

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

The Board of Supervisors of the Twisted Oaks Pointe Community Development District held a Regular Meeting on April 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:**

Bill Fife	Chair
John Curtis	Vice Chair
Greg Beliveau	Assistant Secretary
Pete Williams	Assistant Secretary
Troy Simpson	Assistant Secretary

**Also present:**

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 10:11 a.m. It was noted that the Oath of Office was administered to Mr. Fife in advance of the meeting. Supervisors Fife, Curtis, Williams and Beliveau were present. Supervisor Simpson was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

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

Mr. Torres presented Resolution 2024-03.

Mr. Curtis nominated Mr. Fife for Chair. Mr. Fife nominated Mr. Curtis for Vice Chair. No other nominations were made for Chair and Vice Chair.

The nominated slate is as follows:

Chair	Bill Fife
Vice Chair	John Curtis
Assistant Secretary	Pete Williams
Assistant Secretary	Troy Simpson
Assistant Secretary	Greg Beliveau

No other nominations were made.

This Resolution removes Ms. Candice Bain from the Board. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer, and Assistant Secretary Ernesto Torres, remain unaffected by this Resolution.

**On MOTION by Mr. Beliveau and seconded by Mr. Curtis, with all in favor, Resolution 2024-06, Appointing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**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**

Mr. Torres presented Resolution 2024-06. He distributed an updated draft of the proposed Fiscal Year 2025 budget, developed in conjunction with Mr. Fife in between meetings. The draft will be updated to include the Amenity Center and Highfield, which will add an additional \$190,050 to the proposed Fiscal Year 2025 budget, bringing it up to \$563,400.

Mr. Torres asked if estimates for the highlighted areas related to the maintenance contract for dry ponds, on Page 1, are available. Mr. Curtis stated that Stephanie is working on obtaining final numbers; all lawn maintenance for the first year will be rolled into the contract for implementation of landscaping. He suggested utilizing the contract for Beaumont as a basis for budgeting purposes. He stated that all the Highfield ponds and 80% of the CDD ponds have

been constructed; only lawn maintenance is needed as all ponds are dry ponds for which only mowing the sides will be needed.

Mr. Torres stated that \$10,000 was allocated for lake maintenance at Beaumont.

Mr. Curtis suggested budgeting \$25,000 for landscaping. He stated there is a lease payment for streetlighting; the cost is \$55 per light. Only Phases 1 and 2 will be installed initially. Twisted Oaks will need 78 lights, and Highfield will need 36 lights. He asked for \$10,000 to be budgeted for this line item.

Mr. Torres stated these additions bring the proposed Fiscal Year 2025 budget to \$598,400.

Discussion ensued regarding approximate opening dates of June 2025 and a possible Developer contribution.

**On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 8, 2024 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

**On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, Resolution 2024-07, Designating a Date, Time, and Location of November 5, 2024 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785, for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**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

Mr. Torres presented Resolution 2024-08.

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATE: October 5, 2024 and November 5, 2024

TIME: 10:00 AM

On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification Items

Mr. Torres presented the following:

A. Hughes Brothers Construction Inc. Change Order(s)

I. No. 7: Twisted Oaks Pointe Project - Highfields Mass Grading

MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, Hughes Brothers Construction Inc., Change Order No. 7, was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of March 22, 2024 Regular Meeting Minutes

On MOTION by Mr. Beliveau and seconded by Mr. Williams, with all in favor, the March 22, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Mr. Curtis stated that the Phase 1 and Phase 2 townhomes were completed. Final plats should be approved in May or June, after which lot closings can begin.

**Mr. Simpson joined the meeting at 10:27 a.m.**

Mr. Curtis reported that CR-462 construction will begin when the Maintenance of Traffic (MOT) plan is reapproved, which will also allow completion of the 462 Extension. Florida Department of Transportation (FDOT) approval of the connection to US-301 will hopefully be approved within the next two to three months. The commercial access road has been completed and connections to US-301 are pending.

Mr. Curtis stated the project looks great. He recommended the Board and Staff drive through. He stated that Park Square and Pulte have, or are, in the process of purchasing lots.

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

- **NEXT MEETING DATE: May 13, 2024 at 10:00 AM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 13, 2024 meeting. Mr. Curtis noted that some additional contracts will be presented for ratification at that time.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Curtis and seconded by Mr. Williams, with all in favor, the meeting adjourned at 10:28 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair