

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/>

August 3, 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 August 10, 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 HV Solar Lighting Services Agreement / Settlement Agreement
4. Consideration of Resolution 2026-16, Adopting Amended Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date
5. Ratification Items
 - A. Quit Claim Deeds
 - I. KL Twisted Oaks, LLC
 - II. KL Highfield, LLC
 - B. Easements
 - I. KL Twisted Oaks, LLC
 - II. KL Highfield, LLC
6. Acceptance of Unaudited Financial Statements as of June 30, 2026
7. Approval of July 13, 2026 Public Hearings and Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

- B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
- C. Field Operations: *Atmos Living*
 - Resident Survey Report
 - Clubhouse Activity Calendar - July
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 14, 2026 at 11:30 AM
 - QUORUM CHECK

SEAT 1	BILL FIFE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	STEPHANIE VAUGHN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PETE WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KARA DISOTELL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	GREG BELIVEAU	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
- 9. Board Members' Comments/Requests
 - 10. Public Comments
 - 11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (863) 510-8274 or Ernesto Torres at (904) 295-5714.

Sincerely,

Felix Rodriguez
Felix Rodriguez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 280 2710