

**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 January 8, 2024 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785.

Present at the meeting were:

John Curtis	Vice Chair
Pete Williams	Assistant Secretary
Greg Beliveau	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:40 a.m.

Supervisors Curtis, Beliveau and Williams were present. Supervisors Bain and Simpson were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-02, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the City Commission for 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. Torres presented Resolution 2024-02 and read the title.

Mr. Earlywine stated that there is a currently a multi-family buyer and there might be a slight overlap between the multi-family parcel and a CDD tract that is encumbering the property in question. If that exists, a boundary amendment is needed to remove it; a surveyor is in the process of confirming that.

On MOTION by Mr. Beliveau and seconded by Mr. Williams, with all in favor, Resolution 2024-02, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the City Commission for 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

A. Consideration of Boundary Amendment Funding Agreement

On MOTION by Mr. Beliveau and seconded by Mr. Williams, with all in favor, the Boundary Amendment Funding Agreement, was approved.

FOURTH ORDER OF BUSINESS

Consideration of CDD Drainage Easement Agreement

Mr. Torres presented the CDD Drainage Easement Agreement.

Mr. Earlywine stated the Agreement allows the owners to flow their stormwater into the CDD’s system. The Agreements that need to be approved are the main Cost Share Agreement, subject to Mr. Curtis reviewing a piece involving the C1 Tract and the CDD Drainage Easement Agreement, which is a blanket easement that covers all the multi-family parcels except for the C1 Tract.

On MOTION by Mr. Curtis and seconded by Mr. Williams, with all in favor, the Primus Drainage Easement Agreement, in substantial form, was approved.

On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the CDD Drainage Easement Agreement, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Cost Share Agreement

Mr. Earlywine presented the Cost Share Agreement, wherein all the multi-family and commercial buyers pay their share, including the Primus tract, subject to modification of their obligation.

Discussion ensued regarding enforceability, a contractual lien, foreclosure, etc.

Mr. Earlywine will include a contractual lien in the Agreement.

On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, the Cost Share Agreement, in substantial form, was approved.

SIXTH ORDER OF BUSINESS

Ratification Items

Mr. Earlywine presented the following:

- A. Hughes Brothers Construction Inc. Change Orders**
 - I. No. 1.1: Twisted Oaks Pointe Project - Townhomes Phases 1 & 2**
 - II. No. 1.2: Twisted Oaks Pointe Project - Townhomes Phases 1 & 2**
 - III. No. 2.1: Twisted Oaks Pointe Project - Townhomes Phases 1 & 2**
 - IV. No. 2.2: Twisted Oaks Pointe Project - Townhomes Phases 1 & 2**
 - V. No. 2: Twisted Oaks Pointe Project - Commercial**
 - VI. No. 2: Twisted Oaks Pointe Project - Phase 2 Infrastructure**
 - VII. No. 3: Twisted Oaks Pointe Project - Phase 2 Infrastructure**
 - VIII. No. 5: Twisted Oaks Pointe Project - Phase 1 Infrastructure**
 - IX. No. 6: Twisted Oaks Pointe Project - Phase 1 Infrastructure**
 - X. No. 7: Twisted Oaks Pointe Project - Phase 1 Infrastructure**
 - XI. No. 5: Twisted Oaks Pointe Project - Highfields Mass Grading**

MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, the Hughes Brothers Construction Inc., Change Orders, as listed, were ratified.

B. Morris Engineering & Consulting, LLC Agreement of Engineering Services

On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, the Morris Engineering & Consulting, LLC Agreement of Engineering Services, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the Unaudited Financial Statements as of November 30, 2023, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of November 13, 2023 Regular Meeting Minutes

On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, the November 13, 2023 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine discussed the timing of the next bond issuance.

Discussion ensued regarding assigning contracts.

On MOTION by Mr. Curtis and seconded by Mr. Williams, with all in favor, accepting assignment of the Hughes Brothers Construction Inc., construction contracts for Phases 3 and 4 and Highfield Phase 2 to the CDD, was approved.

Staff will present a resolution in February or March authorizing the sale of the bonds.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

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

- **NEXT MEETING DATE: February 12, 2024 at 10:00 AM**
 - **QUORUM CHECK**

The February meeting will be cancelled. The next meeting will be on March 11, 2024.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.


TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Curtis and seconded by Mr. Williams, with all in favor, the meeting adjourned at 10:58 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair