

**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 May 8, 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 2:49 p.m. Supervisors Smith, Curtis and Simpson were present. Supervisors Meath and Lybbert were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD 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**

Discussion ensued regarding the public hearing date and time, Board transitions and a Fiscal Year 2024 meeting location once residential and commercial projects are completed.

Mr. Torres presented Resolution 2023-07. He reviewed the proposed Fiscal Year 2024 budget, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. This is a Landowner-funded budget.

Discussion ensued regarding adding approximately \$230,000 for line item “Field operations” expenses.

The following change was made to the Fiscal Year 2024 budget:

Page 1, “Field operations”: Budget approximately \$230,000 spread across the line items.

Staff will coordinate with Mr. Curtis to fine-tune the budget line items for services required in Fiscal Year 2024.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 10, 2023 at 11:30 a.m., at 7764 Penrose Place, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2023**

Mr. Torres presented the Unaudited Financial Statements as of March 31, 2023.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.**

**FIFTH ORDER OF BUSINESS**

**Approval of April 10, 2023 Regular Meeting Minutes**

Mr. Torres presented the April 10, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the April 10, 2023 Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Regarding the time period for the Boundary Amendment, Mr. Earlywine believes the petition was submitted and it will likely take three months to complete the process; the City of Wildwood will review it and then set it for a first and second reading. Mr. Curtis noted that there is a closing on May 26, 2023 on a part that is being annexed into the boundaries and asked if a new authorization will be necessary. Mr. Earlywine stated if it is already submitted, it is not a big deal but a new authorization will be necessary.

Discussion ensued regarding the anticipated May closing, Boundary Amendment timing, start of construction, when bond funds are needed, status of the construction permits, etc.

Mr. Earlywine will confer with Ms. Buchanan about the boundary amendment and expediting the bond funds.

Mr. Curtis anticipated that the final plat for Phase 1 will be recorded in late-July or early-August and the first closing will be in October.

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

There was nothing further to report.

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

- **\_\_\_ Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 12, 2023 at the later of 1:30 p.m., or conclusion of Beaumont CDD Meeting**
  - **QUORUM CHECK**

The next meeting will be June 12, 2023, unless cancelled.

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Member comments or requests.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**NINTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the meeting adjourned at 3:08 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice-Chair