

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

The Board of Supervisors of the Osprey Oaks Community Development District held a Public Hearing and Regular Meeting on August 2, 2021 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
Ken Naim	Assistant Secretary
Jeffrey Fuchs	Assistant Secretary
John Flaherty	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ginger Wald	District Counsel
Ted Glover	Resident
Ben Blair	Resident
Nick Patrona	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Naim called the meeting to order at 6:30 p.m. Supervisors Meredith Naim, Fuchs, Ken Naim and Flaherty were present, in person. Supervisor Revilla was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Kenneth Revilla, Seat 3; Term Expires November, 2022

Mr. Rom presented Mr. Kenneth Revilla's resignation from Seat 3; term expires November, 2022, and thanked Mr. Revilla for his work and participation with the CDD.

On MOTION by Mr. Flaherty and seconded by Mr. Naim, with all in favor, the resignation of Mr. Kenneth Revilla, dated July 15, 2021, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 3

Mr. Flaherty nominated Mr. Ben Blair to fill Seat 3.

Mr. Fuchs nominated Mr. Nick Patrona to fill Seat 3.

Mr. Fuchs nominated Mr. Ted Glover to fill Seat 3.

No other nominations were made.

Ms. Naim wanted to hear how each of the nominees feel about the position and what they know about the CDD.

Mr. Patrona stated, after learning about the vacancy from Mr. Fuchs, he felt that he could be of assistance and commit to becoming a Board Member, since he is a long-time resident and has a background in consumer and business finance.

Mr. Glover stated his motivation was curiosity based on several; conversations with Mr. Steve Ratkowski, who he served with on the HOA Board. He disclosed that he did not fully understand the concept of the CDD and, having been exposed to how the HOA operates, he wanted to learn more about the CDD side. He stated, if appointed, he would be passive, cooperative and do what is asked of him.

Mr. Blair stated he is similar to Mr. Glover and mentioned learning about a CDD lawsuit from a realtor when purchasing his home. He has lived in the community for three years, has become very familiar with the neighborhood, previously served on the HOA Board and would like to stay engaged and help increase property values.

Ms. Wald explained the voting process to the Board.

Mr. Rom reiterated the nominations.

On MOTION by Mr. Flaherty and seconded by Mr. Fuchs, with Mr. Flaherty in favor and Mr. Fuchs, Mrs. Naim and Mr. Naim dissenting, appointment of Mr. Ben Blair to Seat 3, term expires November 2022, was not approved. (Motion failed 1-3)

On MOTION by Mr. Fuchs and seconded by Mrs. Naim, with Mr. Fuchs, Mrs. Naim and Mr. Naim in favor and Mr. Flaherty dissenting, appointment of Mr. Nick Patrona to Seat 3, term expires November 2022, was approved. (Motion passed 3-1)

- **Administration of Oath of Office (*the following will be provided in a separate package*)**
Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Patrona. He 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**

Discussion ensued regarding Sunshine Law obligations, ethics complaints, proper way to handle emails, the HOA, public records requirements and Chapter 190.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2021-06. Mr. Flaherty nominated the following slate of officers:

Meredith Naim	Chair
Jeffrey Fuchs	Vice Chair
Craig Wrathell	Secretary
John Flaherty	Assistant Secretary
Ken Naim	Assistant Secretary
Nick Patrona	Assistant Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Flaherty and seconded by Mr. Naim, with all in favor, Resolution 2021-06, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

Ms. Naim noted a typographical error in the Resolution that incorrectly lists Mr. Wrathell as “Assistant Treasurer”; he must be the “Treasurer.

The following changed was made:

Section 4: Change “Craig Wrathell is appointed Assistant Treasurer” to “Craig Wrathell is appointed Treasurer”

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom reviewed the proposed Fiscal Year 2022 budget.

On MOTION by Mrs. Naim and seconded by Mr. Flaherty, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mrs. Naim and seconded by Mr. Flaherty, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2021-07 and read the title.

On MOTION by Mr. Flaherty and seconded by Mrs. Naim, with all in favor, Resolution 2021-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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

Mr. Rom presented Resolution 2021-08.

On MOTION by Mr. Flaherty and seconded by Mrs. Naim, with all in favor, Resolution 2021-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2020, Prepared by Grau & Associates

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Rom presented Resolution 2021-09.

On MOTION by Mr. Flaherty and seconded by Mr. Patrona, with all in favor, Resolution 2021-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Rom presented Resolution 2021-04.

Discussion ensued regarding conflicts, cancellations and rescheduling meeting dates.

The consensus was to adopt the Resolution and Meeting Schedule as presented, for advertising purposes, but to reduce the number of meetings held and hold meetings on November 1, 2021, February 7, 2022, April 4, 2022 and August 1, 2022.

On MOTION by Mr. Flaherty and seconded by Mrs. Naim, with all in favor, Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Rom presented the Unaudited Financial Statements as of June 30, 2021.

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

These items were provided for informational purposes.

On MOTION by Mr. Flaherty and seconded by Mrs. Naim, with all in favor, the Unaudited Financial Statements as of June 30, 2021, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of May 3, 2021 Regular Meeting Minutes

Mr. Rom presented the May 3, 2021 Regular Meeting Minutes.

On MOTION by Mrs. Naim and seconded by Mr. Naim, with all in favor, the May 3, 2021 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: *Schnars Engineering Corporation*

There was no report.

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

I. 444 Registered Voters in District as of April 15, 2021

There were 444 registered voters residing within the District as of April 15, 2021.

II. NEXT MEETING DATE: September 13, 2021 at 6:30 P.M.

o QUORUM CHECK

The September and October meetings would be cancelled. The next meeting would be held on November 1, 2021.

The number of registered voters, qualified electors, ballots and the voting process were discussed.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Patrona and seconded by Mr. Fuchs, with all in favor, the meeting adjourned at 7:25 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair