

Twisted Oaks Pointe Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://twistedoakspointecdd.net/>

May 4, 2026

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 May 11, 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. Consideration of Resolution 2026-06, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2026-07, Ratifying, Confirming, and Approving the Sale of the Twisted Oaks Pointe Community Development District Special Assessment Bonds, Series 2026 (Assessment Area Four Project); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2026-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Consideration of Resolution 2026-09, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure

ATTENDEES:

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

7. Consideration of Resolution 2026-10, 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

8. Ratification Items

A. Yellowstone Landscape Southeast, LLC

I. Third Amendment to Landscape & Irrigation Services Agreement

II. Fourth Amendment to Landscape & Irrigation Services Agreement

9. Acceptance of Unaudited Financial Statements as of March 31, 2026

10. Approval of April 13, 2026 Regular Meeting Minutes

11. Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*

C. Field Operations: *Atmos Living*

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

- 293 Registered Voters in District as of April 15, 2026

- NEXT MEETING DATE: June 8, 2026 at 11:30 AM

- QUORUM CHECK

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|--------|------------------|------------------------------------|--------------------------------|-----------------------------|
| 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)*

12. Board Members' Comments/Requests

13. Public Comments

14. 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