

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

The Board of Supervisors of the Tuckers Pointe Community Development District held a Public Hearing and Regular Meeting on July 21, 2022 at 2:00 p.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
Bruce Noble	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Carl Barraco	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Nelson, Burr and McGowan were present, in person. Supervisors Miars and Johnson were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
Ellen Johnson, Seat 3; Term Expires
November 2023**

Mr. Adams presented the resignation of Supervisor Johnson.

<p>On MOTION by Mr. Nelson and seconded by Mr. McGowan, with all in favor, the resignation of Supervisor Ellen Johnson from Seat 3; Term Expires November 2023, effective immediately, was accepted.</p>

Consideration of Appointment of Bruce Noble to Fill Unexpired Term of Seat 3

Mr. Burr nominated Mr. Bruce Nobile to fill Seat 3.

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, appointment of Mr. Bruce Nobile to fill Seat 3, was approved.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Noble. Having served on CDD Boards, Mr. Noble is familiar with the following:

- A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)**
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - II. Membership, Obligations and Responsibilities**
 - III. Financial Disclosure Forms**
 - a. Form 1: Statement of Financial Interests**
 - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - c. Form 1F: Final Statement of Financial Interests**
 - IV. Form 8B: Memorandum of Voting Conflict**
- B. Consideration of Resolution 2022-13, Designating Certain Officers of the District and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-13. Mr. McGowan nominated the following slate of officers:

Jim McGowan	Chair
Robert Nelson	Vice Chair
Chuck Adams	Secretary
Garrison Burr	Assistant Secretary
Grady Miars	Assistant Secretary
Bruce Noble	Assistant Secretary
Craig Wrathell	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, Resolution 2022-13, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2022-16, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2022-16. The Fiscal Year 2023 budget will be Developer-funded, with expenses being funded as they are incurred. The general fund assessments will be \$73.04 per unit, based on the planned number of units. On-roll and off-roll assessments are not being imposed at this time. He responded to questions about the assessments and potential to pro-rate operations and maintenance costs once they commence platting and close on lots.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2022-16.

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, Resolution 2022-16, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Tuckers Pointe Phase 1, Exhibit B: Assignment of Construction Contract with Lee Mar Building and Construction Corporation

Mr. Adams presented the Assignment of Construction Contract. As Mr. McGowan’s signature was not notarized, Mr. Adams will notarize it upon Mr. McGowan initialing it.

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the Tuckers Pointe Phase 1, Exhibit B: Assignment of Construction Contract with Lee Mar Building and Construction Corporation, was ratified.

SEVENTH ORDER OF BUSINESS

**Ratification of Barraco and Associates, Inc.,
20-Year Stormwater Management Needs
Analysis**

Mr. Adams presented the 20-Year Stormwater Management Needs Analysis Report, which was submitted to the County by the June 30, 2022 deadline and included in the agenda package. Mr. Barraco stated that Section 5.1 shows that multiple phases of development are planned during the first and second five-year periods; there is nothing operational at this point.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, the 20-Year Stormwater Management Needs Analysis Report, was ratified.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022. He responded to questions about the bonds, and noted that assets are not part of the balance sheet; they are on a depreciation schedule and will be reflected in the Audit.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the following:

- A. February 25, 2022 Regular Meeting Minutes**
- B. May 19, 2022 Regular Meeting Minutes**

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the February 25, 2022 Regular Meeting Minutes, as presented, were approved.

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the May 19, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Mr. Barraco asked for clarification of Barraco’s contract with the Developer and possibly transferring services to the CDD during construction. In light of the Master Engineering Agreement, Mr. Urbancic recommended adding these services to the existing contract.

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, authorizing a Supplemental Services Agreement with Barraco and Associates, Inc., for Phase 1 Construction Services, was approved.

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

- **NEXT MEETING DATE: August 18, 2022 at 2:00 PM**
 - **QUORUM CHECK**

The next meeting will be on August 18, 2022, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Mr. McGowan reported issues with Charlottee County Utilities related to obtaining site utility permits; this might necessitate holding the August meeting.

TWELFTH ORDER OF BUSINESS

Public Comments

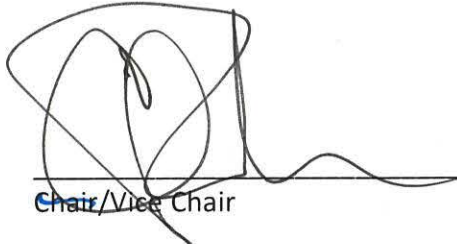
There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the meeting adjourned at 2:21 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair