

TUCKERS POINTE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 17, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Tuckers Pointe Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 10, 2023

Board of Supervisors
Tuckers Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Tuckers Pointe Community Development District will hold a Public Hearing and Regular Meeting on August 17, 2023 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Fiscal Year 2023/2024 Budget Funding Agreement
5. Consideration Resolution 2023-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of June 30, 2023
7. Approval of May 18, 2023 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 21, 2023 at 2:00 PM

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

○ QUORUM CHECK

SEAT 1	JIM MCGOWAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ROBERT NELSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	BRUCE NOBLE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	GARRISON BURR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GRADY MIARS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

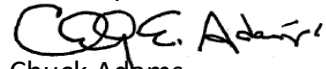
9. Board Members' Comments/Requests

10. Public Comments

11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chuck Adams
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

3A



**TUCKERS POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

**NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR
2023/2024 BUDGET; AND
NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Publish: 07/28/23, 08/04/23
425876 3898065

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Melinda Prescott, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/28/23, 08/04/23

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

The Board of Supervisors ("Board") of the Tuckers Pointe Community Development District ("District") will hold a public hearing on August 17, 2023 at 2:00 p.m., at the **Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954** for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://tuckerspointcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a

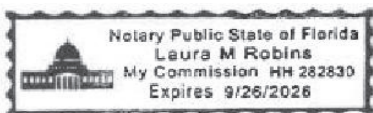
Melinda Prescott

(Signature of Affiant)

Sworn and subscribed before me this 4th day of August, 2023

Laura M Robins

(Signature of Notary Public)



Personally known OR Produced Identification

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2023-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Tuckers Pointe Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Tuckers Pointe Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2023.

ATTEST:

**TUCKERS POINTE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2024				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Developer contribution	\$ 97,290	\$ 36,571	\$ 69,838	\$ 106,409	\$ 112,090
Total revenues	<u>97,290</u>	<u>36,571</u>	<u>69,838</u>	<u>106,409</u>	<u>112,090</u>
EXPENDITURES					
Professional & administrative					
Supervisors	2,400	-	2,400	2,400	2,400
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	647	14,353	15,000	15,000
Engineering	10,000	-	10,000	10,000	10,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,000	8,062	-	8,062	4,000
Telephone	400	200	200	400	400
Postage	750	29	721	750	750
Printing & binding	750	375	375	750	750
Legal advertising	2,000	-	2,000	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	125	5,500	5,500
Contingencies/bank charges	650	25	625	650	650
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	<u>97,290</u>	<u>40,093</u>	<u>61,259</u>	<u>101,352</u>	<u>97,290</u>
Field operations					
Aquatic maintenance	-	-	-	-	14,800
Total field operations	-	-	-	-	14,800
Total expenditures	<u>97,290</u>	<u>40,093</u>	<u>61,259</u>	<u>101,352</u>	<u>112,090</u>
Net increase/(decrease) of fund balance	-	(3,522)	8,579	5,057	-
Fund balance - beginning (unaudited)	-	(5,057)	(8,579)	(5,057)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (8,579)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Total number of units	1,332
Professional & admin amount per unit (GF)	\$ 84.15

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	750
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	650
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Field operations	
Aquatic maintenance	14,800
Covers the cost of maintaining 37 acres of Phase I stormwater lakes free of noxious and invasive vegetation, including submersed vegetation that if not maintained can negatively impact the stormwater systems ability to perform as designed.	
Total expenditures	<u><u>\$112,090</u></u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 NOTE BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024	
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		Total Actual & Projected
REVENUES					
Assessment levy: off-roll	\$ 252,368	189,273	63,095	252,368	\$ 489,375
Interest	-	12,638	-	12,638	-
Total revenues	<u>252,368</u>	<u>201,911</u>	<u>63,095</u>	<u>265,006</u>	<u>489,375</u>
EXPENDITURES					
Debt service					
Interest	489,375	244,687	244,688	489,375	489,375
Total expenditures	<u>489,375</u>	<u>244,687</u>	<u>244,688</u>	<u>489,375</u>	<u>489,375</u>
Excess/(deficiency) of revenues over/(under) expenditures	(237,007)	(42,776)	(181,593)	(224,369)	-
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(7,759)	-	(7,759)	-
Total other financing sources/(uses)	<u>-</u>	<u>(7,759)</u>	<u>-</u>	<u>(7,759)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(237,007)	(50,535)	(181,593)	(232,128)	-
Beginning fund balance (unaudited)	971,070	975,974	925,439	975,974	743,846
Ending fund balance (projected)	<u>\$734,063</u>	<u>\$ 925,439</u>	<u>\$ 743,846</u>	<u>\$ 743,846</u>	<u>743,846</u>
Use of fund balance:					
Debt service reserve account balance (required)					(489,375)
Interest expense - November 1, 2024					(244,688)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 9,783</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			244,687.50	244,687.50	13,500,000.00
05/01/24			244,687.50	244,687.50	13,500,000.00
11/01/24			244,687.50	244,687.50	13,500,000.00
05/01/25			244,687.50	244,687.50	13,500,000.00
11/01/25			244,687.50	244,687.50	13,500,000.00
05/01/26			244,687.50	244,687.50	13,500,000.00
11/01/26			244,687.50	244,687.50	13,500,000.00
05/01/27			244,687.50	244,687.50	13,500,000.00
11/01/27			244,687.50	244,687.50	13,500,000.00
05/01/28			244,687.50	244,687.50	13,500,000.00
11/01/28			244,687.50	244,687.50	13,500,000.00
05/01/29			244,687.50	244,687.50	13,500,000.00
11/01/29			244,687.50	244,687.50	13,500,000.00
05/01/30			244,687.50	244,687.50	13,500,000.00
11/01/30			244,687.50	244,687.50	13,500,000.00
05/01/31			244,687.50	244,687.50	13,500,000.00
11/01/31			244,687.50	244,687.50	13,500,000.00
05/01/32	13,500,000.00	3.625%	244,687.50	13,744,687.50	-
Total	13,500,000.00		4,404,375.00	17,904,375.00	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 BOND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: off-roll	\$ 547,737	410,803	136,934	547,737	\$ 547,737
Interest	-	9,788	-	9,788	-
Total revenues	<u>547,737</u>	<u>420,591</u>	<u>136,934</u>	<u>557,525</u>	<u>547,737</u>
EXPENDITURES					
Debt service					
Principal	180,000	-	180,000	180,000	185,000
Interest	367,338	183,669	183,669	367,338	361,938
Total expenditures	<u>547,338</u>	<u>183,669</u>	<u>363,669</u>	<u>547,338</u>	<u>546,938</u>
Excess/(deficiency) of revenues over/(under) expenditures	399	236,922	(226,735)	10,187	799
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(8,685)	-	(8,685)	-
Total other financing sources/(uses)	<u>-</u>	<u>(8,685)</u>	<u>-</u>	<u>(8,685)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	399	228,237	(226,735)	1,502	799
Beginning fund balance (unaudited)	747,482	731,991	960,228	731,991	733,493
Ending fund balance (projected)	<u>\$747,881</u>	<u>\$ 960,228</u>	<u>\$ 733,493</u>	<u>\$ 733,493</u>	<u>734,292</u>
Use of fund balance:					
Debt service reserve account balance (required)					(547,738)
Interest expense - November 1, 2024					(178,194)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 8,360</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			180,968.75	180,968.75	9,420,000.00
05/01/24	185,000.00	3.000%	180,968.75	365,968.75	9,235,000.00
11/01/24			178,193.75	178,193.75	9,235,000.00
05/01/25	190,000.00	3.000%	178,193.75	368,193.75	9,045,000.00
11/01/25			175,343.75	175,343.75	9,045,000.00
05/01/26	200,000.00	3.000%	175,343.75	375,343.75	8,845,000.00
11/01/26			172,343.75	172,343.75	8,845,000.00
05/01/27	205,000.00	3.000%	172,343.75	377,343.75	8,640,000.00
11/01/27			169,268.75	169,268.75	8,640,000.00
05/01/28	210,000.00	3.375%	169,268.75	379,268.75	8,430,000.00
11/01/28			165,725.00	165,725.00	8,430,000.00
05/01/29	220,000.00	3.375%	165,725.00	385,725.00	8,210,000.00
11/01/29			162,012.50	162,012.50	8,210,000.00
05/01/30	225,000.00	3.375%	162,012.50	387,012.50	7,985,000.00
11/01/30			158,215.63	158,215.63	7,985,000.00
05/01/31	235,000.00	3.375%	158,215.63	393,215.63	7,750,000.00
11/01/31			154,250.00	154,250.00	7,750,000.00
05/01/32	240,000.00	3.375%	154,250.00	394,250.00	7,510,000.00
11/01/32			150,200.00	150,200.00	7,510,000.00
05/01/33	250,000.00	4.000%	150,200.00	400,200.00	7,260,000.00
11/01/33			145,200.00	145,200.00	7,260,000.00
05/01/34	260,000.00	4.000%	145,200.00	405,200.00	7,000,000.00
11/01/34			140,000.00	140,000.00	7,000,000.00
05/01/35	270,000.00	4.000%	140,000.00	410,000.00	6,730,000.00
11/01/35			134,600.00	134,600.00	6,730,000.00
05/01/36	280,000.00	4.000%	134,600.00	414,600.00	6,450,000.00
11/01/36			129,000.00	129,000.00	6,450,000.00
05/01/37	295,000.00	4.000%	129,000.00	424,000.00	6,155,000.00
11/01/37			123,100.00	123,100.00	6,155,000.00
05/01/38	305,000.00	4.000%	123,100.00	428,100.00	5,850,000.00
11/01/38			117,000.00	117,000.00	5,850,000.00
05/01/39	315,000.00	4.000%	117,000.00	432,000.00	5,535,000.00
11/01/39			110,700.00	110,700.00	5,535,000.00
05/01/40	330,000.00	4.000%	110,700.00	440,700.00	5,205,000.00
11/01/40			104,100.00	104,100.00	5,205,000.00
05/01/41	345,000.00	4.000%	104,100.00	449,100.00	4,860,000.00
11/01/41			97,200.00	97,200.00	4,860,000.00
05/01/42	360,000.00	4.000%	97,200.00	457,200.00	4,500,000.00
11/01/42			90,000.00	90,000.00	4,500,000.00
05/01/43	375,000.00	4.000%	90,000.00	465,000.00	4,125,000.00
11/01/43			82,500.00	82,500.00	4,125,000.00
05/01/44	390,000.00	4.000%	82,500.00	472,500.00	3,735,000.00
11/01/44			74,700.00	74,700.00	3,735,000.00
05/01/45	405,000.00	4.000%	74,700.00	479,700.00	3,330,000.00

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			66,600.00	66,600.00	3,330,000.00
05/01/46	420,000.00	4.000%	66,600.00	486,600.00	2,910,000.00
11/01/46			58,200.00	58,200.00	2,910,000.00
05/01/47	435,000.00	4.000%	58,200.00	493,200.00	2,475,000.00
11/01/47			49,500.00	49,500.00	2,475,000.00
05/01/48	455,000.00	4.000%	49,500.00	504,500.00	2,020,000.00
11/01/48			40,400.00	40,400.00	2,020,000.00
05/01/49	475,000.00	4.000%	40,400.00	515,400.00	1,545,000.00
11/01/49			30,900.00	30,900.00	1,545,000.00
05/01/50	495,000.00	4.000%	30,900.00	525,900.00	1,050,000.00
11/01/50			21,000.00	21,000.00	1,050,000.00
05/01/51	515,000.00	4.000%	21,000.00	536,000.00	535,000.00
11/01/51			10,700.00	10,700.00	535,000.00
05/01/52	535,000.00	4.000%	10,700.00	545,700.00	-
Total	9,420,000.00		6,583,843.76	16,003,843.76	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Off-Roll Assessments					
	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
<u>Phase 1</u>					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	99	-	1,265.71	1,265.71	1,265.71
SF 50'	195	-	1,582.14	1,582.14	1,582.14
SF 60'	60	-	1,898.57	1,898.57	1,898.57
	354				
<u>Future Phases</u>					
Townhome	372	\$ -	\$ 352.83	\$ 352.83	\$ 181.95
SF 40'	142	-	470.44	470.44	242.60
SF 50'	307	-	588.05	588.05	303.25
SF 60'	157	-	705.66	705.66	363.90
Total	978				
Grand Total	1,332				

TUCKERS POINTE

COMMUNITY DEVELOPMENT DISTRICT

4

**TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this ____ day of _____, 2023, by and between:

Tuckers Pointe Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

Tuckers Developers, LLC, a Delaware limited liability company and the owner of the lands in the District ("**Developer**") with a mailing address of 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2024, which year concludes on September 30, 2024; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023/2024 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be

entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**TUCKERS POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

TUCKERS DEVELOPERS, LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 General Fund Budget

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tuckers Pointe Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

- Seat # 3 (currently held by Bruce Noble)
- Seat # 4 (currently held by Garrison Burr)
- Seat # 5 (currently held by Graydon “Grady” Miars)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

- Seat # 1 (currently held by Jim McGowan)
- Seat # 2 (currently held by Charles “Robert” Nelson)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of August, 2023.

ATTEST:

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/ Vice Chair, Board of Supervisors

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2023**

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	General Fund	Debt Service Fund Series 2022 Notes	Debt Service Fund Series 2022 Bonds	Capital Projects Fund Series 2022 Notes	Capital Projects Fund Series 2022 Bonds	Total Governmental Funds
ASSETS						
Cash	\$ 9,612	\$ -	\$ -	\$ -	\$ -	\$ 9,612
Investments						
Revenue	-	254,593	189,384	-	-	443,977
Reserve	-	489,375	547,738	-	-	1,037,113
Capitalized interest	-	8,255	9	-	-	8,264
Construction	-	-	-	3,182,876	65,696	3,248,572
Due from Landowner	8,995	-	-	-	-	8,995
Total assets	<u>\$ 18,607</u>	<u>\$ 752,223</u>	<u>\$ 737,131</u>	<u>\$ 3,182,876</u>	<u>\$ 65,696</u>	<u>\$ 4,756,533</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 8,965	\$ -	\$ -	\$ -	\$ -	\$ 8,965
Contracts payable	-	-	-	1,265,700	-	1,265,700
Retainage payable	-	-	-	-	619,981	619,981
Due to Landowner	-	4,333	-	-	-	4,333
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>14,965</u>	<u>4,333</u>	<u>-</u>	<u>1,265,700</u>	<u>619,981</u>	<u>1,904,979</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	8,995	-	-	-	-	8,995
Total deferred inflows of resources	<u>8,995</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,995</u>
Fund balances:						
Restricted for:						
Debt service	-	747,890	737,131	-	-	1,485,021
Capital projects	-	-	-	1,917,176	(554,285)	1,362,891
Unassigned	(5,353)	-	-	-	-	(5,353)
Total fund balances	<u>(5,353)</u>	<u>747,890</u>	<u>737,131</u>	<u>1,917,176</u>	<u>(554,285)</u>	<u>2,842,559</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 18,607</u>	<u>\$ 752,223</u>	<u>\$ 737,131</u>	<u>\$ 3,182,876</u>	<u>\$ 65,696</u>	<u>\$ 4,756,533</u>

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 4,319	\$ 53,140	\$ 97,290	55%
Total revenues	<u>4,319</u>	<u>53,140</u>	<u>97,290</u>	55%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	2,400	0%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	238	1,026	15,000	7%
Engineering	-	-	10,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	8,062	4,000	202%
Telephone	33	300	400	75%
Postage	-	76	750	10%
Printing & binding	63	563	750	75%
Legal advertising	369	369	2,000	18%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	-	35	650	5%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	-	210	0%
Total expenditures	<u>4,786</u>	<u>53,436</u>	<u>97,290</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	(467)	(296)	-	
Fund balances - beginning	(4,886)	(5,057)	-	
Fund balances - ending	<u>\$ (5,353)</u>	<u>\$ (5,353)</u>	<u>\$ -</u>	

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 NOTE
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 252,365	\$ 252,368	100%
Interest	2,890	22,093	-	N/A
Total revenues	<u>2,890</u>	<u>274,458</u>	<u>252,368</u>	109%
EXPENDITURES				
Debt service				
Interest	-	489,375	489,375	100%
Total debt service	<u>-</u>	<u>489,375</u>	<u>489,375</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,890	(214,917)	(237,007)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(1,918)	(13,167)	-	N/A
Total other financing sources	<u>(1,918)</u>	<u>(13,167)</u>	<u>-</u>	N/A
Net change in fund balances	972	(228,084)	(237,007)	
Fund balances - beginning	746,918	975,974	971,070	
Fund balances - ending	<u>\$ 747,890</u>	<u>\$ 747,890</u>	<u>\$ 734,063</u>	

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 547,737	\$ 547,737	100%
Interest	2,768	19,478	-	N/A
Total revenues	<u>2,768</u>	<u>567,215</u>	<u>547,737</u>	104%
EXPENDITURES				
Debt service				
Principal	-	180,000	180,000	100%
Interest	-	367,338	367,338	100%
Total expenditures	<u>-</u>	<u>547,338</u>	<u>547,338</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,768	19,877	399	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(2,147)</u>	<u>(14,737)</u>	-	N/A
Total other financing sources	<u>(2,147)</u>	<u>(14,737)</u>	-	N/A
Net change in fund balances	621	5,140	399	
Fund balances - beginning	<u>736,510</u>	<u>731,991</u>	<u>747,482</u>	
Fund balances - ending	<u><u>\$ 737,131</u></u>	<u><u>\$ 737,131</u></u>	<u><u>\$ 747,881</u></u>	

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 NOTE
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,267,276
Interlocal agreement	-	3,175,128
Interest	518	16,956
Total revenues	518	4,459,360
EXPENDITURES		
Capital outlay	1,266,150	2,356,571
Total expenditures	1,266,150	2,356,571
Excess/(deficiency) of revenues over/(under) expenditures	(1,265,632)	2,102,789
OTHER FINANCING SOURCES/(USES)		
Transfer in	1,918	13,167
Total other financing sources/(uses)	1,918	13,167
Net change in fund balances	(1,263,714)	2,115,956
Fund balances - beginning	3,180,890	(198,780)
Fund balances - ending	\$ 1,917,176	\$ 1,917,176

**TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 5,834	\$ 103,694
Total revenues	5,834	103,694
EXPENDITURES		
Capital outlay	998,961	6,601,618
Total expenditures	998,961	6,601,618
Excess/(deficiency) of revenues over/(under) expenditures	(993,127)	(6,497,924)
OTHER FINANCING SOURCES/(USES)		
Transfer in	2,147	14,737
Total other financing sources/(uses)	2,147	14,737
Net change in fund balances	(990,980)	(6,483,187)
Fund balances - beginning	436,695	5,928,902
Fund balances - ending	\$ (554,285)	\$ (554,285)

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Tuckers Pointe Community Development District held a Regular Meeting on May 18 2023, 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 (via telephone)	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 (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:15 p.m. Supervisors Burr, Nelson, Noble were present. Supervisor McGowan attended via telephone. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01, Approving the Proposed Budget for Fiscal Year 2023/2024 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 2023-01. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. It might be necessary to add

43 expenses for the stormwater system and conservation, mitigation and/or wetland areas, if the
44 CDD operates and maintains them.

45 Mr. Adams suggested and the Board agreed to adding off-roll assessments so that those
46 assessments can be passed on to the builders and, eventually, the homeowners, at the closings.
47 Operations and Maintenance (O&M) for the items previously discussed might be added; the
48 amounts can be evaluated at the June meeting.

49

50 **On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor,**
51 **Resolution 2023-01, Approving the Proposed Budget for Fiscal Year 2023/2024**
52 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17,**
53 **2023 at 2:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port**
54 **Charlotte, Florida 33954; Addressing Transmittal, Posting and Publication**
55 **Requirements; Addressing Severability; and Providing for an Effective Date,**
56 **was adopted.**

57

58

59 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2023-02,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing for an Effective
Date

60

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65

66 Mr. Adams presented Resolution 2023-02.

67

68 **On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor,**
69 **Resolution 2023-02, Designating Dates, Times and Locations for Regular**
70 **Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024**
71 **and Providing for an Effective Date, was adopted.**

72

73

74 **FIFTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of March 31, 2023

75

76

77 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2023.

78

The financials were accepted.

79

80 **SIXTH ORDER OF BUSINESS**

Approval of July 21, 2022 Public Hearing
and Regular Meeting Minutes

81

82

83 Mr. Adams presented the July 21, Public Hearing and Regular Meeting Minutes.

84

85

86

87

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the July 21, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

88

89

90

SEVENTH ORDER OF BUSINESS

Staff Reports

91

92

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

93

Mr. Urbancic stated that, with recent legislation, CDD Supervisors will likely be required to attend a four-hour ethics training annually commencing in 2024. Additional E-Verify requirements will go into effect.

96

B. District Engineer: Barraco and Associates, Inc.

97

Regarding the off-site utilities the CDD funded in coordination with the County, Mr. Barraco stated that one water main was cleared for service and is energized and the force main has not been energized, as the records are in review.

98

99

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

100

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 15, 2023**

102

103

- **QUORUM CHECK**

104

The next meeting will be on June 15, 2023.

105

106

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

107

108

There were no Board Members' comments or requests.

109

110

NINTH ORDER OF BUSINESS

Public Comments

111

112

No members of the public spoke.

113

114

TENTH ORDER OF BUSINESS

Adjournment

115

116

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On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the meeting adjourned at 2:22 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

TUCKERS POINTE COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2022 CANCELED	Regular Meeting	2:00 PM
November 17, 2022 CANCELED	Regular Meeting	2:00 PM
December 15, 2022 CANCELED	Regular Meeting	2:00 PM
January 19, 2023 CANCELED	Regular Meeting	2:00 PM
February 16, 2023 CANCELED	Regular Meeting	2:00 PM
March 16, 2023 CANCELED	Regular Meeting	2:00 PM
April 20, 2023 CANCELED	Regular Meeting	2:00 PM
May 18, 2023	Regular Meeting	2:00 PM
June 15, 2023 CANCELED	Regular Meeting	2:00 PM
July 20, 2023 CANCELED	Regular Meeting	2:00 PM
August 17, 2023	Public Hearing & Regular Meeting	2:00 PM
September 21, 2023	Regular Meeting	2:00 PM