

**MINUTES OF MEETING  
TUCKERS POINTE  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Tuckers Pointe Community Development District was held on August 13, 2021, at 2:00 p.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953.

**Present at the meeting were:**

Joel Bobrow	Chair
Tim Boff	Vice Chair
Joe Boff	Assistant Secretary
Karen Bishop	Assistant Secretary
Ashley Bloom	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Greg Urbancic	District Counsel
Carl Barraco (via telephone)	District Engineer
Carl Barraco, Jr. (via telephone)	Barraco and Associates, Inc.
Peter Dame (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:10 p.m. The five initial Board Members named on the petition to create the CDD were Mr. Joel Bobrow, Mr. Joe Boff, Mr. Tim Boff, Ms. Karen Bishop and Ms. Ashley Bloom. All Supervisor-elects were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Bobrow, Mr. Joe Boff, Mr. Tim Boff, Ms. Bishop and Ms. Bloom. He provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

The Board opted to accept Board Member compensation.

Mr. Urbancic explained the Sunshine Laws, in relation to discussing CDD business with other Board Members, voting conflicts and Chapter 190.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-01. Mr. Tim Boff nominated the following slate of officers:

Joel Bobrow	Chair
Tim Boff	Vice Chair
Chesley (Chuck) Adams, Jr.	Secretary
Karen Bishop	Assistant Secretary
Joe Boff	Assistant Secretary
Ashley Barrett Bloom	Assistant Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

**On MOTION by Mr. Tim Boff and seconded by Mr. Joe Boff, with all in favor, Resolution 2021-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Designating a Date, Time and Location for the Landowners' Meeting of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-02. Potential Regular and a Landowners' meeting dates were discussed. The Landowners' meeting was set for September 8, 2021 and Regular Meetings would be held on the second Wednesday of each month at 10:00 a.m.

**On MOTION by Mr. Tim Boff and seconded by Ms. Bishop, with all in favor, Resolution 2021-02, Designating a Date, Time and Location of September 8, 2021 at 10:00 a.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953, for the Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

- A. Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
- Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Adams presented Resolution 2021-03 and reviewed the Fee Schedule. It was noted that District Counsel's information, on Page 4 of the Agreement, would be updated to Coleman, Yovanovich & Koester, P.A.

**On MOTION by Mr. Joe Boff and seconded by Mr. Bobrow, with all in favor, Resolution 2021-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant, with the correction to District Counsel's name and address, on Page 4 of the Management Agreement; Providing an Effective Date, was adopted.**

**B. Resolution 2021-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Proposal for District Counsel Legal Representation: *Coleman, Yovanovich & Koester, P.A.***

Mr. Adams presented Resolution 2021-04. Mr. Urbancic presented the Proposal Letter for District Counsel Legal Representation.

**On MOTION by Mr. Bobrow and seconded by Mr. Joe Boff, with all in favor, Resolution 2021-04, Appointing Coleman, Yovanovich & Koester, P.A. as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2021-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-05.

**On MOTION by Mr. Bobrow and seconded by Ms. Bloom, with all in favor, Resolution 2021-05, Designating Gregory L. Urbancic, of Coleman, Yovanovich & Koester, P.A., as Registered Agent and 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103, as the Registered Office of the District; and Providing for an Effective Date, was adopted.**

**D. Resolution 2021-06, Appointing an Interim District Engineer for the Tuckers Pointe Community Development District, Authorizing its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: *Barraco and Associates, Inc.***

Mr. Adams presented Resolution 2021-06. Mr. Barraco presented the Interim Engineering Services Agreement and Rate Schedule.

**On MOTION by Ms. Bishop and seconded by Mr. Bobrow, with all in favor, Resolution 2021-06, Appointing and Fixing the Compensation of Barraco and Associates, Inc., as Interim District Engineer for the District, and Providing for an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Adams presented the RFQ for District Engineering Services and the Competitive Selection Criteria.

**On MOTION by Mr. Bobrow and seconded by Mr. Joe Boff, with all in favor, the Request for Qualifications for District Engineering Services and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

This item was previously discussed; the consensus of the Board was to accept compensation for attendance at meetings.

**G. Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-07.

**On MOTION by Mr. Joe Boff and seconded by Mr. Tim Boff, with all in favor, 2021-07, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary Administrative Office, and McCrory Law Firm, 309 Tamiami Trail, Punta Gorda, Florida, 33950, as the Principal Headquarters of the District; and Providing an Effective Date, was adopted.**

**H. Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and, District Officers and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Adams presented Resolution 2021-08. Mr. Urbancic stated the Resolution sets forth the CDD's policy for the support and legal defense of Board Members and Staff acting in good faith, in the scope of their CDD duties.

**On MOTION by Mr. Bobrow and seconded by Ms. Bloom, with all in favor, Resolution 2021-08, Setting Forth the Policy of the Tuckers Pointe Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.**

**On MOTION by Mr. Bobrow and seconded by Ms. Bloom, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance and authorizing the Chair to execute, was approved.**

- I. **Resolution 2021-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2021-09. This Resolution sets forth the CDD's policy and outlines the procedures for public comments.

**On MOTION by Mr. Bobrow and seconded by Mr. Joe Boff, with all in favor, Resolution 2021-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- J. **Resolution 2021-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Adams presented Resolution 2021-10. Management retains all files in perpetuity.

**On MOTION by Mr. Tim Boff and seconded by Mr. Bobrow, with all in favor, Resolution 2021-10, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. **Resolution 2021-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-11. This grants the Chair or the Vice Chair, in concert with the District Engineer, District Counsel and Staff, the authority to execute certain documents, between meetings, to avoid construction delays.

**On MOTION by Mr. Joe Boff and seconded by Mr. Bobrow, with all in favor, Resolution 2021-11, Granting the Chair and Vice Chair, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date, was adopted.**

**L. Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Tuckers Pointe Community Development District**

Mr. Adams presented Resolution 2021-12.

**On MOTION by Mr. Bobrow and seconded by Mr. Tim Boff, with all in favor, Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Tuckers Pointe Community Development District, was adopted.**

**M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

- **Designation of Board of Supervisors as Audit Committee**

Mr. Adams presented the RFP For Annual Audit Services.

**On MOTION by Ms. Bishop and seconded by Mr. Bobrow, with all in favor, the Request for Proposals for Annual Auditing Services and Ranking Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Selection Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M21-1012 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

**On MOTION by Ms. Bishop and seconded by Mr. Bobrow, with all in favor, the Strange Zone, Inc., Quotation #M21-1012 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Adams stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD website into compliance with the Americans with Disabilities Act (ADA) requirements for websites and to affix an ADA Site Compliance seal on the homepage.

**On MOTION by Mr. Bobrow and seconded by Mr. Tim Boff, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.**

**P. Resolution 2021-13, Designating the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices**

- **Notice of Rule Development**
- **Notice of Rulemaking**

These items were included for informational purposes.

Mr. Adams presented Resolution 2021-13.

**On MOTION by Ms. Bishop and seconded by Mr. Tim Boff, with all in favor, Resolution 2021-13, Designating October 13, 2021 at 10:00 a.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953, as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**Q. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022 and Providing for an Effective Date**



Mr. Adams presented Resolution 2021-14. Meeting dates for the second Wednesday of each month at 10:00 a.m., would be added to the Fiscal Year 2022 Meeting Schedule.

**On MOTION by Ms. Bishop and seconded by Mr. Tim Boff, with all in favor, Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.**

**R. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-15. In the event of an emergency or natural disaster, the CDD may request assistance from other local governments.

**On MOTION by Mr. Bobrow and seconded by Ms. Bloom, with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**BANKING MATTERS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Matters:**

**A. Resolution 2021-16, Designating a Public Depository for Funds of the Tuckers Pointe Community Development District and Providing an Effective Date**

Mr. Adams presented Resolution 2021-16. Management recommended Truist Bank as the Qualified Public Depository for the CDD’s accounts.

**On MOTION by Mr. Joe Boff and seconded by Mr. Tim Boff, with all in favor, Resolution 2021-16, Designating Truist Bank as the Public Depository for Funds of the Tuckers Pointe Community Development District and Providing an Effective Date, was adopted.**

**B. Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-17. The Chair, Treasurer and Assistant Treasurer would be authorized signors.

**On MOTION by Mr. Bobrow and seconded by Mr. Joe Boff, with all in favor, Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing for an Effective Date, was adopted.**

**BUDGETARY MATTERS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

- A. Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-18 and the proposed Fiscal Year 2021 budget. This is a Developer-contribution budget; expenses would be funded by the Developer, by way of funding requests.

**On MOTION by Ms. Bishop and seconded by Mr. Joe Boff, with all in favor, Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 13, 2021 at 10:00 a.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

- B. Fiscal Year 2020/2021 Budget Funding Agreement**

Mr. Adams presented the Fiscal Year 2020/2021 Budget Funding Agreement between Tuckers Pointe CDD and Tuckers Pointe 1 Limited Partnership.

**On MOTION by Mr. Bobrow and seconded by Mr. Joe Boff, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, was approved.**

- C. Resolution 2021-19, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-19 and the proposed Fiscal Year 2022 budget.

**On MOTION by Mr. Bobrow and seconded by Ms. Bishop, with all in favor, Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 13, 2021 at 10:00 a.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**D. Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Adams presented the Fiscal Year 2021/2022 Budget Funding Agreement.

**On MOTION by Mr. Bobrow and seconded by Mr. Joe Boff, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.**

**E. Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Adams presented Resolution 2021-20.

**On MOTION by Mr. Joe Boff and seconded by Ms. Bishop, with all in favor, Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

**F. Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-21.

**On MOTION by Mr. Joe Boff and seconded by Mr. Tim Boff, with all in favor, Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- G. Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2021-22.

**On MOTION by Mr. Bobrow and seconded by Ms. Bishop, with all in favor, Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- H. Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-23.

**On MOTION by Mr. Bobrow and seconded by Ms. Bishop, with all in favor, Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- I. Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Adams presented Resolution 2021-24. District Management already has Internal Control policies in place as part of the annual audit process.

**On MOTION by Mr. Bobrow and seconded by Ms. Bishop, with all in favor, Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

NINTH ORDER OF BUSINESS

Consideration of the Following Bond  
Financing Related Matters:

**A. Bond Financing Team Funding Agreement**

Mr. Adams presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Joe Boff and seconded by Ms. Bloom, with all in favor, the Bond Financing Team Funding Agreement between the Tuckers Pointe CDD and Tuckers Pointe 1 Limited Partnership, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: *FMSbonds, Inc.***

Mr. Adams presented the Agreement for Underwriter Services & Rule G-17 Disclosure letter from FMSbonds, Inc. (FMSbonds). The Underwriter's fee would be 2% of the par amount of any bonds issued.

**On MOTION by Mr. Bobrow and seconded by Ms. Bishop, with all in favor, the FMSbonds Agreement for Underwriter Services & Rule G-17 Disclosure Letter, was approved.**

**II. Bond Counsel: *Akerman, LLP***

Mr. Dame presented the Akerman, LLP Engagement Letter.

**On MOTION by Mr. Joe Boff and seconded by Ms. Bishop, with all in favor, the Akerman, LLP proposal to serve as Bond Counsel, was approved.**

**III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.***

Mr. Adams presented the U.S. Bank, N.A., proposal and reviewed the fees.

**On MOTION by Mr. Joe Boff and seconded by Ms. Bloom, with all in favor, the U.S. Bank, N.A., proposal to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2021-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-25 and read the title.

**On MOTION by Ms. Bishop and seconded by Mr. Tim Boff, with all in favor, Resolution 2021-25, Designating October 13, 2021 at 10:00 a.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953, as the Date, Time, and Location for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Report of District Engineer**

Mr. Urbancic stated he previously forwarded a redlined copy of the Engineer’s Report for modification by Mr. Barraco.

Mr. Barraco presented the Master Engineer’s Report, dated August 13, 2021, and noted the pertinent information in each section. He recommended approval in substantial form. Discussion ensued regarding Environmental and Mitigation costs.

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Adams presented the Master Special Assessment Methodology Report, dated August 13, 2021 and noted the pertinent information in each section, including the development, benefit allocation, lienability tests and the Appendix Tables.

Discussion ensued regarding the Development Plan, product type, number of units and total costs.

**F. Resolution 2021-26, Declaring Debt Service Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing when Such Special Assessments Shall be Made; Designating Lands**

**Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Urbancic described the assessment process and presented Resolution 2021-26, which accomplishes the following:

- Declares the project.
- Adopts the Engineer’s Report.
- Adopts the Special Assessment Methodology Report.

**On MOTION by Ms. Bishop and seconded by Ms. Bloom, with all in favor, Resolution 2021-26, Declaring Debt Service Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing when Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.**

**G. Resolution 2021-27, Setting a Public Hearing to be Held at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Tuckers Pointe Community Development District in Accordance with Chapters 170, 190 and 187, Florida Statutes; Providing for Severability and Providing an Effective Date**

Mr. Urbancic presented Resolution 2021-27.

**On MOTION by Ms. Bishop and seconded by Ms. Bloom, with all in favor, Resolution 2021-27, Setting a Public Hearing to be Held on October 13, 2021 at 10:00 a.m., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Tuckers Pointe Community Development District in Accordance with Chapters 170, 190 and 187, Florida Statutes; Providing for Severability and Providing an Effective Date, was adopted.**

- H. Resolution 2021-28, Authorizing the Issuance of Not Exceeding \$70,660,000 Principal Amount Tuckers Pointe Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Mr. Dame presented Resolution 2021-28. The Resolution accomplishes the following:

- Commences the bond authorization process and authorizes the issuance of the maximum amount of bonds.
- Approves the forms of the Master Trust Indenture.
- Authorizes District Counsel and Bond Counsel to commence the validation proceedings.
- Authorizes the issuance of bonds in a not exceeding principal amount of \$70,660,000.

**On MOTION by Ms. Bishop and seconded by Mr. Bobrow, with all in favor, Resolution 2021-28, Authorizing the Issuance of Not Exceeding \$70,660,000 Principal Amount Tuckers Pointe Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition By the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.**



TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

There was nothing further to report.

B. District Engineer (Interim): *Barraco and Associates, Inc.*

There was nothing further to report.

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

There was nothing further to report.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Ms. Bishop and Seconded by Mr. Bobrow, with all in favor, the meeting adjourned at 3:35 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair