

**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 4, 2025 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 7054 Muscovy Court, Lake Worth, Florida 33463.

Present:

| | |
|---------------|---------------------|
| Meredith Naim | Chair |
| Jeffrey Fuchs | Vice Chair |
| Kenneth Naim | Assistant Secretary |
| Nick Patrona | Assistant Secretary |

Also present:

| | |
|----------------|------------------|
| Kristen Thomas | District Manager |
| Ginger Wald | District Counsel |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Naim called the meeting to order at 6:31 p.m. Supervisors Meredith Naim, Fuchs, Patrona and Ken Naim were present. Supervisor Flaherty arrived after roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors John Flaherty [Seat 1] (the following will also be provided in a separate package)

This item was deferred until after Staff Reports when Supervisor Flaherty arrived.

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred until after Staff Reports when Supervisor Flaherty arrived.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Thomas presented Resolution 2025-05. the proposed Fiscal Year 2026 budget is unchanged from when it was last presented. She reviewed the budget line items, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The assessments will stay the same as in Fiscal Year 2025.

Asked if the CDD is paying for the increases with its current funds, Ms. Thomas replied affirmatively, and stated the CDD’s fund balance is healthy.

On MOTION by Ms. Naim and seconded by Mr. Fuchs, with all in favor, the public hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Naim and seconded by Mr. Naim, with all in favor, the public hearing was closed.

On MOTION by Mr. Fuchs and seconded by Mr. Patrona with all in favor, Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

Mrs. Naim presented Resolution 2025-06.

On MOTION by Ms. Naim and seconded by Mr. Patrona, with all in favor, Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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 the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Thomas presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2025-16, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Naim and seconded by Mr. Fuchs, with all in favor, Resolution 2025-16, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mrs. Naim presented Resolution 2025-08.

Ms. Thomas stated this Agreement was previously approved and is being presented due to some updates. The CDD would more likely be the recipient of aid from other governmental entities than a provider of aid.

Asked if the Agreement opens more avenues for an irresponsible future Board to take on grants, Ms. Wald stated no, it does not; there must be a basis to use it. Asked if the Agreement can be approved and never used, Ms. Wald replied affirmatively.

On MOTION by Ms. Naim and seconded by Mr. Patrona, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Thomas presented the Goals and Objectives Reporting FY2026 Performance Measures and Standards.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives, as they must be uploaded on the CDD website by December 1, 2025. If Goal 2.1 related to District Infrastructure and Facilities Inspections and Goal 3.3 related to the Annual Financial Audit are not completed by September 30, 2025, the Report will show such by attaching a letter notating it.

On MOTION by Mr. Fuchs and seconded by Mr. Patrona, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

On MOTION by Mr. Fuchs and seconded by Mr. Patrona, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

Ms. Thomas asked if the Board would like to make any changes for the following year's goals and objectives. Ms. Wald asked if the CDD must have a yearly report from the District Engineer, as a requirement of the bond contract. Ms. Thomas stated no, it is not required for

this District. Ms. Wald recommended removing Goal 2 from the Performance Measures for Fiscal Year 2026.

Discussion ensued regarding the Board’s ability to amend the Annual Reporting form, what the District Engineer’s Inspection Report entails, and whether to remove Goal 2.

On MOTION by Ms. Naim and seconded by Mr. Naim, with all in favor, the amending the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, to remove Goal 2, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

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

These items were provided for informational purposes.

On MOTION by Ms. Naim and seconded by Mr. Patrona, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 7, 2025 Regular Meeting Minutes

On MOTION by Ms. Naim and seconded by Mr. Naim, with all in favor, the April 7, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Ms. Wald presented and discussed the following:

- **2025 Legislative Update Memorandum**
- **Form 1 Submission and Ethics Training**

A Board Member noted that Mr. Flaherty was not present and asked how long the Seat will remain active. Ms. Wald stated Mr. Flaherty was elected and the Oath of Office must be administered. Per Ms. Naim, Ms. Thomas will send a reminder email to Mr. Flaherty to have the Oath of Office administered.

B. District Engineer: Schnars Engineering Corporation

There was no report.

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

- **Discussion: ICS Information**
 - **BankUnited Current Rate 3.70% [APY] at the time of discussion**
 - **Background Overview**

Ms. Thomas recalled discussion at the last meeting regarding how to manage the increase in the unassigned fund balance. She conferred with the Controller and a BankUnited representative who recommended the CDD open an Insured Cash Sweep (ICS) account, at a yield of approximately 3.70% at the time of discussion. District Management has a good relationship with BankUnited and this is what Staff recommends.

Discussion ensued regarding whether there are bank fees and placing the unassigned funds in the ICS account.

On MOTION by Mr. Naim and seconded by Mr. Patrona, with all in favor, authorizing Staff to transfer unassigned funds from Truist Bank to a Bank United ICS account, was approved.

Supervisor Flaherty arrived at the meeting.

- **Hard Copy Agendas vs Tablets**
The Board prefers hard copy agendas.
- **411 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: November 3, 2025 at 6:30 PM**
 - **QUORUM CHECK**

The next meeting will be held on November 3, 2025, unless cancelled.

- **Administration of Oath of Office to Elected Supervisors John Flaherty [Seat 1]**
This item, previously the Third Order of Business, was presented out of order.

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to John Flaherty. Mr. Flaherty is familiar with the items listed in the Third Order of Business.

▪ **Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

This item, previously the Fourth Order of Business, was presented out of order.

Ms. Naim presented Resolution 2025-01. Mr. Fuchs nominated the following slate:

| | |
|------------------|---------------------|
| Meredith Naim | Chair |
| Jeff Fuchs | Vice Chair |
| John Flaherty | Assistant Secretary |
| Kenneth Naim | Assistant Secretary |
| Nicholas Patrona | Assistant Secretary |
| Kristen Thomas | Assistant Secretary |

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

| | |
|----------------|---------------------|
| Craig Wrathell | Secretary |
| Daniel Rom | Assistant Secretary |
| Craig Wrathell | Treasurer |
| Jeff Pinder | Assistant Treasurer |

On MOTION by Mr. Fuchs and seconded by Mr. Patrona, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was ratified.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Patrona and seconded by Mr. Fuchs, with all in favor, the meeting adjourned at 7:32 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair