

**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 9, 2026 at 11:30 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd. #100, Conference Room 102, Wildwood, Florida 34785.

**Present:**

Stephanie Vaughn  
Kara Disotell  
Pete Williams  
Greg Beliveau

Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Ernesto Torres  
Felix Rodriguez (via telephone)  
Jere Earlywine (via telephone)  
Joey Arroyo

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
Atmos

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:32 a.m. The meeting is being held in Room 101, instead of Room 100, as noted on the agenda letter.

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2026-01,  
Electing and Removing Officers of the  
District and Providing for an Effective Date  
[Felix Rodriguez]**

Mr. Torres presented Resolution 2026-01. The sole purpose of this Resolution is to appoint Felix Rodriguez as an Assistant Secretary; all other prior appointments by the Board remain unchanged by this Resolution.

**On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, 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]**

Mr. Torres presented Resolution 2026-02. Seats 1, 2 and 5, currently held by Mr. Fife, Ms. Vaughn and Mr. Beliveau, respectively, will be up for election at the November Landowners’ Election.

**On MOTION by Mr. Beliveau and seconded by Mr. Williams, with all in favor, Resolution 2026-02, Designating a Date, Time and Location of November 9, 2026, at 11:30 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd. #100, Conference Room 102, Wildwood, Florida 34785, for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

Mr. Torres stated that these items were addressed at a previous meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, 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**

Mr. Torres presented Resolution 2025-03. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budgeted appropriations.

**On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, Resolution 2026-03, 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, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Yellowstone Landscape Maintenance Services Proposal – Highfield Amenity Addendum**

Mr. Torres presented the Yellowstone Landscape Maintenance Services Proposal – Highfield Amenity Addendum.

**On MOTION by Ms. Disotell and seconded by Mr. Williams, with all in favor, the Yellowstone Landscape Maintenance Services Proposal – Highfield Amenity Addendum, was approved.**

**EIGHTH ORDER OF BUSINESS**

**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**
- I. **Shops at Twisted Oaks, LLC**
  - I. **Perpetual Drainage Easement (Commercial Parcels)**
  - II. **Cost Share Agreement (Tracts C-3A, C-3B, C-4, C-5)**

**On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, Ratification Items 10A through 10 I, including all sub items, were ratified.**

**NINTH ORDER OF BUSINESS**

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

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

**TENTH ORDER OF BUSINESS**

**Approval of July 14, 2025 Public Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the July 14, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine stated that bond issuance items will likely be presented at the March meeting.

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

There was no report.

**C. Field Operations: Atmos Living**

The following items were discussed:

- Staff and vendors are working to address vegetation that died due to frost.
- The City approved mulch installation. It will be completed by February 9<sup>th</sup> or 10<sup>th</sup>.
- Many streetlight issues are being addressed.

- Gate equipment issues are causing problems and key fobs will not work until all necessary information is received and new residents are added to the system.
- Currently, only Highfield has access to Highfield. Once the big Clubhouse opens, residents will have access to both amenities.
- The final Highfield walkthrough will be on Thursday.
- The Twisted Oaks pool will be operational this week. The site is 75% landscaped.
- Inspections and permits for the Highfield pool are pending.
- Issues related to the pedestrian gates are being addressed. The proposal will be checked. It was noted that there is no public property requiring public access.
- The Amenity trail is tentatively planned to be rerouted; park benches are being added.

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

District Management will secure property insurance for the Highfield Amenity.

- **NEXT MEETING DATE: March 9, 2026 at 11:30 AM**

- **QUORUM CHECK**

Supervisors Vaughn, Williams, Disotell and Beliveau confirmed their in-person attendance at the March 9, 2026 meeting.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

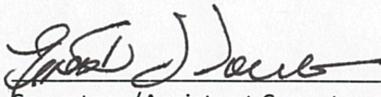
No members of the public spoke.

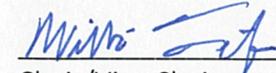
**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, the meeting adjourned at 11:55 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair