

**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 March 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:

Bill Fife (via telephone)
Stephanie Vaughn
Kara Disotell
Pete Williams
Greg Beliveau

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:31 a.m.

Supervisors Vaughn, Disotell, Beliveau and Williams were present. Supervisor Fife attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Fourth Supplemental Engineer's Report

Mr. Earlywine presented the Fourth Supplemental Engineer’s Report dated February 2026 and noted the following:

- 433 units are currently anticipated in Highfields Phase 3 and Twisted Oaks Phase 3, which together comprise the Assessment Area Four Project.
- All necessary permits are in place.
- The estimated total costs are approximately \$10.9 million.
- The necessary findings, including that the project is feasible and that the costs are reasonable, are set forth in the Report.

On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, the Fourth Supplemental Engineer’s Report dated February 2026, in substantial form for purposes of bond validation, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Fourth Supplemental Special Assessment Methodology Report

Mr. Torres presented the Fourth Supplemental Special Assessment Methodology Report dated March 9, 2026. He reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- Assessment Area Four envisions 433 units.
- The anticipated total CIP costs are estimated at \$10,900,000.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$8,745,000 to finance a portion of the Assessment Area Four Project costs in the estimated total amount of \$7,361,143.13.

On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the Fourth Supplemental Special Assessment Methodology Report dated March 9, 2026, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Authorizing the Issuance of Not Exceeding \$10,000,000 Twisted Oaks Pointe

Community Development District, Special Assessment Bonds, Series 2026 (Assessment Area Four Project) (The "Assessment Area Four Bonds") to Finance Certain Public Infrastructure within the District for the Benefit of a Designated Assessment Area within the District Referred to as Assessment Area Four; Determining the Need for a Negotiated Limited Offering of The Assessment Area Four Bonds and Providing for a Delegated Award of Such Assessment Area Four Bonds; Appointing the Underwriter for the Limited Offering of The Assessment Area Four Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to The Assessment Area Four Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated as of May 1, 2023 and Approving the Form of and Authorizing the Execution and Delivery of a Fourth Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of The Assessment Area Four Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do all Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of The Assessment Area Four Bonds; and

Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2026-04, also known as the Delegation Resolution, which accomplishes the following:

- Authorizes the issuance of not exceeding \$10,000,000 to finance a portion of the public infrastructure benefiting Assessment Area Four.
- Approves the Bond Purchase Contract, the Preliminary Limited Offering Memorandum, the Continuing Disclosure Agreement and Fourth Supplemental Trust Indenture.
- Authorizes modifications to the Engineer's and the Methodology Reports.
- Eliminates the need for a special meeting by authorizing the Chair or Vice Chair to execute the Bond Purchase Contract, provided the terms are within the parameters set forth.

On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, Resolution 2026-04, Authorizing the Issuance of Not Exceeding \$10,000,000 Twisted Oaks Pointe Community Development District, Special Assessment Bonds, Series 2026 (Assessment Area Four Project) (The "Assessment Area Four Bonds") to Finance Certain Public Infrastructure within the District for the Benefit of a Designated Assessment Area within the District Referred to as Assessment Area Four; Determining the Need for a Negotiated Limited Offering of The Assessment Area Four Bonds and Providing for a Delegated Award of Such Assessment Area Four Bonds; Appointing the Underwriter for the Limited Offering of The Assessment Area Four Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to The Assessment Area Four Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated as of May 1, 2023 and Approving the Form of and Authorizing the Execution and Delivery of a Fourth Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of The Assessment Area Four Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do all Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of The Assessment Area Four Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, 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

Mr. Earlywine presented Resolution 2026-05, which accomplishes the following:

- Adopts the final form of the Supplemental Reports in order to set forth the final terms of the assessments.
- Authorizes Staff to update the Resolution with the updated Reports and figures after the bonds are sold and priced.

On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, Resolution 2026-05, 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, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Issuer’s Counsel/Ancillary Financing Documents

Mr. Earlywine presented the following and recommended approval in substantial form:

- A. Collateral Assignment**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. Disclosure of Public Finance**
- E. Notice of Special Assessments**
- F. True-Up Agreement**

On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, the Collateral Assignment, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments, and True-Up Agreement, all in substantial form, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of FMSbonds, Inc. Rule G-17 Disclosure

Mr. Torres presented the FMSbonds Engagement Letter for Underwriter Services and G-17 Disclosure.

On MOTION by Mr. Williams and seconded by Mr. Beliveau, with all in favor, the FMSbonds Engagement Letter for Underwriter Services and G-17 Disclosure, was approved.

NINTH ORDER OF BUSINESS

Consideration of Yellowstone Landscape Maintenance Services Proposal – Highfield Amenity

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

On MOTION by Ms. Vaughn and seconded by Mr. Beliveau, with all in favor, the Yellowstone Landscape Maintenance Services Proposal Addendum, in the annual amount of \$15,000, was approved.

TENTH ORDER OF BUSINESS

Discussion: Amenity Policies

Mr. Torres stated that he and Mr. Arroyo visited the Amenity last month to consider Amenity Policies; further direction from the Board is needed.

The Board and Staff discussed the draft Amenity Operating Rules, including specifics related to Highfield, key fobs, facility rentals, setting a Public Hearing to address fees, and policies implemented in other CDDs.

Mr. Fife arrived at the meeting at 11:49 a.m.

It was noted that rules that do not apply can be removed. Further revision, specific facility descriptions and restrictions are needed pertaining to rentals.

Discussion ensued regarding use of event space, whether Highfield or pool areas should be available for rentals, setting rental hours, whether to require on-site staff to ensure pool safety, resident use during rentals, considerations related to the adult pool, insurance considerations, and the use of cameras for monitoring purposes.

The consensus was that facilities will not be rented until the policies are further defined. Mr. Arroyo will work with Mr. Earlywine and the Chair in this regard.

Discussion ensued regarding Lifestyle Programs, offering programs such as yoga, insurance requirements, and various groups for which programs can be developed. It was noted that rates were previously approved; the policies will be refined further.

ELEVENTH ORDER OF BUSINESS

Ratification Items

- A. Shops at Twisted Oaks, LLC Cost Share Agreement (Tract C-2C)**
- B. United Structural Systems, LLC dba Foundation Services of Central Florida Agreement for Services (Compaction Grouting)**

Ms. Vaughn stated that some areas in the Highfield DRA need to be inspected. Area D, which was previously crossed out, was added back into the Remediation Program.

On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, Ratification Items 11A and 11B, were ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

On MOTION by Mr. Williams and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of February 9, 2026 Regular Meeting Minutes

On MOTION by Mr. Williams and seconded by Ms. Vaughn, with all in favor, the February 9, 2026 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on the bond issuance items is ongoing.

B. District Engineer: Morris Engineering and Consulting, LLC

There was no report.

C. Field Operations: Atmos Living

The following items were discussed:

- Pulte reported that road construction breakage in Highfield will be repaired. Photographs were provided and will be forwarded to Ms. Vaughn.
- Regarding the roundabouts, Ms. Vaughn believes the County owns and maintains the roundabouts, and the CDD is only responsible for landscaping and irrigation maintenance.

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

- **NEXT MEETING DATE: April 13, 2026 at 11:30 AM**
 - **QUORUM CHECK**

The next meeting will be held on April 13, 2026, unless canceled.

The proposed Fiscal Year 2027 budget will be presented at the May 11, 2026 meeting.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Vaughn displayed pictures of the Twisted Oaks pool, which was cleaned on Friday, and it was noted that the pool filter was not running because it was clogged by oak tree debris.

Ms. Vaughn voiced her opinion that once per week pool cleaning is inadequate.

Mr. Arroyo stated, when the Twisted Oaks pool opens, it will be cleaned five days per week. It was noted that the Highfield pool will be cleaned three days per week.

Discussion ensued regarding pollen and debris related to oak trees.

The consensus was that the Highfield cabanas will be cleaned before the Grand Opening and cleaned routinely when open. The CDD will pay for the cleaning of the Twisted Oaks pool.

It was noted that DR Horton is planning an event on Memorial Day weekend.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Williams and seconded by Ms. Disotell, with all in favor, the meeting adjourned at 12:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair