

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

The Board of Supervisors of the Osprey Oaks Community Development District held 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.

**Present were:**

Meredith Naim	Chair
Kenneth Revilla	Vice Chair
John Flaherty	Assistant Secretary
Ken Naim	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Ginger Wald	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 6:33 p.m. Supervisors Meredith Naim, Flaherty, and Ken Naim were present, in person. The Oath of Office was administered to Meredith Naim, Ken Naim and John Flaherty prior to the meeting. Supervisor Revilla was not present at roll call. Supervisor Fuchs was not present.

A notice was posted at the Clubhouse, indicating the meeting was being held outside in the parking lot of the meeting location, to adhere to COVID-19 safety guidelines.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**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*)**

This item was addressed during the First Order of Business.

Mr. Rom provided and briefly explained the following items:

- 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**

**Mr. Revilla arrived at the meeting at 6:37 p.m.**

**FOURTH ORDER OF BUSINESS**

**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**

Mr. Rom presented Resolution 2021-01. Mr. Flaherty nominated the following slate of officers:

Chair	Meredith Naim
Vice Chair	Kenneth Revilla
Secretary	Craig Wrathell
Assistant Secretary	John Flaherty
Assistant Secretary	Jeff Fuchs
Assistant Secretary	Ken Naim
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Daniel Rom

Treasurer

Craig Wrathell

Assistant Treasurer

Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Flaherty and seconded by Mr. Naim, with all in favor, 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, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2020**

Mr. Rom presented the Unaudited Financial Statements as of October 31, 2020.

- A. Check Detail**
- B. Accounts Payable Invoices**

These items were provided for informational purposes.

**On MOTION by Ms. Naim and seconded by Mr. Flaherty, with all in favor, the Unaudited Financial Statements as of October 31, 2020, were accepted.**

**SIXTH ORDER OF BUSINESS**

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

Mr. Rom presented the August 3, 2020 Telephonic Public Hearing and Regular Meeting Minutes.

**On MOTION by Mr. Flaherty and seconded by Ms. Naim, with all in favor, the August 3, 2020 Telephonic Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Wald stated that, at the next meeting, she would present a resolution to ratify the actions of the Board and the District conducting telephonic meetings, in light of COVID-19.

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

There being no report, the next item followed.

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

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

The next meeting would be held on April 5, 2021, instead of January 4, 2021. The District targets just six meetings per fiscal year.

The Board directed Staff to look for alternative meeting locations if the Clubhouse is not open before the next meeting and to advertise accordingly.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Naim wanted assurance that any emails to her are sent to the District email address issued to her and not to her personal email.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Revilla and seconded by Mr. Flaherty, with all in favor, the meeting adjourned at 6:48 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair