

Twisted Oaks Pointe Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

March 15, 2024

Board of Supervisors

Twisted Oaks Pointe Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Twisted Oaks Pointe Community Development District will hold a Regular Meeting on March 22, 2024 at 2:00 p.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Candice Bain; Seat 1
4. Consider Appointment of Bill Fife to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
5. Administration of Oath of Office (*the following will be provided in a separate package*)
 - A. Memorandum Regarding Required Ethics Training and Disclosure Filing
 - B. Sample Form 1 2023/Instructions
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Membership, Obligations and Responsibilities
 - E. Form 8B: Memorandum of Voting Conflict
6. Consideration of Resolution 2024-03, Appointing and Removing Officers of the District and Providing for an Effective Date
7. Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter
8. Presentation/Consideration of Third Supplemental Engineer's Report
9. Presentation/Consideration of Third Supplemental Special Assessment Methodology Report

10. Consideration of Resolution 2024-04, Authorizing the Issuance of Not Exceeding \$16,000,000 Twisted Oaks Pointe Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area Three Project) (the “Assessment Area Three Bonds”) to Finance Certain Public Infrastructure Within the District for the Benefit of a Designated Assessment Area Within the District Referred to as Assessment Area Three; Determining the Need for a Negotiated Limited Offering of the Assessment Area Three Bonds and Providing for a Delegated Award of Such Assessment Area Three Bonds; Appointing the Underwriter for the Limited Offering of the Assessment Area Three Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Assessment Area Three Bonds; Authorizing the Use of That Certain Master Trust Indenture Dated as of May 1, 2023 and Approving the Form of and Authorizing the Execution and Delivery of a Third Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Assessment Area Three Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary In Connection with the Issuance, Sale and Delivery of the Assessment Area Three Bonds; and Providing for Severability, Conflicts and an Effective Date
11. Consideration of Resolution 2024-05, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2024 (“Bonds”); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
12. Consideration of Forms of Issuer’s Counsel Documents
 - A. Collateral Assignment Agreement
 - B. Completion Agreement
 - C. Declaration of Consent
 - D. Disclosure of Public Finance
 - E. Notice of Special Assessments

- F. True-Up Agreement
- G. Acquisition Agreement
- 13. Consideration of Interlocal Agreement for Operation and Maintenance
- 14. Consideration of Cost Share Agreement for Offsite Improvements
- 15. Consideration of CDD Drainage Easement Agreement
- 16. Consideration of CDD Drainage Easement (Perpetual) Agreement for Multi-Family Parcel M-1 (Tracts OS1 and W1)
- 17. Consideration of Letter to Multifamily Owner Regarding Stormwater System
- 18. Ratification Items
 - A. Hughes Brothers Construction Inc. Change Orders
 - I. No. 1: Twisted Oaks Pointe Project - Commercial Roadway
 - II. No. 1: Twisted Oaks Pointe Project - Phase 2 Infrastructure
 - III. No. 4: Twisted Oaks Pointe Project - Phase 2 Infrastructure
 - IV. No. 4: Twisted Oaks Pointe Project - Phase 1 Infrastructure
 - V. No. 8: Twisted Oaks Pointe Project - Phase 1 Infrastructure
 - VI. No. 9: Twisted Oaks Pointe Project - Phase 1 Infrastructure
 - VII. No. 1: Twisted Oaks Pointe Project - Highfields Phase 2
 - VIII. No. 2: Twisted Oaks Pointe Project - Highfields Phase 2
 - IX. No. 3: Twisted Oaks Pointe Project - Highfields Phase 2
 - X. No. 2: Twisted Oaks Pointe Project - Highfields Phase 1
 - XI. No. 3: Twisted Oaks Pointe Project - Highfields Phase 1
 - XII. No. 4: Twisted Oaks Pointe Project - Highfields Phase 1
 - XIII. No. 4: Twisted Oaks Pointe Project - Highfields Mass Grading
 - XIV. No. 6: Twisted Oaks Pointe Project - Highfields Mass Grading
 - XV. No. 8: Twisted Oaks Pointe Project - Mass Grading Work
 - XVI. No. 9: Twisted Oaks Pointe Project - Mass Grading Work
 - B. Assignment of Contractor Agreement [Twisted Oaks Pointe Project - Highfield Phase 2]

- C. Fortiline Waterworks Purchase Requisition Requests
 - I. Highfield Phase 2 Project
 - II. Commercial Roadway Project
 - III. Twisted Oaks Pointe - Highfield Phase 1 Project
 - IV. Twisted Oaks Pointe Phase Two Project
 - V. Twisted Oaks Pointe - Townhomes Phase One Project
 - VI. Twisted Oaks Pointe - Townhomes Phase Two Project
- D. Del Zotto Products of Florida, Inc., Purchase Requisition Requests
 - I. Twisted Oaks Pointe Phase Two Project
 - II. Twisted Oaks Pointe - Highfield Phase 2 Project
- E. Assignment of Contractor Agreement [Twisted Oaks Pointe Project – Highfield Phase 2]

19. Acceptance of Unaudited Financial Statements as of January 31, 2024

20. Approval of January 8, 2024 Regular Meeting Minutes

21. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Morris Engineering and Consulting, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 8, 2024 at 10:00 AM

○ QUORUM CHECK

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|--------|---------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | BILL FIFE | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | JOHN CURTIS | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | PETE WILLIAMS | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | TROY SIMPSON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | GREG BELIVEAU | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

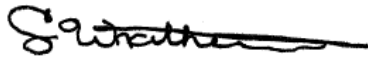
22. Board Members' Comments/Requests

23. Public Comments

24. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157