

**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 12, 2025 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	Chair
Stephanie Vaughn	Vice Chair
Kara Disotell	Assistant Secretary
Greg Beliveau	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Matt Morris (via telephone)	District Engineer
Felix Rodriguez (via telephone)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:08 a.m. The Oath of Office was administered to Mr. Greg Beliveau before the meeting. Supervisors Fife, Vaughn, Beliveau and Disotell were present. Supervisor Williams 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 Elected Supervisor Greg Beliveau [Seat 5] (the following to be provided in separate package)

Mr. Beliveau is 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

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

Mr. Torres presented Resolution 2025-04. The slate of officers was as follows:

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

<p>On MOTION by Ms. Disotell and seconded by Ms. Vaughn, with all in favor, Resolution 2025-04, Electing and Removing Officers of the District, and Providing for an Effective Date, was ratified.</p>

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026, and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

This item was presented following the Fourteenth Order of Business.

SIXTH ORDER OF BUSINESS

Discussion: Fiscal Year 2026 Meeting Schedule [Coincide with Kolter District Meetings]

Discussion ensued regarding potential meeting times and locations.

Mr. Torres asked if the Board has potential meeting times for all the CDD's on which the Board Members serve. He recapped the following tentative Board meeting times:

Winding Oaks CDD: 10:00 a.m.

Twisted Oaks Pointe CDD: 11:30 a.m.

Hammock Oaks CDD: 1:00 p.m.

Cresswind CDD: 1:30 p.m.

Mr. Torres stated Staff will work on room reservations at the Belleview Community Center and place a resolution on the next agenda for Board approval.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was tabled to the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

<p>On MOTION by Mr. Beliveau and seconded by Ms. Disotell, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.</p>
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NINTH ORDER OF BUSINESS

Discussion: Cost Sharing Agreements for Multi-Family and Commercial Parcels

Mr. Earlywine stated that Staff is still working through this. He reported the following:

- Staff recorded a Master Surge Drainage Easement against all the commercial and multi-family off-site parcels, which allows those parcels to tap into the CDD's drainage system.
- Staff put in place an Interlocal Agreement with the City to have the authority to work in those areas, with respect to the road infrastructure, stormwater system and a wetland area.
- Staff is working on a cost-share agreement between the CDD and DR Horton's multi-family group, DHIC, which is the first buyer. Staff has been negotiating the terms; particularly,

figuring out what the CDD'S budget is for the multi-family and commercial area, as a whole, and finding a fair way to divide it. The talks are ongoing.

- Mr. Adams prepared a budget and a map of the area, which are under review.
- Mr. Earlywine asked if Ms. Vaughn can continue as the Board liaison outside of meetings to help navigate what type of agreement to put in place.

Mr. Earlywine stated that a separate budget will be needed for the off-site areas and there will be revenue line items from each of the multi-family and commercial owners, and roads and other improvements that will be coming online. Ms. Vaughn listed the items that are already in place and will require maintenance. A separate budget for those items is imminent.

On MOTION by Mr. Beliveau and seconded by Mr. Fife, with all in favor, authorizing Ms. Vaughn to continue working with District Counsel on the cost-share agreement with the commercial and multi-family parcels, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, to Designate the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Amenity Facilities; and Providing an Effective Date

Mr. Torres presented Resolution 2025-08.

Discussion ensued regarding the parking situation, the rulemaking process, the Amenity Rules, identifying an adults-only pool with an age restriction, the Parking Rules and amending the Parking Rules to include rules about boats, trailers and RVs.

On MOTION by Ms. Disotell and seconded by Ms. Vaughn, with all in favor, Resolution 2025-08, to Designate the Date, Time and Location of July 14, 2025 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Amenity Facilities; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, to Designate the Date, Time and Location of a

Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date

On MOTION by Ms. Disotell and seconded by Ms. Vaughn, with all in favor, Resolution 2025-09, to Designate the Date, Time and Location of July 14, 2025 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785 for a Public Hearing, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Ratification Item(s)

- A. The City of Wildwood, Florida Interlocal Agreement for Operation and Maintenance**
- B. Hughes Brothers Construction, Inc. Items**
 - I. Dirt Purchase Agreement**
 - II. Change Orders**
 - a. No. 13 [Highfields Phase 1]**
 - b. No. 14 [Highfields Phase 1]**
 - c. No. 15 [Highfields Phase 1]**
 - d. No. 7 [Highfields Phase 2]**
 - e. No. 19 [Phase 1 Infrastructure]**
 - f. No. 20 [Phase 1 Infrastructure]**
 - g. No. 9 [Phase 2 Infrastructure]**
 - h. No. 10 [Phase 2 Infrastructure]**
 - i. No. 1.6 [Townhomes Phases 1 & 2]**
 - j. No. 2.4 [Townhomes Phases 1 & 2]**
 - k. No. 9 [Commercial Roadway]**
- C. Yellowstone Landscape Southeast, LLC First Amendment to Landscape & Irrigation Services Agreement**

On MOTION by Mr. Beliveau and seconded by Mr. Fife, with all in favor, the City of Wildwood, Florida Interlocal Agreement for Operation and Maintenance; the Hughes Brothers Construction, Inc. Dirt Purchase Agreement

and Change Orders, as listed; and the Yellowstone Landscape Southeast, LLC First Amendment to Landscape & Irrigation Services Agreement, were ratified.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of March 31, 2025

On MOTION by Mr. Fife and seconded by Mr. Beliveau, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. February 10, 2025 Landowners' Meeting
- B. February 10, 2025 Regular Meeting

On MOTION by Ms. Disotell and seconded by Ms. Vaughn, with all in favor, the February 10, 2025 Landowners' Meeting Minutes and the February 10, 2025 Regular Meeting Minutes, both as presented, were approved.

- Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026, and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

This item, previously the Fifth Order of Business was presented out of order.

Mr. Torres presented Resolution 2025-05. He reviewed the Proposed Fiscal Year 2026 budget. Several budget line items were not used yet as Staff was anticipating the opening of the amenities and created those budget line items to be addressed today.

Mr. Fife listed the following line item changes/adjustments:

Field Ops, "Streetlighting": Change \$10,000 to \$250,000

Field Ops, "Electric/utilities": Change from \$140,000 to \$10,000

"Total Field Operations": Change to \$501,460

"Amenity Center – Highfield": Increase all line items, remove "Fitness equipment";

Highfield Amenity total is \$190,800

"Amenity Center – Twisted": Twisted Amenity total is \$215,500

Total Amenity Center line item: Change from \$269,000 to \$406,500

Mr. Earlywine stated an additional revenue expense line item should be added for the commercial and multi-family parcels and recommended a “Developer cost share agreement”, which will be replaced by individual cost shares as those come online.

With these changes, the budget will increase to \$1,130,890.

Mr. Fife will email the adjustments to Mr. Torres.

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 14, 2025 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, were approved.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Morris Engineering and Consulting, LLC**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **51 Registered Voters in District as of April 15, 2025**
 - **NEXT MEETING DATE: June 9, 2025 at 10:00 AM**
 - **QUORUM CHECK**

The next meeting will be held on June 9, 2025, unless cancelled.

SIXTEENTH ORDER OF BUSINESS**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Fife and seconded by Ms. Vaughn, with all in favor, the meeting adjourned at 10:52 a.m.

May 12, 2025

TWISTED OAKS POINTE CDD


Secretary/Assistant Secretary


Chair/Vice Chair