

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

The Board of Supervisors of the Tuckers Pointe Community Development District held a Regular Meeting on December 17, 2021, at 10:00 A.M., at the Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953.

Present at the meeting were:

Joel Bobrow (via telephone)	Chair
Tim Boff	Vice Chair
Randy Bayard	Assistant Secretary
Karen Bishop	Assistant Secretary
Ashley Bloom (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Carl Barraco (via telephone)	District Engineer
Jim McGowan	Supervisor-Appointee
Robert Nelson	Supervisor-Appointee
Grady Miars	Supervisor-Appointee
Garrison Burr	Supervisor-Appointee
Ellen Johnson (via telephone)	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:10 a.m. Supervisors Boff, Bishop and Bayard were present, in person. Supervisors Bobrow and Bloom were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation(s) from Supervisor(s)

Mr. Adams presented the resignation letters of Mr. Bobrow and Ms. Bloom, from Seats 1 and 5, respectively.

On MOTION by Ms. Bishop and seconded by Mr. Bobrow, with all in favor, the resignation letters of Mr. Bobrow and Ms. Bloom, were accepted.

FOURTH ORDER OF BUSINESS

Appointment of Supervisor(s) to Vacant Seat(s)

Ms. Bishop nominated Mr. Jim McGowan to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Bishop and seconded by Mr. Bayard, with all in favor, the appointment of Mr. Jim McGowan to Seat 1, term expires November 2025, was approved.

Ms. Bishop nominated Mr. Grady Miars to fill Seat 5.

No other nominations were made.

On MOTION by Ms. Bishop and seconded by Mr. Bayard, with all in favor, the appointment of Mr. Grady Miars to Seat 5, term expires November 2023, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor (*the following will 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. McGowan and Mr. Miars. The following items were provided and briefly explained:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. 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**
- D. **Form 8B: Memorandum of Voting Conflict**

Mr. Bobrow and Ms. Bloom left the call.

Mr. Adams presented the resignation of Mr. Tim Boff from Seat 2.

On MOTION by Mr. Miars and seconded by Mr. Bayard, with all in favor, the resignation of Mr. Tim Boff was accepted.

Mr. Miars nominated Mr. Robert Nelson to fill Seat 2.

No other nominations were made.

On MOTION by Mr. Miars and seconded by Mr. McGowan, with all in favor, the appointment of Mr. Robert Nelson to Seat 2, term expires November 2025, was approved.

Mr. Adams presented the resignation of Ms. Karen Bishop from Seat 4.

On MOTION by Mr. Miars and seconded by Ms. Bishop, with all in favor, the resignation of Ms. Karen Bishop, was accepted.

Mr. Miars nominated Mr. Garrison Burr to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Miars and seconded by Mr. McGowan, with all in favor, the appointment of Mr. Garrison Burr to Seat 4, term expires November 2023, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Nelson and Mr. Burr.

Mr. Adams presented the resignation of Mr. Randy Bayard from Seat 3.

On MOTION by Mr. Miars and seconded by Mr. Nelson, with all in favor, the resignation of Mr. Randy Bayard from Seat 3, was accepted.

Mr. Miars nominated Ms. Ellen Johnson to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Miars and seconded by Mr. Nelson, with all in favor, the appointment of Ms. Ellen Johnson to Seat 3, term expires November 2023, was approved.

The Oath of Office would be administered to Ms. Johnson at another time.

- **Discussion/Consideration: Board Member Compensation: 190.006 (8), F.S.**

This item, previously the Sixth Order of Business, was presented out of order.

Supervisors Nelson and Johnson accepted compensation of \$200 per meeting and Supervisors Miars, McGowan and Burr waived compensation.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2022-09.

Mr. Nelson nominated the following slate of officers:

Jim McGowan	Chair
Robert Nelson	Vice Chair
Chesley (Chuck) Adams, Jr.	Secretary
Garrison Burr	Assistant Secretary
Grady Miars	Assistant Secretary

Ellen Johnson

Assistant Secretary

Craig Wrathell

Assistant Secretary

No other nominations were made.

On MOTION by Mr. Miars and seconded by Mr. Burr, with all in favor, Resolution 2022-09, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

Prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Board Member Compensation: 190.006 (8), F.S.

This item was discussed during the Fifth Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021/2022 Budget Funding Agreement

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

On MOTION by Mr. Miars and seconded by Mr. McGowan, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Bond Financing Team Agreement

Mr. Adams presented the Bond Financing Team Agreement.

On MOTION by Mr. Miars and seconded by Mr. Burr, with all in favor, the Bond Financing Team Agreement, was approved.

NINTH ORDER OF BUSINESS

Discussion: Fiscal Year 2022 Meeting Schedule

Mr. Adams presented the Fiscal Year 2022 Meeting Schedule. Meetings would be held the second Wednesday of the month.

On MOTION by Mr. Miars and seconded by Mr. McGowan, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS

Update: Bond Financing

Mr. Adams stated the bond financing schedule was updated.

ELEVENTH ORDER OF BUSINESS

Consideration of Assignment of Second Amended and Restated Off-Site Utilities Agreement and Reimbursement Agreement

Mr. Adams presented the Assignment of Second Amended and Restated Off-Site Utilities Agreement and Reimbursement Agreement.

On MOTION by Mr. Miars and seconded by Mr. McGowan, with all in favor, the Assignment of Second Amended and Restated Off-Site Utilities Agreement and Reimbursement Agreement, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Easement and Cost Sharing Agreement

Mr. Adams presented the Easement and Cost Sharing Agreement.

On MOTION by Mr. Miars and seconded by Mr. Nelson, with all in favor, Easement and Cost Sharing Agreement, was approved.

THIRTEENTH ORDER OF BUSINESS

Assignment of Construction Contract

- A. **Guymann**
- B. **Wiseman**

The Board and Staff discussed how best to approve the construction contracts and the Operation and Maintenance (O&M) and bond financing funding agreements. Mr. Adams recommended blanket approval of the easement, license and construction agreements and authorizing preparation and execution of the funding agreement(s).

On MOTION by Mr. Miars and seconded by Mr. Burr, with all in favor, acceptance of assignment of the Construction, License and Easement Agreements and authorizing preparation and execution of the Funding Agreement(s), were approved.

FOURTEENTH ORDER OF BUSINESS

Assignment of Railway License Agreements

This item was addressed during the Thirteenth Order of Business.

FIFTEENTH ORDER OF BUSINESS

Assignment of Temporary Construction and Access Easement

- A. **Akusoba**
- B. **Cattle Company**
- C. **Herberts**

These items were addressed during the Thirteenth Order of Business.

SIXTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2021.

The financials were accepted.

SEVENTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. **October 13, 2021 Landowners' Meeting**

Mr. Adams presented the October 13, 2021 Landowners’ Meeting Minutes.

On MOTION by Mr. Miars and seconded by Mr. Burr, with all in favor, the October 13, 2021 Landowners’ Meeting Minutes, as presented, were approved.

B. October 13, 2021 Public Hearings and Regular Meeting

Mr. Adams presented the October 13, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Miars and seconded by Mr. Burr, with all in favor, the October 13, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Adams stated that, at the January meeting, Staff would present the updated Engineers’ and Methodology Reports, present the Delegation Resolution for approval and report on the final pricing and adopting the final assessment roll and pre-closing.

B. District Engineer: *Barraco and Associates, Inc.*

Mr. Barraco stated that a draft of the First Supplement of the Master’s Engineer’s Report was prepared. It details information for the first bond issuance for Phase 1; the final quote would be presented at the next meeting.

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

- **NEXT MEETING DATE:** _____
- **QUORUM CHECK**

Mr. Adams stated the next meeting will be held on January 12, 2022.

NINETEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWENTIETH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWENTY-FIRST ORDER OF BUSINESS

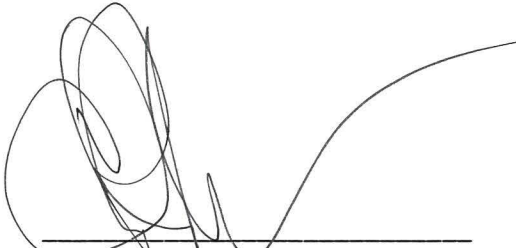
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Miars and Seconded by Mr. Nelson, with all in favor, the meeting adjourned at 10:38 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair