

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

The Board of Supervisors of the Osprey Oaks Community Development District held a Regular Meeting on April 7, 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. The Oaths of Office were administered to Meredith Naim and Kenneth Naim prior to the meeting.

Supervisors Meredith Naim, Fuchs, Patrona and Ken Naim were present. Supervisor Flaherty was not present.

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, Kenneth Naim - Seat 2, Meredith Naim - Seat 5] (the following will also be provided in a separate package)

Ms. Thomas stated that the Oath of Office was administered to Kenneth Naim and Meredith Naim before the meeting and both are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

- B. Membership, Obligations and Responsibilities
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

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

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026, and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Naim presented Resolution 2025-02. Ms. Thomas reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. She recalled that the Operation & Maintenance (O&M) assessment was decreased by \$500 per unit for Fiscal Year 2025; assessments will remain the same for Fiscal Year 2026.

Discussion ensued regarding the budget, Supervisors' fees and unassigned fund balance.

On MOTION by Mr. Naim and seconded by Mr. Patrona with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 4, 2025 at 6:30 p.m., at the Clubhouse of Osprey Oaks, located at 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

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mrs. Naim presented Resolution 2025-03.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATE: Change "October 6, 2025" to "November 3, 2025"

DATE: Change "April 6, 2026" to "May 4, 2026"

On MOTION by Mr. Patrona and seconded by Ms. Naim, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. as the Registered Office

On MOTION by Mr. Fuchs and seconded by Ms. Naim, with all in favor, Resolution 2025-04, Designating Michael J. Pawelczyk as the District's Registered Agent and Designating the Office of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301, as the Registered Office, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2025**

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

These items were provided for informational purposes.

On MOTION by Mr. Patrona and seconded by Ms. Naim, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of September 9, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Naim and seconded by Mr. Patrona, with all in favor, the September 9, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

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

Ms. Wald stated that a Memorandum regarding new legislative bills that might affect CDDs will be presented at the next meeting. She reminded the Board Members to file Form 1 online before the July 1, 2025 deadline and noted that four hours of ethics training must be completed every year and will be reported when filing Form 1. District Management will disseminate information about new training courses to the Board. Ms. Naim suggested Board Members email District Management when they complete the ethics training requirement.

- B. District Engineer: Schnars Engineering Corporation**

There was no report.

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

- **NEXT MEETING DATE: August 4, 2025 at 6:30 PM [Adoption of FY2026 Budget]**

○ **QUORUM CHECK**

Ms. Naim stated that Mr. Rom called to advise her that he is stepping down as District Manager of the CDD and Ms. Thomas will assume the role of District Manager. Ms. Thomas will provide her contact information following the meeting.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Naim expressed concern regarding many homes on the lake that have recently done extensive work in their backyards, given the recent lake bank remediation. When she questioned whether ACC paperwork was submitted, Mr. Rom suggested she check with the District Engineer to ensure that all new installations are in compliance.

Ms. Thomas noted that the major concern that was brought to the CDD's attention during restoration was with the water discharge or outfall from pools and gutters.

Ms. Wald suggested the HOA be asked to provide information about any structures or impediments on the CDD's lake bank easement. It was noted that planting in the easement is not allowed.

Mr. Fuchs stated that he is the ACC Chairman for the HOA.

Ms. Wald noted that pool plans submitted to the County should include information regarding discharge. Discharging pool water into public bodies of water or storm drains is prohibited. The CDD contracted with the HOA for management, which would include ensuring that discharges are not occurring and keeping the CDD informed of any issues.

Mr. Patrona stated the storm drains were just cleaned out, and some concrete found was likely left over when the neighborhood was constructed.

Discussion ensued regarding French drains and the need to ensure that pools are not drained into waterways due to the potential for erosion.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Naim and seconded by Mr. Fuchs, with all in favor, the meeting adjourned at 7:10 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair