

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

The Board of Supervisors of the Twisted Oaks Pointe Community Development District held Public Hearings and a Regular Meeting on 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.

**Present:**

Bill Fife	Chair
Stephanie Vaughn	Vice Chair
Kara Disotell	Assistant Secretary
Pete Williams	Assistant Secretary
Greg Beliveau	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Joey Arroyo	Atmos

**Residents present:**

John Hezlep	Troy Todak	Chris Blum	Murali Ranganathan
Cindy Stoll	Art Bartlett	Savannah Blum	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 10:00 a.m.

Supervisors Fife, Vaughn, Disotell and Williams were present. Supervisor Beliveau was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Torres explained the public comments process and noted that the Board and Staff are not required to respond to any questions or comments during the meeting.

Resident Troy Todak asked for the Board and Staff to be introduced.

Resident Savannah Blum stated that she and others did not receive notices regarding this meeting and noted that many residents cannot attend meetings at this time.

Mr. Torres introduced the Board Members. He stated that the meeting was advertised in the newspaper and posted on the CDD website. Mailed Notices are only sent in the event of an assessment increase, due to the cost of mailings.

Mr. Earlywine discussed the role of the CDD, as opposed to an HOA. The CDD is a governmental entity with sovereign immunity that can finance improvements and collect assessments on the tax roll. The CDD’s fiscal year runs from October 1<sup>st</sup> through September 30<sup>th</sup> and, much like an HOA, in the early years, Developer representatives sit on the Board and it transitions to resident control in later years. Mr. Fife is affiliated with the Developer, and Mr. Williams is not. In the future, the Board will gradually turn over to resident control. The CDD holds two budget meetings. At the preliminary budget meeting, the draft budget is approved, and, at today’s meeting, the budget will be approved. He encouraged residents to understand CDD operations and ask questions and to check the CDD website to stay informed.

It was noted that Mr. Earlywine serves as District Counsel to the CDD.

Mr. Williams discussed CDD operations and responded to questions. While the CDD operates somewhat like an HOA, the CDD is a special purpose form of local government. He is an outside consultant asked to serve on the Board due to his experience and background. While in some cases Mailed Notices are sent to those who recently had debt assigned to their lots, the Board follows Statutory requirements and avoids extraordinary mailings.

The CDD website is [www.twistedoakspointecdd.net](http://www.twistedoakspointecdd.net).

Mr. Williams stated the HOA is membership oriented and has no bearing on the CDD; the CDD is a completely separate entity. He stated that letters are based upon addresses provided by the Property Appraiser and Tax Collector which are often only as of December 31<sup>st</sup> of the prior year so, while some might not have received letters, it was not intentional.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. He noted that the Assessment Comparison indicates that, for example, the Fiscal Year 2025 assessment for Single Family 40' homes was \$1,664.42, and Fiscal Year 2026 assessments are projected to be \$1,792.80, an increase of approximately 0.8%.

**Supervisor Beliveau joined the meeting.**

It was noted that Landowner contributions are based on need only, not guarantee.

Mr. Fife stated that Assessment Area Two, Highfield, already has residents and asked if those should be off-roll for Fiscal Year 2026. Mr. Earlywine stated that the Finance Team can confirm if those properties made it onto the tax roll in time.

Discussion ensued regarding construction and platting.

Mr. Beliveau explained that on-roll assessments are collected with property taxes and are collected by the Tax Collector, whereas the CDD must send a bill for off-roll assessments.

Mr. Torres stated that some of the off-roll assessments can also be settled at closing. Adjustments will be made to reflect the Assessment Roll provided by the County.

Mr. Fife noted that much of the \$140,000 budgeted for "Electric/utilities" is for streetlighting and suggested it be moved to the "Streetlighting" line item for better tracking.

The following changes were made to the Fiscal Year 2026 budget:

Page 1, "Streetlighting": Increase to "110,000

Page 1, "Electric/utilities": Decrease to "40,000

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, the Public Hearing was opened.**

Mr. Todak noted the high amount budgeted for street lighting and complained that the streetlights have not worked since he moved in.

Mr. Earlywine discussed issues with streetlights following storm events and litigation pending related to streetlighting in other CDDs. He stated that Staff is close to finding a solution and suggested a list of issues with streetlights be provided to Mr. Torres.

Mr. Todak asked what areas will be pressure cleaned. It was noted that the pool and clubhouse will be included in the Amenity Center budget. The \$5,000 budgeted for pressure cleaning is for curbs, roads, monuments, oil leaks, etc.

Mr. Todak questioned the “Landscape contingency” and complained about sprinklers running during rains in common areas and unmaintained areas. He noted that residents’ sprinkler use is restricted.

It was noted that Staff will check to ensure that rain sensors on the irrigation system are functional and that the irrigation system timing might have been set to accommodate the “grow-in” period and the system might need to be adjusted.

Resident Chris Blum asked who pays for water when a house is built but has not been sold yet. Mr. Torres stated that house would not be paid for by the CDD as it is private property. The CDD budget supports only common areas and CDD property.

Resident John Hezlep questioned the amount budgeted for streetlights.

Mr. Torres noted that the line item also included the streetlight Lease Agreement; he indicated that the line item should also refer to the Lease. As previously discussed, \$100,000 will be moved from the utilities line item to support the Lease and streetlight payment.

Discussion ensued regarding streetlights, maintenance, power, etc.

Mr. Williams stated that Mr. Torres can provide the cost per leased pole and per lamp. The CDD leased the lights rather than funding maintenance and long-term changeover of lights beneficial to the community.

Resident Cindy Stall asked what “DS Assessments” refers to.

Mr. Williams stated that Debt Service Assessments remain fixed for the life of the 30-year bonds, and those are paid only while the property is owned. The O&M, Operation and Maintenance assessments, vary based on the annual budget.

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

- Resident Response: Troy and Elizabeth Todak

These items were included for informational purposes.

Mr. Williams stated that the CDD does not have the ability to bill quarterly or monthly or to levy special assessments, and the budgeting process is done only once per year. He noted that the CDD budget is prepared based on the management plan of the budget, and that determines assessments. If the CDD does not assess enough, it is possible that certain services would have to be cut toward the end of the fiscal year. The CDD collects assessments through the tax roll via the Property Appraiser and Tax Collector. Because the CDD only receives revenue once per year, it is essential to get it right.

**On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the Public Hearing was opened.**

Mr. Todak read the following statement: “I am writing this to formally oppose the proposed 27% increase in CDD assessments. As a homeowner and community member I believe this increase is excessive and unjustified given the current state of amenities operation efficiencies I have personally observed. First and foremost, the ongoing problem of wasteful watering is deeply troubling. I have seen sprinklers run during rain storms, water spill on sidewalks and streets, a clear sign of poor management at a time when water conservation is both an environmental and financial priority. These inefficiencies need to be fixed before adding more cost for residents. Furthermore, I want to address the 51% increase in the electric utility line item in the proposed budget. This sharp rise is concerning and needs a detailed explanation. Without transparency about what is causing it, such as rate hikes, new infrastructure or mismanagement, residents are left to guess whether such a large increase is justified. Since the energy efficient technology and smarter irrigation systems are readily

available, it is reasonable to expect the CDD to look into and apply cost control measures instead of passing this large increase onto homeowners before approving this line item. The Board should give a clear breakdown of utility usage, justify cost estimates and outline any plan to improve energy efficiency and cut waste. Furthermore, justifying a fee increase is difficult when the rate of home sales in the community has clearly slowed down. The slowdown in sales affects everyone, potentially lowering property values and reducing the vibrance of our neighborhood. Higher CDD fees might also discourage potential buyers, creating an ongoing issue. Finally, delays in proper amenities cause significant frustrations. By residents' choice this community based on advised plans and amenities that have not yet appeared and are heavily delayed. The Board must fulfill its prior commitments before requesting additional funds and fees. Increases of this size should be accompanied by visible improvements in community services which have not been observed. Before considering an increase I request a detailed public breakdown of spending specific justifications for the proposed hike and a comparison plan to address existing issues, especially those related to irrigation and amenity development. Transparency and accountability are crucial for maintaining residents' trust and support. I urge the Board to reconsider this proposal and instead focus on improving operational efficiency and further fulfill community promise with the funds already available. One final item, a second meeting mentioned in the letter needs to be scheduled. The letter only refers to the July 14<sup>th</sup> meeting. Several residents did not receive the letters... and we were not informed of...where it would be posted, so nobody knew where to go. This information was not provided to us on purchase. The CDD should distribute the notice through the HOA to improve transparency and arrange a second budget meeting to address residents' concern. Thank you."

There were no other comments.

**On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, the Public Hearing was closed.**

Mr. Torres stated that, understanding that there may be adjustments based on the County tax roll, the assessment levels will not change, other than how they are collected.

Mr. Williams noted that final adjustments would be made based on what will be direct corrected and what will be on-roll.

Discussion ensued regarding the cost of collection reflected for on-roll assessments.

- C. **Consideration of Resolution 2025-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-11, which allows the CDD to collect the assessments adopted through the budget via the assessment rolls provided to the Property Appraiser and Tax Collector.

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, Resolution 2025-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Deficit Funding Agreement**

Mr. Earlywine presented the Fiscal Year 2026 Deficit Funding Agreement, which obligates the Developer to fund budget overages.

**On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.**

**SIXTH ORDER OF BUSINESS**

**Public Hearings on Rules, Policies, and Fees Regarding Amenity Facilities and Parking Enforcement**

- A. **Proofs/Affidavits of Publication**
- B. **Consideration of Resolution 2025-12, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2025-12 and the Amenities Rules and Policies, Amenity rates and Disciplinary and Enforcement Rule.

Ms. Vaughn noted that, under Definitions, Deerbrook CDD is referenced. Mr. Earlywine stated that it will be corrected and the Amenity Manager contact will be included.

Mr. Williams discussed the nonresident fee, which would apply to members of the public wishing to use the amenities and would reflect an amount comparable to the annual cost to residents utilizing the amenities. The annual amenity fee for nonresidents would be \$2,183.22. It was noted that the document is currently available on the CDD website within the agenda for today’s meeting, as it is not yet approved and adopted.

**On MOTION by Mr. Beliveau and seconded by Ms. Disotell, with all in favor, the Public Hearing was opened.**

Mr. Todak asked where all of the rules and policies related to using facilities, overnight parking, etc., are published. Mr. Beliveau stated that they are only in the meeting packet today because they are not yet officially approved. Once they are officially approved, they will be included on the CDD website in a separate document labeled amenity rules, parking rules, etc. They must be approved in a meeting prior to publishing on the website.

Mr. Torres discussed the purpose and benefit of the rules to preserve the amenities for property owners and noted that the rules can be changed as needed. Residents can express their concerns via contact with onsite management Staff and meeting attendance.

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Fife and seconded by Mr. Beliveau, with all in favor, Resolution 2025-12, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule, as amended; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Rule Relating to Overnight Parking and Parking Enforcement**

**A. Proof/Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rulemaking**

These items were included for informational purposes.

**B. Consideration of Resolution 2025-13, Adopting Policies Relating to Overnight Parking and Parking Enforcement; and Providing for Severability and an Effective Date**

Mr. Fife stated that this item was added due to ongoing issues with overnight parking, blocking of roads, etc. He noted that Exhibit A is not included in the packet.

A resident expressed support for the rules and noted that the blocking of traffic has been very hazardous. People have been parking on both sides of the road even in the presence of “No Parking” signs in many cases. He noted that it can be dangerous for emergency service vehicles and trash trucks and questioned how enforcement will be carried out.

Mr. Earlywine noted that the rules did not make it into the agenda, but the proposed rules are fairly standard to CDDs, for street parking and amenity parking. He stated that roaming towing is generally less popular than having an onsite contact such as an amenity manager placing a notice on a vehicle and only towing after some notice is provided.

Discussion ensued regarding whether to defer approval of the rules to the next meeting.

Mr. Torres stated he prefers not to delay approval due to the cost of the public hearing. He noted that Paragraph 2 of the rules states the following:

- Owners’ vehicles shall be parked in the garage or driveway of the respective Owner’s Lot and shall not block any sidewalks.
- No street parking is allowed in the District on any District-owned property, including roadways owned by the District, within the community.
- During holidays, the District understands that many will have visitors and there are not many parking areas. The District asks residents to be respectful to your neighbors and not block driveways or areas that prevent vehicles from backing up from their driveways.
- Parking on the grass is strictly prohibited.
- Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.
- No vehicles used in business for the purpose of transporting goods, equipment and the like, shall be parked on District property, except during the period of delivery of goods or during the provision of services.
- No vehicles which cannot operate on its own power shall remain on District property for more than (12) hours.”

Mr. Torres noted that signage and language requirements are described, and read Section 3b, "Towing/Removal Authority", as follows:

"To effect towing/removal of a vehicle, the District Manager or his/her designee must verify that the subject vehicle was not authorized to park under this rule. Upon such verification, the District Manager or his/her designee may contact a firm authorized by Florida law to tow/remove vehicles for the removal of such unauthorized vehicle at the owner's expense. The vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, Florida Statutes."

**On MOTION by Mr. Fife and seconded by Mr. Williams, with all in favor, the Public Hearing was opened.**

Resident Murali Ranganathan noted that another community, Beaumont CDD, took similar action last year. Mr. Williams stated that Beaumont CDD is another Kolter project; the same attorney prepared these documents, and met all City requirements.

Mr. Hezlep expressed support for parking rules and expressed concern for towing. He asked for protections for families to be ensured.

Asked if the parking rules prohibit general street parking or only overnight parking, it was noted that general street parking is not allowed, with caveats during holidays.

Mr. Earlywine stated that the City advised that they treat the CDD's roads as their own, so the CDD can determine the rules.

Discussion ensued regarding roaming versus proactive towing, how to address habitual street parking, stickering violators, and giving the CDD power of enforcement.

Mr. Blum stated that he only noticed a few homes with numerous vehicles contributing to the habitual street parking issue and asked how this can be addressed.

Mr. Williams stated that many communities deal with these issues; a bigger problem occurs when people park across from each other on both sides of the street. He suggested utilizing amenity personnel rather than a roaming towing company. He suggested stickering and towing initiated by staff, with residents informing amenity personnel of occasional instances in which multiple guests are present. He recommended guests be considerate, avoid blocking mailboxes and sidewalks, etc. and stated while there is no perfect way to enforce such a policy

and some might threaten to sue, the CDD is within its rights to establish such a policy, and also wants to be fairly benevolent.

The benefit of having staff to call and the multiple steps that would be taken before towing, including posting signs in the community and contacting owners, were discussed.

Ms. Blum stated, from a law enforcement perspective, the biggest issue she sees in neighborhoods is with emergency vehicles because residents believe that no enforcement occurs at night. She expressed concern for providing someone to call after hours should towing be necessary overnight.

Mr. Todak urged the Board to dive into the issue deeply and noted the potential to fuel hostility between neighbors, given the prohibition for street parking and the lack of any designated areas for guest parking. He thinks a grace period before towing is necessary and stated in his experience, emergency vehicles can pass through with vehicles parked in the street.

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, Resolution 2025-13, Adopting Policies Relating to Overnight Parking and Parking Enforcement; and Providing for Severability and an Effective Date, was adopted.**

In response to a question, Mr. Torres stated that the parking rules, which he read into the record verbatim, will be posted on the CDD website.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-14, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, Resolution 2025-14, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

**NINTH 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**

Mr. Torres presented Resolution 2025-06.

The following change was made to the Fiscal Year 2025/2026 Meeting Schedule:

TIME: 11:30 AM

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Ratification Items**

- A. Dollar Tree Stores, Inc. Cost Share Agreement [Parcel C-2A]**
- B. Hughes Brothers Construction, Inc. Items**
  - I. Change Orders**
    - a. No. 12 [Phase 1 Infrastructure]**
    - b. No. 13 [Phase 1 Infrastructure]**
    - c. No. 17 [Phase 1 Infrastructure]**
    - d. No. 9 [Highfields Mass Grading]**
    - e. No. 10 [Highfields Mass Grading]**
    - f. No. 6 [Highfields Phase 1]**
    - g. No. 11 [Highfields Phase 1]**
    - h. No. 3 [Commercial Roadway]**
    - i. No. 8 [Commercial Roadway]**

- II. Assignment of Construction Contract and Acquisition of Completed Improvements [Mass Grading]**
- III. Assignment of Contractor Agreement [Phase Two]**

**On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, the items included in Item 10A and Item 10 BI, 10 BII and 10 BIII, were ratified.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2025**

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

**TWELFTH ORDER OF BUSINESS**

**Approval of May 12, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, the May 12, 2025 Regular Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine stated that he is working on the Cost Share Agreement related to stormwater drainage of offsite commercial areas.

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

There was no District Engineer report.

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

- NEXT MEETING DATE: August 11, 2025 at 10:00 AM**
  - QUORUM CHECK**

The next meeting will be held on August 11, 2025, unless cancelled. It was noted that meetings will not begin at 11:30 a.m. until Fiscal Year 2026. Updates providing meeting cancellations will be posted on the CDD website.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. Williams asked Mr. Torres to work with the HOA, which hopefully has an e-blast list, to provide a short email to provide property owners with the CDD website address and to inform them that the agenda, minutes, financial statements, audits, etc., are posted on the website. He asked Mr. Torres to work with the appropriate party for the various closing agents being used by builders to ensure that new homeowners receive a small blurb with the website address.

**FIFTEENTH ORDER OF BUSINESS****Public Comments**

Mr. Ranganathan supports providing new homeowners with helpful information about the CDD. Mr. Williams stated that in the future, as the community grows, the Board can offer an informational “CDD 101” meeting to address how the CDD is structured, how it operates, the differences between the CDD as a general purpose government and the HOA and POAs.

Mr. Hezlep asked how he can obtain the information about the streetlights. Mr. Torres stated that he will provide his contact information.

Ms. Blum asked who monitors the gate, the HOA or the CDD. Mr. Williams stated it is monitored by the HOA. Ms. Blum suggested the Board consider the layout because from a first responder perspective, there is no means for an emergency vehicle to bypass waiting vehicles.

It was noted that the gate is currently being installed. It is an HOA gate; the CDD cannot privatize entry to CDD roadways. Currently, the meters are being installed, and upon activation, the HOA will reach out to homeowners to conduct the education process for gate access. Due to the education process, it will likely take 30 to 45 days to begin utilizing the gate. The gate will be open from 7:00 a.m. until 7:00 p.m. while sales are occurring in the CDD.

A resident stated the HOA advised that irrigation could not be installed in backyards and asked if property owners can install their own irrigation. Mr. Williams stated most builders install Bahia sod in the backyards now because most cities no longer allow irrigation in rear yards; Bahia goes dormant during drought seasons and comes back when rains resume, whereas St. Augustine dies. Mr. Fife stated this is done to comply with water management district requirements.

A resident stated that his front yard irrigation system has no meter to indicate what is sewage and what is not, and the City charges for 20 minutes of water and 20 minutes of sewage. Mr. Williams stated he will answer this to the best of his ability as this is not a CDD

issue. He stated that the sewer is normally tapped, and most Counties do not charge beyond 8,000 gallons; most utility companies will separate the irrigation lines and provide an irrigation meter so that only the actual water used is billed. While 8,000 gallons is a lot on a monthly basis depending on the size of the yard, the best bet is to ensure that no charges occur for that.

Mr. Todak noted that the CDD budget includes fees for amenities that he pays the HOA for such as the pool and grass services. It was noted that the HOA does not own any physical property in this project. Mr. Beliveau stated that residents in the gated area pay the HOA for landscaping, covenant enforcement, the Architectural Review Committee (ARC) and insurance. It was noted that the HOA budget is posted in the portal.

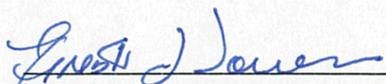
Mr. Todak asked how the gate will function and if the property will be secured. It was noted that the property is not secured because the perimeter is not enclosed; the gate controls access. Mr. Arroyo stated a code and vehicle passes will be provided.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, the meeting adjourned at 11:30 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair