

Twisted Oaks Pointe Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://twistedoakspointecdd.net/>

April 6, 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 hold a Regular Meeting on April 13, 2026 at 11:30 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd. #100, Conference Room 102, Wildwood, Florida 34785. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Acquisition of Amenity
 - A. Consideration of Resolution 2026-06, to Designate the Date, Time and Location of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended Rules Relating to Amenity Facilities; and Providing an Effective Date
4. Ratification Items
 - A. McDonnell Corporation d/b/a Resort Pool Service Agreement for Pool Maintenance Services
 - B. UES Professional Solutions, LLC Agreement for Services (Geophysical Investigation)
 - C. United Structural Systems dba Foundation Services of Central Florida Agreement for Services (Compaction Grouting)
5. Acceptance of Unaudited Financial Statements as of February 28, 2026
6. Approval of March 9, 2026 Regular Meeting Minutes
7. 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: May 11, 2026 at 11:30 AM [Presentation of FY2027 Proposed Budget]

- 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

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

8. Board Members' Comments/Requests

9. Public Comments

10. 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