

**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 February 10, 2025, immediately following the adjournment of the Landowners' meeting scheduled to commence at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785.

Present:

Bill Fife
Stephanie Vaughn
Kara Disotell
Pete Williams

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Jere Earlywine (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:08 a.m.

Supervisors Fife and Vaughn and Supervisors-Elect Williams and Disotell were present.
Supervisor-Elect Beliveau was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [Seats 3, 4 and 5] (the following to be provided in separate package)

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Kara Disotell and Mr. Pete Williams. Ms. Disotell and Mr. Williams are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date

Mr. Torres presented Resolution 2025-03. The results of the Landowners' Election will be inserted into Sections 1 and 2. The Landowners' Election results were as follows:

Seat 3	Pete Williams	509 votes	4-Year Term
Seat 4	Kara Disotell	509 votes	4-Year Term
Seat 5	Greg Beliveau	500 votes	2-Year Term

On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2025-04. Mr. Williams nominated the following:

William Fife

Chair

Stephanie Vaughn	Vice Chair
Peter Williams	Assistant Secretary
Kara Disotell	Assistant Secretary
Greg Beliveau	Assistant Secretary

The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Hughes Brothers Construction, Inc. Change Orders

Mr. Torres presented the following:

- A. Change Order #12 Highfield PH1**
- B. Change Order #18 PH1 Infrastructure**
- C. Change Order #5 Townhomes PH1 Infrastructure**
- D. Change Order #8 PH2 Infrastructure**

On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, Hughes Brothers Construction, Inc. Change Orders #12, #18, #5 and #8, as listed, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of City of Wildwood Interlocal Agreement Regarding Maintenance of Storm Inlets

Mr. Earlywine presented the City of Wildwood Interlocal Agreement Regarding Maintenance of Storm Inlets related to maintenance of the adjacent commercial and multi-family parcels.

Discussion ensued regarding easements, the Cost Share Agreement, whether a POA will be established and methods of payments.

It was noted that the grand opening for the commercial portions will be held on April 16, 2025; the multi-family parcels will likely not be occupied until 2026.

On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, the City of Wildwood Interlocal Agreement Regarding Maintenance of Storm Inlets, was approved.

EIGHTH ORDER OF BUSINESS**Ratification Item(s)**

Mr. Torres presented the following:

- A. Pulte Home Company, LLC Letter Agreement for Access for Installation of Landscaping**
- B. Yellowstone Landscape Southeast, LLC Landscape & Irrigation Services Agreement**

On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, the Pulte Home Company, LLC Letter Agreement for Access for Installation of Landscaping and the Yellowstone Landscape Southeast, LLC Landscape & Irrigation Services Agreement, were ratified.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of December 31, 2024**

Mr. Williams stated that he is aware that the landscape maintenance is trending high.

On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of Minutes**

- A. November 22, 2024 Special Public Meeting
- B. December 9, 2024 Regular Meeting

On MOTION by Mr. Williams and seconded Ms. Disotell, with all in favor, the November 22, 2024 Special Public Meeting Minutes and the December 9, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated the insurance carrier engaged an Engineer to survey and inspect the CDD's lights. They were categorized in three categories and two were deemed uninsurable. He suggested inspecting them to ensure they are in good condition.

Discussion ensued regarding the lighting contractor's assurances that it would self-insure or provide insurance for the lights. Ms. Julie Cox is researching this.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

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

- **NEXT MEETING DATE: March 10, 2025 at 10:00 AM**
 - **QUORUM CHECK**

The next meeting will be held on March 10, 2025, unless canceled.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the meeting adjourned at 10:26 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair