

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

The Board of Supervisors of the Tuckers Pointe Community Development District held a Regular Meeting on February 25, 2022 at 10:00 a.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present at the meeting were:

Jim McGowan	Chair
Robert Nelson	Vice Chair
Garrison Burr	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors McGowan, Nelson and Burr were present, in person. Supervisors Johnson 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 *(for
informational purposes)***

Mr. Adams stated that Supplement #1 to the Master Engineers' Report dated August 13, 2021 was included for informational purposes and is unchanged from the January 12, 2022 edition that was previously approved by the Board.

FOURTH ORDER OF BUSINESS

Presentation of Final First Supplemental Special Assessment Methodology Report (for informational purposes)

Mr. Adams stated the only changes to the Final First Supplemental Special Assessment Methodology Report is that the numbers were trued-up based upon the pricing and the fact that the CDD closed on the bonds.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Supplementing Resolution No. 2022-05 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Tuckers Pointe Community Development District Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated February 10, 2022, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Tuckers Pointe Community Development District Special Assessment Revenue Bonds, Series 2022 (Phase 1 Project); Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date

Mr. Adams presented Resolution 2022-11. He reiterated that the biggest change is that the Methodology was updated with the actual numbers based on the final pricing with the sale of the bonds.

Mr. Urbancic stated that this Resolution accomplishes the following:

- Provides a breakdown and the final terms of the bond issuance.
- Supplemental resolution that pertains to Phase 1.
- Adopts the Final First Assessment Methodology Report.

- Authorizes the District to update its records and memorializes the final terms of the bonds being issued.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2022-11, Supplementing Resolution No. 2022-05 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Tuckers Pointe Community Development District Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated February 10, 2022, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Tuckers Pointe Community Development District Special Assessment Revenue Bonds, Series 2022 (Phase 1 Project); Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Supplementing Resolution No. 2022-05 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar To Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Tuckers Pointe Community Development District Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated February 10, 2022, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Tuckers Pointe Community Development District Special Assessment Revenue Note, Series 2022 (Master Infrastructure Project); Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date

Mr. Urbancic stated Resolution 2022-12 accomplishes the following:

- Outlines the final terms of the Series 2022 Note for the Master Infrastructure Project.

- Adopts the Final First Supplemental Special Assessment Methodology Report.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2022-12, Supplementing Resolution No. 2022-05 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar To Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Tuckers Pointe Community Development District Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated February 10, 2022, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Tuckers Pointe Community Development District Special Assessment Revenue Note, Series 2022 (Master Infrastructure Project); Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Issuer's Counsel Documents

Mr. Urbancic stated that the Issuer's Counsel documents are ancillary agreements and documents related to the bond issuance and were contemplated in what was approved in the Delegation Resolution. He presented the following:

- A. **Acquisition Agreement (Phase 1 Project)**
- B. **Completion Agreement (Phase 1 Project)**
- C. **True-Up Agreement (Phase 1 Project)**
- D. **Collateral Assignment (Phase 1 Project)**
- E. **Declaration of Consent (Phase 1 Project)**
- F. **Lien of Record (Phase 1 Project)**
- G. **Notice of the Assessments (Phase 1 Project)**
- H. **Acquisition Agreement (Master Infrastructure Project)**
- I. **Completion Agreement (Master Infrastructure Project)**
- J. **True-Up Agreement (Master Infrastructure Project)**
- K. **Collateral Assignment (Master Infrastructure Project)**
- L. **Declaration of Consent (Master Infrastructure Project)**
- M. **Lien of Record (Master Infrastructure Project)**

N. Notice of the Assessments (Master Infrastructure Project)

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the Issuer’s Counsel Documents, listed in Items 7A through 7N, were ratified/approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022.
The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of January 12, 2022 Regular Meeting Minutes

Mr. Adams presented the January 12, 2022 Regular Meeting Minutes.

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the January 12, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was nothing further to report.

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

There was no report.

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

Mr. Adams stated that a \$41,121.57 change order request was recently received from Wiseman related to site development for an on-site field office. The original contract amount was \$883,000 and the change order increases the total revised contract value to \$925,121.57.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the Wiseman Change Order, in the amount of \$42,121.57, was approved.

- **NEXT MEETING DATE: March 17, 2022 at 2:00 PM**
 - **QUORUM CHECK**

Mr. Adams stated the next meeting will be on March 17, 2022.

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

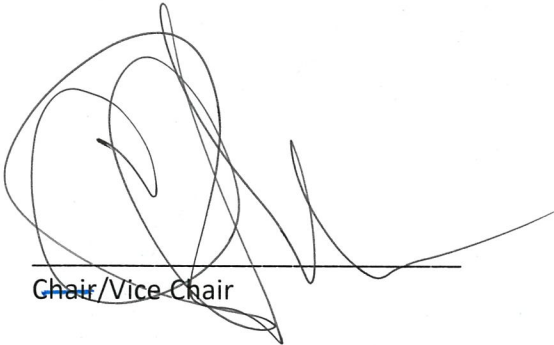
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the meeting adjourned at 10:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair