

**TWISTED OAKS  
POINTE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 8, 2024**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**TWISTED OAKS  
POINTE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# 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

April 1, 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 April 8, 2024 at 10:00 a.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. Consideration of Resolution 2024-03, Appointing and Removing Officers of the District and Providing for an Effective Date
4. Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025, and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
5. Consideration of Resolution 2024-07, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
6. Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Ratification Item(s)
  - A. Hughes Brothers Construction Inc. Change Order(s)
    - I. No. 7: Twisted Oaks Pointe Project - Highfields Mass Grading
8. Acceptance of Unaudited Financial Statements as of February 29, 2024
9. Approval of March 22, 2024 Regular Meeting Minutes
10. Staff Reports

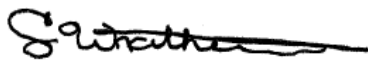
- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Morris Engineering and Consulting, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: May 13, 2024 at 10:00 AM
    - QUORUM CHECK

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

- 11. Board Members' Comments/Requests
- 12. Public Comments
- 13. 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**

# **TWISTED OAKS POINTE**

**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Twisted Oaks Pointe Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The following is/are appointed as Officer(s) of the District effective April 8, 2024:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of April 8, 2024:

Candice Bain \_\_\_\_\_ Chair \_\_\_\_\_

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Ernesto Torres is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 8TH DAY OF APRIL, 2024.**

ATTEST:

**TWISTED OAKS POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **TWISTED OAKS POINTE**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**



**RESOLUTION 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025, AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Twisted Oaks Pointe Community Development District (“**District**”) prior to June 15, 2024, the proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

**WHEREAS**, the Board has considered the proposed budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:**

**1. APPROVING PROPOSED BUDGETS.** The operating budget proposed by the District Manager for Fiscal Year 2024/2025 is attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**2. SETTING HEARING.** The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

<b>DATE:</b>	_____
<b>HOUR:</b>	10:00 a.m.
<b>LOCATION:</b>	The Villages Public Library at Pinellas Plaza 7375 Powell Road, Conference Room 162 Wildwood, Florida 34785

**3. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGETS.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least (forty-five) 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 8th day of April, 2024.

ATTEST:

**TWISTED OAKS POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Budget

**Exhibit A**

Fiscal Year 2024/2025 Budget

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
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**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue and Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 161,872
Landowner contribution	336,290	50,965	119,467	170,432	211,478
Total revenues	<u>336,290</u>	<u>50,965</u>	<u>119,467</u>	<u>170,432</u>	<u>373,350</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	861	1,600	2,461	4,000
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	5,143	19,857	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent**	1,000	495	505	1,000	1,000
Trustee***	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	48	452	500	500
Printing & binding	500	208	292	500	500
Legal advertising	6,500	464	6,036	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	18,177	-	18,177	5,500
Contingencies/bank charges	500	101	399	500	500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Total professional & administrative	<u>102,290</u>	<u>46,670</u>	<u>70,758</u>	<u>117,428</u>	<u>106,290</u>
<b>Field operations</b>					
Management	25,000	-	12,500	12,500	12,960
Stomwater management					
Maintenance contract dry ponds	-	-	-	-	-
Wetland maintenance & monitoring	-	-	-	-	-
Maintenance contract wet ponds	-	-	-	-	-
Streetlighting	-	-	-	-	-
Irrigation supply	-	-	-	-	-
Repair/maintenance/pressure washing	-	-	-	-	5,000
Electricity/utilities	25,000	-	12,500	12,500	25,000
Maintenance contract	65,000	-	32,500	32,500	-
Landscape contingency	44,000	-	22,000	22,000	10,000
Landscape maintenance					100,000
Irrigation repairs	-	-	-	-	5,000
General maintenance	75,000	-	37,500	37,500	7,500
Dog waste stations	-	-	-	-	4,000
Total field operations	<u>234,000</u>	<u>-</u>	<u>37,500</u>	<u>37,500</u>	<u>169,460</u>

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue and Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
<b>Amenity center - Twisted</b>					
Internet & cable	-	-	-	-	1,000
Electric	-	-	-	-	2,000
Water/irrigation	-	-	-	-	2,000
Potable water	-	-	-	-	4,000
Alarm monitoring	-	-	-	-	400
Monitoring	-	-	-	-	2,400
Access cards	-	-	-	-	200
Facility management	-	-	-	-	20,000
Landscape mainenance	-	-	-	-	16,000
Landscape contingency	-	-	-	-	1,600
Pool service	-	-	-	-	5,000
Janitorial services	-	-	-	-	2,400
Janitorial supplies	-	-	-	-	2,000
Fitness equipment lease	-	-	-	-	200
Pest control	-	-	-	-	200
Special events	-	-	-	-	3,000
Fitness center repairs/supplies	-	-	-	-	200
Insurance: property	-	-	-	-	35,000
Total amenity center	-	-	-	-	97,600
Total expenditures	336,290	46,670	108,258	154,928	373,350
Net increase/(decrease) of fund balance	-	4,295	11,209	15,504	-
Fund balance - beginning (unaudited)	-	(15,504)	(11,209)	(15,504)	-
Fund balance - ending (projected)	\$ -	\$ (11,209)	\$ -	\$ -	\$ -

\*This expense will be realized the year after the issuance of bonds.

\*\*This expense will be realized when bonds are issued

\*\*\*These items will be realized when the CDD takes ownership of the related assets.

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 4,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210



**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Expenditures (continued)**

**Field operations**

Management	12,960
Stormwater management	
Maintenance contract dry ponds	-
Wetland maintenance & monitoring	-
Maintenance contract wet ponds	-
Streetlighting	-
Irrigation supply	-
Repair/maintenance/pressure washing	5,000
Electric/utilities	25,000
Landscape contingency	10,000
Landscape maintenance	100,000
Irrigation repairs	5,000
General maintenance	7,500
Dog waste stations	4,000

**Amenity center - Twisted**

Internet & cable	1,000
Electric	2,000
Water/irrigation	2,000
Potable water	4,000
Alarm monitoring	400
Monitoring	2,400
Access cards	200
Facility management	20,000
Landscape mainenance	16,000
Landscape contingency	1,600
Pool service	5,000
Janitorial services	2,400
Janitorial supplies	2,000
Fitness equipment lease	200
Pest control	200
Special events	3,000
Fitness center repairs/supplies	200
Insurance: property	35,000
Total expenditures	<u><u>\$373,350</u></u>

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023 (AA1 PROJECT)  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue & Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Special assessment: off-roll	\$ 411,991	\$ -	\$ 411,991	\$ 411,991	\$ 411,991
Interest	-	10,234	-	10,234	-
Total revenues	<u>411,991</u>	<u>10,234</u>	<u>411,991</u>	<u>422,225</u>	<u>411,991</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	85,000	-	85,000	85,000	90,000
Interest	310,830	148,186	162,644	310,830	321,463
Total debt service	<u>395,830</u>	<u>148,186</u>	<u>247,644</u>	<u>395,830</u>	<u>411,463</u>
<b>Other fees &amp; charges</b>					
Transfer out	-	5,858	-	5,858	-
Total other fees & charges	<u>-</u>	<u>5,858</u>	<u>-</u>	<u>5,858</u>	<u>-</u>
Total expenditures	<u>395,830</u>	<u>154,044</u>	<u>247,644</u>	<u>401,688</u>	<u>411,463</u>
Excess/(deficiency) of revenues over/(under) expenditures	16,161	(143,810)	164,347	20,537	529
Fund balance:					
Beginning fund balance (unaudited)	560,177	575,034	431,224	575,034	595,571
Ending fund balance (projected)	<u>\$ 576,338</u>	<u>\$ 431,224</u>	<u>\$ 595,571</u>	<u>\$ 595,571</u>	<u>596,100</u>
Use of fund balance:					
Debt service reserve account balance (required)					(411,991)
Interest expense - November 1, 2025					(158,706)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 25,403</u>

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24			160,731.25	160,731.25	5,935,000.00
05/01/25	90,000.00	4.500%	160,731.25	250,731.25	5,845,000.00
11/01/25			158,706.25	158,706.25	5,845,000.00
05/01/26	95,000.00	4.500%	158,706.25	253,706.25	5,750,000.00
11/01/26			156,568.75	156,568.75	5,750,000.00
05/01/27	100,000.00	4.500%	156,568.75	256,568.75	5,650,000.00
11/01/27			154,318.75	154,318.75	5,650,000.00
05/01/28	105,000.00	4.500%	154,318.75	259,318.75	5,545,000.00
11/01/28			151,956.25	151,956.25	5,545,000.00
05/01/29	110,000.00	4.500%	151,956.25	261,956.25	5,435,000.00
11/01/29			149,481.25	149,481.25	5,435,000.00
05/01/30	115,000.00	4.500%	149,481.25	264,481.25	5,320,000.00
11/01/30			146,893.75	146,893.75	5,320,000.00
05/01/31	120,000.00	5.375%	146,893.75	266,893.75	5,200,000.00
11/01/31			143,668.75	143,668.75	5,200,000.00
05/01/32	125,000.00	5.375%	143,668.75	268,668.75	5,075,000.00
11/01/32			140,309.38	140,309.38	5,075,000.00
05/01/33	135,000.00	5.375%	140,309.38	275,309.38	4,940,000.00
11/01/33			136,681.25	136,681.25	4,940,000.00
05/01/34	140,000.00	5.375%	136,681.25	276,681.25	4,800,000.00
11/01/34			132,918.75	132,918.75	4,800,000.00
05/01/35	145,000.00	5.375%	132,918.75	277,918.75	4,655,000.00
11/01/35			129,021.88	129,021.88	4,655,000.00
05/01/36	155,000.00	5.375%	129,021.88	284,021.88	4,500,000.00
11/01/36			124,856.25	124,856.25	4,500,000.00
05/01/37	165,000.00	5.375%	124,856.25	289,856.25	4,335,000.00
11/01/37			120,421.88	120,421.88	4,335,000.00
05/01/38	175,000.00	5.375%	120,421.88	295,421.88	4,160,000.00
11/01/38			115,718.75	115,718.75	4,160,000.00
05/01/39	185,000.00	5.375%	115,718.75	300,718.75	3,975,000.00
11/01/39			110,746.88	110,746.88	3,975,000.00
05/01/40	195,000.00	5.375%	110,746.88	305,746.88	3,780,000.00
11/01/40			105,506.25	105,506.25	3,780,000.00
05/01/41	205,000.00	5.375%	105,506.25	310,506.25	3,575,000.00
11/01/41			99,996.88	99,996.88	3,575,000.00
05/01/42	215,000.00	5.375%	99,996.88	314,996.88	3,360,000.00
11/01/42			94,218.75	94,218.75	3,360,000.00
05/01/43	225,000.00	5.375%	94,218.75	319,218.75	3,135,000.00
11/01/43			88,171.88	88,171.88	3,135,000.00
05/01/44	240,000.00	5.625%	88,171.88	328,171.88	2,895,000.00
11/01/44			81,421.88	81,421.88	2,895,000.00
05/01/45	255,000.00	5.625%	81,421.88	336,421.88	2,640,000.00
11/01/45			74,250.00	74,250.00	2,640,000.00
05/01/46	270,000.00	5.625%	74,250.00	344,250.00	2,370,000.00
11/01/46			66,656.25	66,656.25	2,370,000.00
05/01/47	285,000.00	5.625%	66,656.25	351,656.25	2,085,000.00

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/47			58,640.63	58,640.63	2,085,000.00
05/01/48	300,000.00	5.625%	58,640.63	358,640.63	1,785,000.00
11/01/48			50,203.13	50,203.13	1,785,000.00
05/01/49	320,000.00	5.625%	50,203.13	370,203.13	1,465,000.00
11/01/49			41,203.13	41,203.13	1,465,000.00
05/01/50	335,000.00	5.625%	41,203.13	376,203.13	1,130,000.00
11/01/50			31,781.25	31,781.25	1,130,000.00
05/01/51	355,000.00	5.625%	31,781.25	386,781.25	775,000.00
11/01/51			21,796.88	21,796.88	775,000.00
05/01/52	375,000.00	5.625%	21,796.88	396,796.88	400,000.00
11/01/52			11,250.00	11,250.00	400,000.00
05/01/53	400,000.00	5.625%	11,250.00	411,250.00	-
<b>Total</b>	<b>5,935,000.00</b>		<b>6,116,193.75</b>	<b>12,051,193.75</b>	

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023 (AA2 PROJECT)  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Revenue & Expenditures	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 2/29/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 367,003
Interest	-	7,754	-	7,754	-
Total revenues	-	7,754	-	7,754	367,003
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	65,000
Interest	-	-	-	-	300,944
Total debt service	-	-	-	-	365,944
<b>Other fees &amp; charges</b>					
Costs of issuance	-	30,250	-	30,250	-
Total other fees & charges	-	30,250	-	30,250	-
Total expenditures	-	30,250	-	30,250	365,944
Excess/(deficiency) of revenues over/(under) expenditures	-	(22,496)	-	(22,496)	1,059
Fund balance:					
Beginning fund balance (unaudited)	-	576,147	553,651	576,147	553,651
Ending fund balance (projected)	\$ -	\$ 553,651	\$ 553,651	\$ 553,651	554,710
Use of fund balance:					
Debt service reserve account balance (required)					(367,003)
Interest expense - November 1, 2025					(148,806)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 38,901</u>

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24			150,471.88	150,471.88	5,055,000.00
05/01/25	65,000.00	5.125%	150,471.88	215,471.88	4,990,000.00
11/01/25			148,806.25	148,806.25	4,990,000.00
05/01/26	70,000.00	5.125%	148,806.25	218,806.25	4,920,000.00
11/01/26			147,012.50	147,012.50	4,920,000.00
05/01/27	70,000.00	5.125%	147,012.50	217,012.50	4,850,000.00
11/01/27			145,218.75	145,218.75	4,850,000.00
05/01/28	75,000.00	5.125%	145,218.75	220,218.75	4,775,000.00
11/01/28			143,296.88	143,296.88	4,775,000.00
05/01/29	80,000.00	5.125%	143,296.88	223,296.88	4,695,000.00
11/01/29			141,246.88	141,246.88	4,695,000.00
05/01/30	85,000.00	5.125%	141,246.88	226,246.88	4,610,000.00
11/01/30			139,068.75	139,068.75	4,610,000.00
05/01/31	90,000.00	5.875%	139,068.75	229,068.75	4,520,000.00
11/01/31			136,425.00	136,425.00	4,520,000.00
05/01/32	95,000.00	5.875%	136,425.00	231,425.00	4,425,000.00
11/01/32			133,634.38	133,634.38	4,425,000.00
05/01/33	100,000.00	5.875%	133,634.38	233,634.38	4,325,000.00
11/01/33			130,696.88	130,696.88	4,325,000.00
05/01/34	105,000.00	5.875%	130,696.88	235,696.88	4,220,000.00
11/01/34			127,612.50	127,612.50	4,220,000.00
05/01/35	115,000.00	5.875%	127,612.50	242,612.50	4,105,000.00
11/01/35			124,234.38	124,234.38	4,105,000.00
05/01/36	120,000.00	5.875%	124,234.38	244,234.38	3,985,000.00
11/01/36			120,709.38	120,709.38	3,985,000.00
05/01/37	125,000.00	5.875%	120,709.38	245,709.38	3,860,000.00
11/01/37			117,037.50	117,037.50	3,860,000.00
05/01/38	135,000.00	5.875%	117,037.50	252,037.50	3,725,000.00
11/01/38			113,071.88	113,071.88	3,725,000.00
05/01/39	145,000.00	5.875%	113,071.88	258,071.88	3,580,000.00
11/01/39			108,812.50	108,812.50	3,580,000.00
05/01/40	150,000.00	5.875%	108,812.50	258,812.50	3,430,000.00
11/01/40			104,406.25	104,406.25	3,430,000.00
05/01/41	160,000.00	5.875%	104,406.25	264,406.25	3,270,000.00
11/01/41			99,706.25	99,706.25	3,270,000.00
05/01/42	170,000.00	5.875%	99,706.25	269,706.25	3,100,000.00
11/01/42			94,712.50	94,712.50	3,100,000.00
05/01/43	180,000.00	5.875%	94,712.50	274,712.50	2,920,000.00
11/01/43			89,425.00	89,425.00	2,920,000.00
05/01/44	190,000.00	6.125%	89,425.00	279,425.00	2,730,000.00
11/01/44			83,606.25	83,606.25	2,730,000.00
05/01/45	205,000.00	6.125%	83,606.25	288,606.25	2,525,000.00
11/01/45			77,328.13	77,328.13	2,525,000.00
05/01/46	215,000.00	6.125%	77,328.13	292,328.13	2,310,000.00
11/01/46			70,743.75	70,743.75	2,310,000.00
05/01/47	230,000.00	6.125%	70,743.75	300,743.75	2,080,000.00

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 (AA2 PROJECT) AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/47			63,700.00	63,700.00	2,080,000.00
05/01/48	245,000.00	6.125%	63,700.00	308,700.00	1,835,000.00
11/01/48			56,196.88	56,196.88	1,835,000.00
05/01/49	260,000.00	6.125%	56,196.88	316,196.88	1,575,000.00
11/01/49			48,234.38	48,234.38	1,575,000.00
05/01/50	275,000.00	6.125%	48,234.38	323,234.38	1,300,000.00
11/01/50			39,812.50	39,812.50	1,300,000.00
05/01/51	295,000.00	6.125%	39,812.50	334,812.50	1,005,000.00
11/01/51			30,778.13	30,778.13	1,005,000.00
05/01/52	315,000.00	6.125%	30,778.13	345,778.13	690,000.00
11/01/52			21,131.25	21,131.25	690,000.00
05/01/53	335,000.00	6.125%	21,131.25	356,131.25	355,000.00
11/01/53			10,871.88	10,871.88	355,000.00
05/01/54	355,000.00	6.125%	10,871.88	365,871.88	-
11/01/54			-	-	-
<b>Total</b>	<b>5,055,000.00</b>		<b>6,036,018.75</b>	<b>11,091,018.75</b>	

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

<b>Off-Roll Assessments</b>					
<u>Product</u>	<u>Units</u>	<u>FY 2025 O&amp;M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
<b>Assessment Area One</b>					
Townhome	120	\$ 199.83	\$ 929.96	\$ 1,129.79	\$ 929.96
SF 40'	69	247.79	1,153.15	1,400.94	1,153.15
SF 50'	110	309.73	1,441.43	1,751.17	1,441.43
SF 60'	36	371.68	1,729.73	2,101.40	1,729.73
<b>Total</b>	<b>335</b>				

<b>Off-Roll Assessments</b>					
<u>Product</u>	<u>Units</u>	<u>FY 2025 O&amp;M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
<b>Assessment Area Two</b>					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	141	247.79	1,239.88	1,487.66	508.35
SF 50'	124	309.73	1,549.85	1,859.58	635.44
SF 60'	-	-	-	-	-
<b>Total</b>	<b>265</b>				

<b>Dev Contributions (GF)</b>					
<u>Product</u>	<u>Units</u>	<u>FY 2025 O&amp;M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
<b>Future Assessment Areas</b>					
Townhome	128	Dev Contribution	\$ -	\$ -	n/a
SF 40'	295	Dev Contribution	-	-	n/a
SF 50'	297	Dev Contribution	-	-	n/a
SF 60'	56	Dev Contribution	-	-	n/a
<b>Total</b>	<b>776</b>				

\*Boundary Amendment brings Total Units to 1,376



# **TWISTED OAKS POINTE**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2024-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWISTED OAKS  
POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE,  
TIME, AND LOCATION FOR LANDOWNERS' MEETING; PROVIDING FOR  
PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Twisted Oaks Pointe Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Wildwood, Sumter County, Florida; and

**WHEREAS**, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the effective date of Ordinance No. O2022-57 creating the District (the "Ordinance") July 25, 2022; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board of Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 5th day of November, 2024 at \_\_\_\_:\_\_\_\_\_.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785

**SECTION 2.** The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

**SECTION 3.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its April 8, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 8TH DAY OF APRIL, 2024.**

**ATTEST:**

**TWISTED OAKS POINTE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

## Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Twisted Oaks Pointe Community Development District (the "District") in the City of Wildwood, Sumter County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024  
TIME: \_\_\_\_:\_\_\_\_.m.  
PLACE: The Villages Public Library at Pinellas Plaza  
7375 Powell Road, Conference Room 162  
Wildwood, Florida 34785

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

\_\_\_\_\_  
District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: \_\_\_\_:\_\_\_\_\_.m.

LOCATION: **The Villages Public Library at Pinellas Plaza  
7375 Powell Road, Conference Room 162  
Wildwood, Florida 34785**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Twisted Oaks Pointe Community Development District to be held at \_\_\_\_:\_\_\_\_ .m. on November 5, 2024, at The Villages Public Library at Pinellas Plaza, 7375 Powell Road, Conference Room 162, Wildwood, Florida 34785, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Twisted Oaks Pointe Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
3		
4		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_



# **TWISTED OAKS POINTE**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Twisted Oaks Pointe Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 8th day of April, 2024.

ATTEST:

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>The Villages Public Library at Pinellas Plaza 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October __, 2024*	Regular Meeting	10:00 AM
November 5, 2024	Landowners' Meeting	__:__ AM/PM
November __, 2024*	Regular Meeting	10:00 AM
December 9, 2024	Regular Meeting	10:00 AM
January 13, 2025	Regular Meeting	10:00 AM
February 10, 2025	Regular Meeting	10:00 AM
March 10, 2025	Regular Meeting	10:00 AM
April 14, 2025	Regular Meeting	10:00 AM
May 12, 2025	Regular Meeting	10:00 AM
June 9, 2025	Regular Meeting	10:00 AM
July 14, 2025	Regular Meeting	10:00 AM
August 11, 2025	Regular Meeting	10:00 AM
September 8, 2025	Regular Meeting	10:00 AM

**\*Exceptions**

*The October meeting date is on the Columbus Day holiday.*

*The November meeting date is on the Veterans Day holiday.*

**TWISTED OAKS  
POINTE**

**COMMUNITY DEVELOPMENT DISTRICT**

**7AI**

**CHANGE ORDER NO. 7**

Date of Issuance: March 21, 2024 Effective Date: \_\_\_\_\_

Project: <b>Twisted Oaks Pointe</b>	District: <b>Twisted Oaks Pointe Community Development District</b>	District's Contract No.:
Contract: <b>Twisted Oaks Pointe Project – Highfields Mass Grading</b>		Date of Contract: <b>May 17, 2023</b> <b>Assigned to District on August 24, 2023</b>
Contractor: <b>Hughes Brothers Construction Inc.</b>		Architect's/Engineer's Project No.:

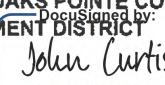
The foregoing agreement is modified as follows upon execution of this Change Order:


Description: **labor/equipment in regards to void investigations on ponds DP3 & DP7**

Attachments: **See attached Exhibit A**

<b>CHANGE IN CONTRACT PRICE:</b>	<b>CHANGE IN CONTRACT TIMES:</b>		
Original Contract Price:	Original Contract Times:	Working days	Calendar days
<b>\$3,330,968.70</b>	Substantial completion (days or date):		
	Ready for final payment (days or date):		
<b>Increase/Decrease from prior Change Orders:</b>	<b>Increase/Decrease from previously approved Change Orders</b>		
<b>\$728,181.32</b>	No. _____ to No. _____;		
	Substantial completion (days):		
	Ready for final payment (days):		
<b>Contract Price prior to this Change Order:</b>	<b>Contract Times prior to this Change Order:</b>		
<b>\$4,059,150.02</b>	Substantial completion (days or date):		
	Ready for final payment (days or date):		
<b>Increase/Decrease of this Change Order:</b>	<b>Increase/Decrease of this Change Order:</b>		
<b>\$6,930.90</b>	Substantial completion (days or date):		
	Ready for final payment (days or date):		
<b>Contract Price incorporating this Change Order:</b>	<b>Contract Times with all approved Change Orders:</b>		
<b>\$4,066,080.92</b>	Substantial completion (days or date):		
	Ready for final payment (days or date):		

RECOMMENDED BY:  
**MORRIS ENGINEERING & CONSULTING LLC**  
By:   
Title: District Engineer  
Date: 3/21/24

ACCEPTED:  
**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**  
DocuSigned by:  
By:   
891940CD68BDE456...  
Title: vice chair  
Date: 3/22/2024

ACCEPTED:  
**HUGHES BROTHERS CONSTRUCTION INC.**  
By:   
Title: President  
Date: 3/21/24

Highfield Mass Grade  
Change Order #7

**PROJECT:** Highfield Mass Grade  
**DATE:** 3/5/2024  
**CONTRACTOR:** Hughes Brothers Construction, Inc.  
 948 Walker Road  
 Wildwood, FL 34785  
 P: 352-399-6829  
 F: 352-399-6830



**DIRECTED TO:** Twisted Oaks Pointe Community Development District  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

**ATTN:** John Curtis

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	<b>EARTHWORK</b>				
New	Mobilization	1.00	LS	\$ 1,200.00	\$ 1,200.00
New	DP-3 Void Investigation (Excavator/Operator)	1.00	LS	\$ 1,910.30	\$ 1,910.30
New	DP-7 Void Investigation (Excavator/Operator)	1.00	LS	\$ 3,820.60	\$ 3,820.60
	<b>SUBTOTAL EARTHWORK</b>				<b>\$ 6,930.90</b>
	<b>TOTAL CHANGE ORDER #7</b>				<b>\$ 6,930.90</b>

**Notes:** This CO includes labor/equipment in regards to void investigations on ponds DP3 & DP7.

DP-3



DP-7



**APPROVED BY:**

\_\_\_\_\_  
 Owner's Representative

\_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Date

**TWISTED OAKS  
POINTE**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 29, 2024**



**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 29, 2024**

	General Fund	Debt Service Fund Series 2023	Debt Service Fund Series 2023A2	Capital Projects Fund Series 2023	Capital Projects Fund Series 2023A2	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 5,579	\$ -	\$ -	\$ -	\$ -	\$ 5,579
Investments						
Reserve	-	420,704	373,413	-	-	794,117
Capitalized interest	-	3,403	182,018	-	-	185,421
Construction	-	-	-	12	-	12
Cost of issuance	-	10,874	11,720	-	-	22,594
Due from Landowner	11,206	-	-	32,445	3,239	46,890
Due from capital projects fund	430	-	-	-	-	430
Total assets	<u>\$ 17,215</u>	<u>\$ 434,981</u>	<u>\$ 567,151</u>	<u>\$ 32,457</u>	<u>\$ 3,239</u>	<u>\$ 1,055,043</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 11,157	\$ -	\$ -	\$ -	\$ -	\$ 11,157
Contracts payable	-	-	-	49,463	3,239	52,702
Retainage payable	-	-	-	659,096	186,647	845,743
Due to Landowner	-	3,757	-	1,697	-	5,454
Due to general fund	-	-	-	430	-	430
Tax payable	61	-	-	-	-	61
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>17,218</u>	<u>3,757</u>	<u>-</u>	<u>710,686</u>	<u>189,886</u>	<u>921,547</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	11,206	-	-	32,446	3,239	46,891
Total deferred inflows of resources	<u>11,206</u>	<u>-</u>	<u>-</u>	<u>32,446</u>	<u>3,239</u>	<u>46,891</u>
Fund balances:						
Restricted for:						
Debt service	-	431,224	567,151	-	-	998,375
Capital projects	-	-	-	(710,675)	(189,886)	(900,561)
Unassigned	(11,209)	-	-	-	-	(11,209)
Total fund balances	<u>(11,209)</u>	<u>431,224</u>	<u>567,151</u>	<u>(710,675)</u>	<u>(189,886)</u>	<u>86,605</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,215</u>	<u>\$ 434,981</u>	<u>\$ 567,151</u>	<u>\$ 32,457</u>	<u>\$ 3,239</u>	<u>\$ 1,055,043</u>

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 5,185	\$ 50,965	\$ 336,290	15%
Total revenues	<u>5,185</u>	<u>50,965</u>	<u>336,290</u>	15%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	861	-	N/A
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	2,118	5,143	25,000	21%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent**	83	495	1,000	50%
Trustee***	-	-	5,500	0%
Telephone	16	83	200	42%
Postage	-	48	500	10%
Printing & binding	42	208	500	42%
Legal advertising	-	464	6,500	7%
Annual special district fee	-	175	175	100%
Insurance	-	18,177	5,500	330%
Contingencies/bank charges	4	101	500	20%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>6,263</u>	<u>46,670</u>	<u>102,290</u>	46%
<b>Field operations</b>				
Management	-	-	25,000	0%
Electricity/utilities	-	-	25,000	0%
Maintenance contract	-	-	65,000	0%
Landscape contingency	-	-	44,000	0%
General maintenance	-	-	75,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>234,000</u>	
Total expenditures	<u>6,263</u>	<u>46,670</u>	<u>336,290</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	(1,078)	4,295	-	
Fund balances - beginning	(10,131)	(15,504)	-	
Fund balances - ending	<u>\$ (11,209)</u>	<u>\$ (11,209)</u>	<u>\$ -</u>	

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ -	\$ 411,991	0%
Interest	1,826	10,234	-	N/A
Total revenues	<u>1,826</u>	<u>10,234</u>	<u>411,991</u>	2%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	85,000	0%
Interest	-	148,186	310,830	48%
Total debt service	<u>-</u>	<u>148,186</u>	<u>395,830</u>	37%
<b>Other fees &amp; charges</b>				
Transfer out	-	5,858	-	N/A
Total other fees and charges	<u>-</u>	<u>5,858</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>154,044</u>	<u>395,830</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	1,826	(143,810)	16,161	
Fund balances - beginning	<u>429,398</u>	<u>575,034</u>	<u>560,177</u>	
Fund balances - ending	<u>\$ 431,224</u>	<u>\$ 431,224</u>	<u>\$ 576,338</u>	

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023A2  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2,496	\$ 7,754
Total revenues	2,496	7,754
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	25,000	30,250
Total expenditures	25,000	30,250
Excess/(deficiency) of revenues over/(under) expenditures	(22,504)	(22,496)
Fund balances - beginning	589,655	589,647
Fund balances - ending	\$ 567,151	\$ 567,151

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ 2,188,495	\$ 5,400,307
Interest	67	2,798
Total revenues	2,188,562	5,403,105
<b>EXPENDITURES</b>		
Construction Costs	2,163,801	5,468,875
Total expenditures	2,163,801	5,468,875
Excess/(deficiency) of revenues over/(under) expenditures	24,761	(65,770)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	5,858
Total other financing sources/(uses)	-	5,858
Net change in fund balances	24,761	(59,912)
Fund balances - beginning	(735,436)	(650,763)
Fund balances - ending	\$ (710,675)	\$ (710,675)

**TWISTED OAKS POINTE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023A2  
FOR THE PERIOD ENDED FEBRUARY 29, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Developer contribution	\$ 1,301,298	\$ 1,301,298
Interest	3,689	38,761
Total revenues	1,304,987	1,340,059
<b>EXPENDITURES</b>		
Construction Costs	3,239	4,647,678
Total expenditures	3,239	4,647,678
Excess/(deficiency) of revenues over/(under) expenditures	1,301,748	(3,307,619)
Fund balances - beginning	(1,491,634)	3,117,733
Fund balances - ending	\$ (189,886)	\$ (189,886)

**TWISTED OAKS  
POINTE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**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 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.

**Present at the meeting:**

John Curtis	Vice Chair
Greg Beliveau	Assistant Secretary
Troy Simpson	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel
William Fife (via telephone)	Supervisor-Appointee

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 2:05 p.m. Supervisors Curtis, Simpson and Beliveau were present. Supervisors Bain and Williams were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Candice Bain;  
Seat 1**

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the resignation of Ms. Candice Bain from Seat 1, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consider Appointment of Bill Fife to Fill  
Unexpired Term of Seat 1; Term Expires  
November 2026**

Mr. Curtis nominated Mr. Bill Fife to fill Seat 1. No other nominations were made.



On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the appointment of Mr. Bill Fife to Seat 1, was approved.

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**FIFTH ORDER OF BUSINESS**

**Administration of Oath of Office (the following will be provided in a separate package)**

The Oath of Office will be administered to Mr. Bill Fife by a Notary at his location.

- 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**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, Appointing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter**

Mr. Earlywine presented the FMSbonds, Inc. Engagement Letter for Underwriter Services and Rule G-17 Disclosure.

On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the FMSbonds, Inc. Engagement letter for Underwriters Services and Rule G-17 Disclosure, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation/Consideration of Third Supplemental Engineer’s Report**

Mr. Earlywine stated that the Third Supplemental Engineer’s Report was updated to include costs for the Assessment Area Three Project. He requested approval in substantial form.

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**On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the Third Supplemental Engineer’s Report dated March 11, 2024, in substantial form, was approved.**

**NINTH ORDER OF BUSINESS**

**Presentation/Consideration of Third Supplemental Special Assessment Methodology Report**

Mr. Torres stated the Report was updated to mirror the same product types and estimated costs for Assessment Area Three as in the Engineer’s Report. Mr. Earlywine requested approval in substantial form for the purposes of the bond issuance.

**On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the Preliminary Third Supplemental Special Assessment Methodology Report dated March 22, 2024, in substantial form, was approved.**

**TENTH ORDER OF BUSINESS**

**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**

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**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**

The following change was made to Resolution 2024-04.

Throughout: Change “16,000,000” to “\$9,600,000”

Mr. Sanford presented Resolution 2024-04, which accomplishes the following:

- Authorizes the Series 2024 principal amount of bonds not exceeding \$9,600,000 to finance a portion of the public infrastructure necessary for the development of Assessment Area Three.
- Sets forth certain parameters for the Series 2024 bonds, including granting the Chair or Vice Chair to execute a Bond Purchase Agreement.
- Sets forth that the interest rate on the Series 2024 bonds shall not exceed the maximum statutory rate, the principal installments cannot exceed 30 years and the compensation to the Underwriter is 98% of the aggregate face amount of the Series 2024 bonds.
- Approves the forms of Exhibits A through D attached to the Resolution, including the Bond Purchase Contract, Preliminary Limited Offering Memorandum (PLOM), Continuing Disclosure Agreement and a Third Supplemental Trust Indenture.
- Sets forth that the bonds shall have a final maturity not later than the maximum terms allows by Florida law, currently 30 years of principal amortization.
- Sets forth that, after the bond issue, a Final First Supplemental Methodology Report will be presented that will duplicate the bond structure.
- Authorizes making any necessary changes to the Engineer’s Report and Methodology Report, in connection with marketing the bonds, without the need for a Special Meeting.

**On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, Resolution 2024-04, as amended, Authorizing the Issuance of Not Exceeding**

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**\$9,600,000 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, was adopted.**

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**ELEVENTH ORDER OF BUSINESS**

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**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**

Mr. Earlywine presented Resolution 2024-05, which accomplishes the following:

- Delegates the authority to issue the Series 2024 Bonds.

210 ➤ Sets for that the assessments will match the final pricing on the bonds and contemplates  
211 an amendment to the Assessment Report, once the final pricing terms are obtained.

212

213 **On MOTION by Mr. Beliveau and seconded by Mr. Curtis, with all in favor,**  
214 **Resolution 2024-05, Setting Forth the Specific Terms of the District’s Special**  
215 **Assessment Bonds, Series 2024 (“Bonds”); Making Certain Additional Findings**  
216 **and Confirming and/or Adopting a Supplemental Engineer’s Report and a**  
217 **Supplemental Assessment Report; Delegating Authority to Prepare Final**  
218 **Reports and Update this Resolution; Confirming the Maximum Assessment Lien**  
219 **Securing the Bonds; Addressing the Allocation and Collection of the**  
220 **Assessments Securing the Bonds; Addressing Prepayments; Addressing True-**  
221 **Up Payments; Providing for the Supplementation of the Improvement Lien**  
222 **Book; and Providing for Conflicts, Severability and an Effective Date, was**  
223 **adopted, and authorizing the Chair to execute, was approved.**

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226 **TWELFTH ORDER OF BUSINESS**

**Consideration of Forms of Issuer’s Counsel Documents**

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229 Mr. Earlywine presented the following and recommended approval in substantial form:

- 230 **A. Collateral Assignment Agreement**
- 231 **B. Completion Agreement**
- 232 **C. Declaration of Consent**
- 233 **D. Disclosure of Public Finance**
- 234 **E. Notice of Special Assessments**
- 235 **F. True-Up Agreement**
- 236 **G. Acquisition Agreement**

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238 **On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the**  
239 **Collateral Assignment Agreement, Completion Agreement, Declaration of**  
240 **Consent, Disclosure of Public Finance, Notice of Special Assessments, True-Up**  
241 **Agreement and Acquisition Agreement, all in substantial form, were approved.**

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244 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Interlocal Agreement for Operation and Maintenance**

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247 Mr. Earlywine stated the Agreement authorizes the CDD to operate and maintain  
248 certain off-site road improvements and stormwater for the commercial and multi-family

249 property. The Agreements and Letter behind the Thirteenth, Fourteenth, Fifteenth, Sixteenth  
250 and Seventeenth Orders of Business were approved simultaneously under one motion.

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252 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Cost Share Agreement for**  
253 **Offsite Improvements**

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255 **FIFTEENTH ORDER OF BUSINESS** **Consideration of CDD Drainage Easement**  
256 **Agreement**

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258 **SIXTEENTH ORDER OF BUSINESS** **Consideration of CDD Drainage Easement**  
259 **(Perpetual) Agreement for Multi-Family**  
260 **Parcel M-1 (Tracts OS1 and W1)**

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262 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Letter to Multifamily**  
263 **Owner Regarding Stormwater System**

264

265 **On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the**  
266 **Interlocal Agreement for Operation and Maintenance with the City of**  
267 **Wildwood, Florida, Cost Share Agreement for Offsite Improvements, CDD**  
268 **Drainage Easement Agreement, CDD Drainage Easement (Perpetual)**  
269 **Agreement for Multi-Family Parcel M-1 Tracts OS1 and W1 and the Letter to**  
270 **Multifamily Owner Regarding Stormwater System, were approved.**

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273 **EIGHTEENTH ORDER OF BUSINESS** **Ratification Items**

274

275 Mr. Torres presented the following:

276 **A. Hughes Brothers Construction Inc. Change Orders**

277 **I. No. 1: Twisted Oaks Pointe Project – Commercial Roadway**

278 **II. No. 2: Twisted Oaks Pointe Project - Phase 2 Infrastructure**

279 **III. No. 4: Twisted Oaks Pointe Project - Phase 2 Infrastructure**

280 **IV. No. 4: Twisted Oaks Pointe Project - Phase 1 Infrastructure**

281 **V. No. 8: Twisted Oaks Pointe Project - Phase 1 Infrastructure**

282 **VI. No. 9: Twisted Oaks Pointe Project - Phase 1 Infrastructure**

283 **VII. No. 1: Twisted Oaks Pointe Project - Highfields Phase 2**

284 **VIII. No. 2: Twisted Oaks Pointe Project - Highfields Phase 2**

285 **IX. No. 3: Twisted Oaks Pointe Project - Highfields Phase 2**

286 **X. No. 2: Twisted Oaks Pointe Project - Highfields Phase 1**

287 **XI. No. 3: Twisted Oaks Pointe Project - Highfields Phase 1**

- 288 XII. No. 4: Twisted Oaks Pointe Project - Highfields Phase 1
- 289 XIII. No. 4: Twisted Oaks Pointe Project - Highfields Mass Grading
- 290 XIV. No. 6: Twisted Oaks Pointe Project - Highfields Mass Grading
- 291 XV. No. 8: Twisted Oaks Pointe Project - Mass Grading Work
- 292 XVI. No. 9: Twisted Oaks Pointe Project - Mass Grading Work
- 293 B. Assignment of Contractor Agreement [Twisted Oaks Pointe Project – Highfield Phase
- 294 2]
- 295 C. Fortiline Waterworks Purchase Requisitions Requests
- 296 I. Highfield Phase 2 Project
- 297 II. Commercial Roadway Project
- 298 III. Twisted Oaks Pointe – Highfield Phase 1 Project
- 299 IV. Twisted Oaks Pointe Phase Two Project
- 300 V. Twisted Oaks Pointe – Townhomes Phase One Project
- 301 VI. Twisted Oaks Pointe – Townhomes Phase Two Project
- 302 D. Del Zotto Products of Florida, Inc., Purchase Requisitions Requests
- 303 I. Twisted Oaks Pointe Phase Two Project
- 304 II. Twisted Oaks Pointe – Highfield Phase 2 Project

**MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the Hughes Brothers Construction Inc., Change Orders, as listed, Assignment of Contractor Agreement for the Twisted Oaks Pointe Project – Highfield Phase 2, Fortiline Waterworks Purchase Requisitions Requests, as listed, and Del Zotto Products of Florida, Inc., Purchase Requisitions Requests, as listed, were ratified.**

**NINETEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2024**

**On MOTION by Mr. Simpson and seconded by Mr. Curtis, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.**

**TWENTIETH ORDER OF BUSINESS**

**Approval of January 8, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, the January 8, 2024 Regular Meeting Minutes, as presented, were approved.**

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**TWENTY-FIRST ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine discussed the need to accept an assignment or for a change order covering the first contract in order to assume the work for Assessment Area Three and recommended a motion to do so.

**On MOTION by Mr. Curtis and seconded by Mr. Simpson, with all in favor, authorization to accept assignment or for a change order covering the first Hughes Brothers Construction Inc. contract, in order to assume the work for Assessment Area Three, subject to Staff’s preparation of the requisite assignment documents, was approved.**

Mr. Earlywine stated that he expects the bonds to be priced within the next week or so and close three weeks from then.

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

There was nothing further to report.

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

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

Supervisors Fife, Curtis, Simpson and Beliveau confirmed their attendance at the April 8, 2024 meeting. Mr. Williams is unavailable.

**TWENTY-SECOND ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**TWENTY-THIRD ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWENTY-FOURTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the meeting adjourned at 2:26 p.m.**



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Secretary/Assistant Secretary

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Chair/Vice Chair

**TWISTED OAKS  
POINTE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*The Villages Public Library at Pinellas Plaza  
7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 9, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>November 13, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 11, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 8, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 12, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 11, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 22, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 8, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 13, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 10, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 8, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 12, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 9, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>