

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

The Board of Supervisors of the Tuckers Pointe Community Development District held a Regular Meeting on January 12, 2022 at 10:00 A.M., at the Centennial Park Recreation Center, located at 1120 Centennial Boulevard, Port Charlotte, Florida 33953.

**Present at the meeting were:**

Robert Nelson	Vice Chair
Ellen Johnson	Assistant Secretary
Garrison Burr	Assistant Secretary

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:10 a.m. He noted that the Oath of Office was administered to Supervisor Johnson before the meeting. Supervisors Johnson, Nelson and Burr were present, in person. Supervisors McGowan and Miars were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Supplement #1 to the  
Master Engineers' Report**

Mr. Barraco, Jr., presented Supplement #1 to the Master Engineers' Report dated August 13, 2021, which is comprised of the Phase 1 residential project encompassing 354 residential units and the off-site utility infrastructure to be governed and funded by the CDD.

**FOURTH ORDER OF BUSINESS**

**Presentation of Preliminary First Supplemental Assessment Methodology Report**

Mr. Adams presented the pertinent data in each section of the Preliminary First Supplemental Assessment Methodology Report dated January 12, 2022, which essentially takes the costs identified in the Master and the Phase 1 Improvements identified in the Engineer's Report and adds the costs related to establishing a Debt Service Reserve Fund, One Year Capitalized Interest and the costs of issuance for the bond and the note. He noted the following:

- The Report gives an overview of the Project, discusses the development program, the Phase 1 Project, the 2022 Project and the financing program.
- A series of bonds in the amount of \$12,610,000 is anticipated to finance an estimated \$11,021,400.77 in project costs. A bond anticipation note was anticipated in the amount of \$15,000,000 to finance an estimated \$13,377,761.68 in costs for the 2022 Project.
- The bond will be paid off in 30 annual installments following the capitalized interest period. The note will be structured to be repaid in one installment, at maturity, in the principal portion no later than 11 years later than the date of issuance; a 12-month capitalized interest period was included.
- The total amount to be issued, \$27,610,000, includes project costs, debt service reserve, capitalized interest for one year and costs of issuance.
- Phase 1 includes 344 residential units. 988 residential units are planned in future phases.

Mr. Urbancic believed the number of units may need to be updated. Mr. Barraco, Jr., confirmed that the number of residential units has increased to 354. Mr. Adams stated the modifications would be made in the Assessment Methodology Report and the Engineer's

Report. Approval would be requested in substantial form in conjunction with the Delegation Resolution.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10, Supplementing its Resolution 2021-28 by Authorizing the Issuance of its Special Assessment Revenue Bonds, Series 2022 (Phase 1 Project) and Special Assessment Revenue Notes, Series 2022 (Master Infrastructure Project) in an Aggregate Principal Amount of Not Exceeding \$21,000,000 for the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Series 2022 Obligations to FMSbonds, Inc., by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of First and Second Supplemental Trust Indentures; Appointing U.S. Bank National Association as the Trustee, Bond Registrar and Paying Agent for Such Series 2022 Obligations; Making Certain Findings; Approving Forms of Said Series 2022 Obligations; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and**

**Delivery of Said Series 2022 Obligations;  
Providing Certain Other Details with  
Respect to Said Series 2022 Obligations;  
and Providing an Effective Date**

Mr. Dame presented Resolution 2022-10, which authorizes the following:

➤ Delegates authority to the Chair, the Vice Chair and Staff to issue the first series of bonds. The first bonds are authorized in two different series; the Phase 1 Project bonds and the Master Infrastructure Project bonds.

Mr. Dame stated there was a typo in the title of the Resolution; the aggregate amount of bonds should be \$31 million because one series is \$17 million and the other series is \$14 million. The Board would be asked to amend the Resolution accordingly.

➤ Approves the forms of various documents used in connection with the financing, including the Supplemental Indenture, the Bond Purchase Agreement, the Offering Document and the Continuing Disclosure Agreement.

➤ Broadly authorizes Staff to go forth and do things necessary to issue the bonds.

➤ Approves a Delegated Award within the parameters set forth in the Resolution, which allows the Chair or Vice Chair to execute a Bond Purchase Agreement if the Underwriter, FMSbonds, presents a proposal within the parameters set forth in Section 5 of the Resolution.

➤ Approves the forms of various other documents.

The following changes were made to Resolution 2022-10:

Title: Change "\$21,000,000" to "\$31,000,000"

Section 11 and throughout: Change "Hopping Green & Sams, P.A." to "Coleman, Yovanovich & Koester, P.A."

Section 8 and throughout: Change "Rizzetta & Company, Inc." to "Wrathell, Hunt and Associates, LLC"

Mr. Adams presented Resolution 2022-10 with the edits noted. He stated that Supplement #1 to the Master Engineers' Report and the Preliminary First Supplemental Assessment Methodology Report would be approved in substantial form, as previously discussed.

**On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, Resolution 2022-10, amended as discussed, Supplementing its Resolution 2021-28 by Authorizing the Issuance of its Special Assessment Revenue Bonds, Series 2022 (Phase 1 Project) and Special Assessment Revenue Notes, Series 2022 (Master Infrastructure Project) in an Aggregate Principal Amount of Not Exceeding \$31,000,000 for the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Series 2022 Obligations to FMSbonds, Inc., by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of First and Second Supplemental Trust Indentures; Appointing U.S. Bank National Association as the Trustee, Bond Registrar and Paying Agent for Such Series 2022 Obligations; Making Certain Findings; Approving Forms of Said Series 2022 Obligations; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Series 2022 Obligations; Providing Certain Other Details with Respect to Said Series 2022 Obligations; and Providing an Effective Date, with Supplement #1 to the Master Engineers' Report and the Preliminary First Supplemental Assessment Methodology Report in substantial form, was adopted.**

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

#### **Consideration of Construction Funding Agreement**

Mr. Urbancic presented the Construction Funding Agreement. He recalled that the Board discussed assignment of the Construction Contract and the Construction Monitoring Contract at the last meeting. The Funding Agreement provides a mechanism for the CDD to pay the costs for those contracts and creates structure to memorialize those costs for which requisitions may be submitted in order for the CDD to utilize bond funds to repay the Developer for those funds advanced by the Developer for construction from bond funds. The date of the Engineer's Report approved today would be inserted into the Fourth "Whereas" item.

**On MOTION by Ms. Johnson and seconded by Mr. Burr, with all in favor, the Construction Funding Agreement, as amended, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2021**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021. He stated that the budget is Landowner-funded. As of November 30, 2021, 11% of budgeted revenues were received from the prior Landowner, while incurring expenses that totaled 17% of the annual budget. Negative fund balance must be offset with a follow up Funding Request, which was submitted to the previous Landowner; payment was received and should be reflected on the January 2022 financials.

The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of December 17, 2021 Regular Meeting Minutes**

Mr. Adams presented the December 17, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the December 17, 2021 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: January 26, 2022 at 1:00 PM**
  - **QUORUM CHECK**

Mr. Adams stated the next meeting will be on February 9, 2022, rather than January 26, 2022.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Burr and Seconded by Mr. Nelson, with all in favor, the meeting adjourned at 10:24 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPSAI:  
Secretary/Assistant Secretary

[Signature]  
Chair/Vice Chair