

# Twisted Oaks Pointe Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

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<https://twistedoakspointecdd.net/>

January 5, 2026

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Twisted Oaks Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Twisted Oaks Pointe Community Development District will a Regular Meeting on January 12, 2026 at 11:30 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd. #100, Conference Room 162, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Fourth Supplemental Engineer's Report
4. Presentation of Final Fourth Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2026-01, Delegation
6. Consideration of Resolution 2026-02, Setting Forth The Specific Terms of the District's Special Assessment Bonds, Series 2026 ("Bonds"); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
7. Consideration of Issuer's Counsel Documents
  - A. Collateral Assignment
  - B. Completion Agreement
  - C. Declaration of Consent
  - D. Disclosure of Public Finance
  - E. Notice of Special Assessments
  - F. True-Up Agreement

8. Consideration of Resolution 2026-03, Electing and Removing Officers of the District and Providing for an Effective Date [Felix Rodriguez]
9. Consideration of Resolution 2026-04, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 2 & 5]
10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
11. Consideration of Resolution 2026-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
12. Ratification Items
  - A. Insight Capital Finance, LLC Leasing Proposal, Offering Summary and Onboarding Sheet
  - B. Doggy Duty, LLC Dog Waste Removal Services Agreement
  - C. MKA International, Inc. Proposals for Project No. 2025.2677
    - I. Preliminary Budget Proposal
    - II. Budget Proposal – Inspection of Light Poles
  - D. Hughes Brothers Construction, Inc. Change Order No. 17 [Highfields Phase 1]
  - E. UES Professional Solutions, LLC Proposal for Geophysical Investigation [Highfield at Twisted Oaks Pond – Eastern Side]
  - F. Yellowstone Landscape Southeast, LLC Second Amendment to Landscape & Irrigation Services Agreement
  - G. Pillars Group, LLC Janitorial Maintenance Services Agreement
  - H. FDOT Subordination Agreement
13. Acceptance of Unaudited Financial Statements as of November 30, 2025
14. Approval of July 14, 2025 Public Hearings and Regular Meeting Minutes
15. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Morris Engineering and Consulting, LLC*
- C. Field Operations: *Atmos Living*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: February 9, 2026 at 11:30 AM [Conference Room 102]
  - QUORUM CHECK

SEAT 1	BILL FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	STEPHANIE VAUGHN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	KARA DISOTELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	GREG BELIVEAU	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,



Ernesto Torres  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE  
CALL-IN NUMBER: 1-888-354-0094  
PARTICIPANT PASSCODE: 782 134 6157