

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

The Board of Supervisors of the Twisted Oaks Pointe Community Development District held a Regular Meeting on May 13, 2024 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785.

**Present were:**

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

**Also present:**

Ernesto Torres	District Manager
Jere Earlywine	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 10:05 a.m. Supervisors Fife, Curtis, Williams and Beliveau were present. Supervisor Simpson was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Partial Acquisition  
Progress Documents**

Mr. Earlywine described the partial acquisition process and presented the following:

- A. Phase Three**
  - I. Addendum to Contract**
  - II. Acquisition Bill of Sale**
  - III. Acquisition Certificate**
- B. CR462**

- I. Addendum to Contract**
- II. Acquisition Bill of Sale**
- III. Acquisition Certificate**

**MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the Partial Acquisition Documents for Phase Three and CR462, as listed, were approved.**

**FOURTH ORDER OF BUSINESS**

**Ratification Item(s)**

Mr. Torres presented the following:

- A. Hughes Brothers Construction Inc. Change Order(s)**
  - I. No. 5: Twisted Oaks Pointe Project - Highfields Phase 1**
  - II. No. 10: Twisted Oaks Pointe Project - Phase 1 Infrastructure**

**MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, Hughes Brothers Construction Inc., Change Orders No. 5 and No. 10, were ratified.**

**FIFTH ORDER OF BUSINESS**

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

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

**SIXTH ORDER OF BUSINESS**

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

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

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**

Mr. Curtis stated that a special hearing will be held on May 20, 2024. Mr. Earlywine will prepare the necessary documents and work with Mr. Curtis, as necessary.

Discussion ensued regarding bond financing for Phases 5 and 6.

Mr. Curtis provided a brief construction update. Amenities will be approved next month; construction will begin in June.

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

There was no update.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: June 10, 2024 at 10:00 AM**
  - **QUORUM CHECK**

Mr. Torres stated that the Budget Public Hearing will be held on July 8, 2024.

Mr. Curtis noted that, by July, Phase 1 of Highfield will have platted and recorded townhomes and sales will be coming in. He suggested cancelling unnecessary meetings.

The June meeting will be canceled. Supervisors Curtis, Williams and Beliveau confirmed their in-person attendance at the July 8, 2024 meeting.

Estoppel letters and assessment processes were discussed.

**EIGHTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Curtis suggested that the Board Members drive through the site to view progress.

**NINTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Fife and seconded by Mr. Curtis, with all in favor, the meeting adjourned at 10:25 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair