

**MINUTES OF MEETING  
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Twisted Oaks Pointe Community Development District held Public Hearings and a Regular Meeting on July 8, 2024 at 10:00 a.m., at The Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785.

**Present were:**

Bill Fife  
John Curtis  
Greg Beliveau

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Ernesto Torres  
Jere Earlywine (via telephone)

District Manager  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 10:07 a.m. Supervisors Fife, Curtis and Beliveau were present. Supervisors Simpson and Williams were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. He noted that assessments are increasing.

Discussion ensued regarding anticipated improvements that will be completed and expenses.

**MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**MOTION by Mr. Curtis and seconded by Mr. Fife, with all in favor, the Public Hearing was closed.**

Mr. Torres presented Resolution 2024-09.

**MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

#### **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and**

**Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

**MOTION by Mr. Beliveau and seconded by Mr. Curtis, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**MOTION by Mr. Beliveau and seconded by Mr. Curtis, with all in favor, the Public Hearing was closed.**

Mr. Torres presented Resolution 2024-10.

**MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted**

#### **FIFTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

#### **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023**

On MOTION by Mr. Fife and seconded by Mr. Beliveau, with all in favor, Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

**SEVENTH ORDER OF BUSINESS****Ratification Item(s)**

Mr. Torres presented the following:

- A. **Hughes Brothers Construction Inc. Change Order(s)**
  - I. **No. 8: Twisted Oaks Pointe Project - Highfields Mass Grading**
  - II. **No. 11: Twisted Oaks Pointe Project - Phase 1 Infrastructure**

MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, Hughes Brothers Construction Inc., Change Orders No. 8 and No. 11, were ratified.

**EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of May 31, 2024**

On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

**NINTH ORDER OF BUSINESS****Approval of May 13, 2024 Regular Meeting Minutes**

On MOTION by Mr. Beliveau and seconded by Mr. Curtis, with all in favor, the May 13, 2024 Regular Meeting Minutes, as presented, were approved.

**TENTH ORDER OF BUSINESS****Staff Reports**

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

There was no report.
- B. **District Engineer: Morris Engineering and Consulting, LLC**

There was no report.
- C. **District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: August 12, 2024 at 10:00 AM**
  - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

It was noted that the Series 2024 AA3 Debt Service Fund Budget and Amortization Schedule were omitted from the Fiscal Year 2025 budget. Mr. Earlywine noted that the Series 2024 AA3 bond has a longer Capitalized Interest Period and the first principal payments are not due until 2026, which is why it probably was not included in the Fiscal Year 2025 budget.

Mr. Torres stated that as soon as funds are being drawn from the bond funds, it will be reflected on the Unaudited Financial Statements but not added to the Fiscal Year 2025 budget.

**TWELFTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the meeting adjourned at 10:40 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair