

**MINUTES OF MEETING
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Twisted Oaks Pointe Community Development District held a Regular Meeting on April 10, 2023, at the later of 1:30 p.m., or the conclusion of the Beaumont CDD Meeting, at 7764 Penrose Place, Wildwood, Florida 34785.

Present at the meeting were:

Candice Smith	Chair
John Curtis	Vice Chair
Troy Simpson	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:47 p.m.

Supervisors Smith, Curtis and Simpson were present, in person. Supervisor Meath and Supervisor-Elect Jared Lybbert were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the City Commission of the City of Wildwood, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

Mr. Earlywine presented Resolution 2023-06.

On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, Resolution 2023-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the City Commission of the City of Wildwood, Florida, Amending the District’s Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Boundary Amendment Funding Agreement

Mr. Earlywine presented the Boundary Amendment Funding Agreement. Resolution 2023-06 authorizes Staff to prepare the petition and file it and the funding agreement outlines how it will be paid.

On MOTION by Ms. Smith and seconded by Mr. Curtis, with all in favor, the Boundary Amendment Funding Agreement and authorizing the Chair to execute, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

Mr. Torres stated that Mr. Earlywine changed firms.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the engagement with Jere Earlywine/Kutak Rock LLP and the Kutak Rock LLP Retention and Fee Agreement, were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Responses to Request for Proposals - Street Lights

- A. Affidavit/Proof of Publication**
- B. Respondents**
 - I. Recovered Energy Technologies USA Inc.**
 - II. SELS USA LLC**
- C. Ranking/Award of Contract**

This item was deferred to the next meeting.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

Mr. Torres presented the Unaudited Financial Statements as of February 28, 2023 and responded to a question about the “Website Hosting & maintenance line item at 238% of budget.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of November 14, 2022 Public Hearings and Regular Meeting Minutes

Mr. Torres presented the November 14, 2022 Public Hearings and Regular Meeting Minutes.

Discussion ensued regarding the bond issuance, boundary amendment timing, bond closing, site work and the City issuing a Development Order (DO) for Twisted Oaks.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the November 14, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer (Interim): *Morris Engineering and Consulting, LLC*

There was no report.

▪ Assignment of Competitively-Bid Developer Contracts

Discussion ensued regarding the future phases of the Twisted Oaks contracts, the contactor and materials and the Developer waiving its initial purchasing through the CDD because the work could not wait until bond issuance, meaning the Developer will not take advantage of the CDD tax-exempt purchasing benefit on the first portions.

Mr. Earlywine suggested for a motion to approve the assignment of two additional competitively-bid Developer contracts.

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the assignment of the competitively-bid Developer contracts, one for mass grading of 85% of the site and the other for Phase 1 and a portion of Phase 2 infrastructure, and authorizing Staff to prepare the necessary documents, were approved.

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

- **NEXT MEETING DATE: May 8, 2023 at the later of 1:30 p.m., or conclusion of *Beaumont CDD Meeting***

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the meeting adjourned at 3:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair