FISCAL YEAR 2021, ETC.

in the XXXX Court,
was published in said newspaper in the issues of

09/18/2020

Affiant further says that the said Palm Beach Daily Business Review is a newspaper published at Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in West Palm Beach in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Angelina Garay

Sworn to and subscribed before me this
18 day of SEPTEMBER, A.D. 2020

[Signature]

(SEAL)
ANGELINA GARAY personally known to me



**OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2021
REGULAR MEETINGS**

The Board of Supervisors ("Board") of the Osprey Oaks Community Development District ("District") will hold Regular Meetings for Fiscal Year 2021 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463 on the following dates:

- October 5, 2020
- November 2, 2020
- December 7, 2020
- January 4, 2021
- February 1, 2021
- March 1, 2021
- April 5, 2021
- May 3, 2021
- June 7, 2021
- July 5, 2021
- August 2, 2021
- September 13, 2021

It is anticipated that the meetings will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The District will provide updates on its website, <http://ospreyoakscdd.net/>,

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 SUNTRUST CENTER, SIXTH FLOOR
 515 EAST LAS OLAS BOULEVARD
 FORT LAUDERDALE, FLORIDA 33301
 (954) 764-7150

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT
 2300 GLADES ROAD, SUITE 410W
 BOCA RATON FL 33431

Page: 1
 08/31/2020
 Account No: 861-064670
 Statement No: 164399

Attn: CRAIG WRATHELL

514.310
 001

OSPREY OAKS CDD

Fees

		Hours	
08/03/2020			
SCC	PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING (BY PHONE DUE TO COVID PANDEMIC)	1.80	
08/14/2020			
MJP	RECEIPT AND REVIEW EXECUTIVE ORDER 20-193 (AMENDING EXECUTIVE ORDER 20-179); CORRESPONDENCE TO DISTRICT MANAGER WITH ATTACHMENT	0.10	
	For Current Services Rendered	1.90	<u>522.50</u>

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
SCOTT C. COCHRAN	1.80	\$275.00	\$495.00
MICHAEL J. PAWELCZYK	0.10	275.00	27.50

Previous Balance	\$867.50
Total Current Work	522.50

Payments

08/28/2020	PAYMENT RECEIVED - THANK YOU	-400.00
	Balance Due	<u>\$990.00</u>

PLEASE MAKE CHECKS PAYABLE TO
 BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
 PLEASE RETURN ONE COPY OF THIS STATEMENT WITH YOUR PAYMENT
 IRS NO. 59-1756046

LAW OFFICES
BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.
ESTABLISHED 1977

DENNIS E. LYLES
JOHN W. MAURO
KENNETH W. MORGAN, JR.
BRUCE M. RAMSEY
GERALD L. KNIGHT
RICHARD T. WOULFE
CAROL J. HEALY GLASGOW
MICHAEL J. PAWELCZYK
ANDREW A. RIEF
MANUEL R. COMRAS
SHIRLEY A. DeLUNA
MARK A. RUTLEDGE
GINGER E. WALD
JEFFERY R. LAWLEY
DONNA M. KRUSBE
SCOTT C. COCHRAN

LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
FAX: (954) 764-7279
CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
FAX: (561) 659-6173
WWW.BILLINGCOCHRAN.COM

CAMILLE E. BLANTON
CHRISTINE A. BROWN
BRAD J. KIMBER
SHAWN B. McKAMEY
VANESSA T. STEINERTS
JOHN C. WEBBER
OF COUNSEL
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
STEVEN F. BILLING, 1947-1998
HAYWARD D. GAY, 1943-2007

PLEASE REPLY TO: FORT LAUDERDALE

August 31, 2020

Mr. Craig A. Wrathell
Osprey Oaks Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**RE: Osprey Oaks Community Development District
Our File No.: 861.06467**

Dear Craig:

We enclose our Interim Statement for legal services rendered in the above-referenced matter.

Thank you for letting us be of service to you in this matter.

Very truly yours,


DENNIS E. LYLES
For the Firm

DEL/sa
Enclosure

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
10/1/2020	2019-1574

Bill To:
Osprey Oaks CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description		Amount
Management	512.311	3,006.75
Dissemination Agent	513.312	83.34
Telephone	519.411	8.33
Printing & Binding	519.470	20.83
	001	
<i>Building client relationships one step at a time ...</i>		Total \$3,119.25

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

6

DRAFT

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

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The Board of Supervisors of the Osprey Oaks Community Development District held a Telephonic Public Hearing and Regular Meeting on August 3, 2020 at 6:30 p.m., at 1-888-354-0094 Conference ID: 8518503.

Present were:

Meredith Naim	Chair
Jeffrey Fuchs	Vice Chair
Kenneth Revilla	Assistant Secretary
John Flaherty	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Scott Cochran	District Counsel
Ken Naim	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 6:31 p.m. Due to the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor’s current Executive Orders, allowing local governmental public meetings to occur via telephone. The meeting was advertised to be held in-person or virtual, based on the latest Executive Order. The meeting agenda was posted on the District’s website. No one from the public contacted Management regarding the meeting.

Supervisors Naim, Fuchs, Flaherty and Revilla were attending telephonically. Supervisor Ratkowski was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

38 **THIRD ORDER OF BUSINESS** **Acceptance of Resignation of Supervisor**
 39 **Steve Ratkowski, Seat 2 (Term Expires**
 40 **November, 2020)**
 41

42 Ms. Cerbone presented Mr. Ratkowski’s resignation.
 43

44 **On MOTION by Mr. Revilla and seconded by Mr. Flaherty, with all in favor, the**
 45 **resignation of Mr. Steve Ratkowski, effective immediately, was accepted.**
 46

47
 48 **FOURTH ORDER OF BUSINESS** **Discussion/Consideration of Candidate to**
 49 **Fill Unexpired Term of Seat 2**
 50

51 Ms. Cerbone stated that Mr. Ken Naim, running unopposed, would be appointed to Seat
 52 2, vacated by Mr. Ratkowski, after the General Election, in November. The Board decided to
 53 wait for Seat 2 to be filled in November and did not want to nominate and appoint anyone at
 54 this time.

55 **A. Administration of Oath of Office to Newly Appointed Supervisor (the following will be**
 56 **provided in a separate package)**

57 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
 58 **Employees**

59 **II. Membership, Obligations and Responsibilities**

60 **III. Financial Disclosure Forms**

61 **a. Form 1: Statement of Financial Interests**

62 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

63 **c. Form 1F: Final Statement of Financial Interests**

64 **IV. Form 8B – Memorandum of Voting Conflict**

65 **B. Consideration of Resolution 2020-04, Designating a Chair, a Vice Chair, a Secretary,**
 66 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and**
 67 **Providing for an Effective Date**

68 This item was deferred.
 69

70 **FIFTH ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year
2020/2021 Budget**71
7273 **A. Proof/Affidavit of Publication**

74 The affidavit of publication was provided for informational purposes.

75 **B. Consideration of Resolution 2020-05, Relating to the Annual Appropriations and**
76 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**
77 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**
78 **Date**79 Ms. Cerbone stated the proposed Fiscal Year 2020/2021 budget assessment levels were
80 unchanged since it was presented at the last meeting; however, it required reducing
81 Management fees to help offset certain increases to the Insurance and Website ADA
82 compliance line items.

83

84 **On MOTION by Ms. Naim and seconded by Mr. Revilla, with all in favor, the**
85 **Public Hearing was opened.**

86

87

88 Mr. Ken Naim asked about the budgeted "Management/accounting/recording" amount.
89 Ms. Cerbone stated that the amount was at the request of the Board, keeping assessment
90 levels the same year-over-year.

91

92 **On MOTION by Mr. Revilla and seconded by Mr. Fuchs, with all in favor, the**
93 **Public Hearing was closed.**

94

95

96 Ms. Cerbone presented Resolution 2020-05. Ms. Naim asked the Board to consider
97 reducing the amount budgeted to the "Supervisors" line item, on Page 1. Discussion ensued
98 regarding the number of meetings being held each year. The consensus was to not change the
99 budgeted amount.

100 Ms. Cerbone presented Resolution 2020-05.

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On MOTION by Mr. Revilla and seconded by Ms. Naim, with all in favor, Resolution 2020-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2020-06.

On MOTION by Mr. Fuchs and seconded by Mr. Revilla, with all in favor, Resolution 2020-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2019, Prepared by Grau Associates

Ms. Cerbone presented the Audited Financial Report for Fiscal Year Ended September 30, 2019, and described the information that could be found on each page. This was a clean, unqualified audit; there were no findings, deficiencies or instances of noncompliance.

Mr. Fuchs commended Ms. Cerbone on her contributions to the District.

140 **EIGHTH ORDER OF BUSINESS**

140 **Consideration of Resolution 2020-07,**
141 **Hereby Accepting the Audited Financial**
142 **Report for the Fiscal Year Ended**
143 **September 30, 2019**

144 Ms. Cerbone presented Resolution 2020-07.
145
146

147 **On MOTION by Ms. Naim and seconded by Mr. Revilla, with all in favor,**
148 **Resolution 2020-07, Accepting the Audited Financial Report for the Fiscal Year**
149 **Ended September 30, 2019, was adopted.**

150
151
152 **NINTH ORDER OF BUSINESS**

152 **Consideration of Resolution 2020-08,**
153 **Designating Dates, Times and Locations for**
154 **Regular Meetings of the Board of**
155 **Supervisors of the District for Fiscal Year**
156 **2020/2021 and Providing for an Effective**
157 **Date**

158
159 Ms. Cerbone suggested reducing the number of meetings. The Board decided against
160 reducing the number of meetings but designated December, April, May, June, August and
161 September as preferred meeting dates, with the understanding that other meetings dates may
162 be cancelled.

163 Ms. Cerbone presented Resolution 2020-08.
164

165 **On MOTION by Ms. Naim and seconded by Mr. Fuchs, with all in favor,**
166 **Resolution 2020-08, Designating Dates, Times and Locations for Regular**
167 **Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021**
168 **and Providing for an Effective Date, was adopted.**

169
170
171 **TENTH ORDER OF BUSINESS**

171 **Update: Qualified Candidates for 2020**
172 **General Election Cycle**

- 173
- 174 • **Seat 1: John Steven Flaherty**
- 175 • **Seat 2: Ken Naim**
- 176 • **Seat 5: Meredith Naim**

177 All three candidates ran unopposed and would be sworn in at the December meeting.

178

179 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
180 **Statements as of June 30, 2020**

181

182 Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2020.

183 **A. Check Detail: October 2019 through June 2020**

184 **B. Accounts Payable Invoices: October 2019 through June 2020**

185 These items were provided for informational purposes.

186

187 **On MOTION by Ms. Naim and seconded by Mr. Revilla, with all in favor, the**
188 **Unaudited Financial Statements as of June 30, 2020, were accepted.**

189

190

191 **TWELFTH ORDER OF BUSINESS** **Approval of May 4, 2020 Telephonic Public**
192 **Meeting Minutes**

193

194 Ms. Cerbone presented the May 4, 2020 Telephonic Public Meeting Minutes.

195

196 **On MOTION by Mr. Flaherty and seconded by Mr. Fuchs, with all in favor, the**
197 **May 4, 2020 Telephonic Public Meeting Minutes, as presented, were approved.**

198

199

200 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

201

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

203 There being no report, the next item followed.

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

205 There being no report, the next item followed.

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

207 • **NEXT MEETING DATE: September 14, 2020 at 6:30 P.M.**

208 ○ **QUORUM CHECK**

209 The September 14, 2020 meeting would be cancelled.

210

211 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

212

213 There being no public comments, the next item followed.

214

215 **FIFTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

216

217 Mr. Fuchs ask if unassigned fund balance could be used to lower assessments or to build
218 a park or playground, in green space owned by the HOA. Ms. Cerbone replied affirmatively but
219 noted that it would require charging resident and non-resident fees and the District's property
220 and liability insurance costs would increase. Mr. Cochran stated that funds could be used to
221 build recreational facilities, as long as they are open to the public. This type of project would
222 involve increased engineering costs, etc. Ms. Naim stated that the County requires the HOA to
223 have sufficient green space.

224 Mr. Flaherty asked if unassigned fund balance could be used to improve roadways and
225 installation of speed bumps, signs, etc. Mr. Cochran stated that the HOA owns the roads and is
226 responsible for maintaining the roads and making any improvements.

227

228 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

229

230 There being nothing further to discuss, the meeting adjourned.

231

232 **On MOTION by Mr. Flaherty and seconded by Mr. Revilla, with all in favor, the**
233 **meeting adjourned at 7:20 p.m.**

234

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238

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

OSPREY OAKS
COMMUNITY DEVELOPMENT DISTRICT

7C

OSPREY OAKS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2020 CANCELED	Regular Meeting	6:30 PM
November 2, 2020 CANCELED	Regular Meeting	6:30 PM
December 7, 2020	Regular Meeting	6:30 PM
January 4, 2021	Regular Meeting	6:30 PM
February 1, 2021	Regular Meeting	6:30 PM
March 1, 2021	Regular Meeting	6:30 PM
April 5, 2021	Regular Meeting	6:30 PM
May 3, 2021	Regular Meeting	6:30 PM
June 7, 2021	Regular Meeting	6:30 PM
July 5, 2021	Regular Meeting	6:30 PM
August 2, 2021	Public Hearing & Regular Meeting	6:30 PM
September 13, 2021*	Regular Meeting	6:30 PM

Exception*

September meeting date is one week later to accommodate Labor Day Holiday

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.