

**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 18, 2024 at 2:00 p.m., at the Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224.

Present were:

Jim McGowan	Chair
Robert Nelson	Vice Chair
Grady Miars	Assistant Secretary
Garrison Burr	Assistant Secretary
Bruce Noble	Assistant Secretary

Also were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m.

Supervisors McGowan, Nelson and Burr were present. Supervisors Miars and Noble were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Stonebreaker presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Asked if the differential of roughly \$1.1 million in fund balance is largely comprised of costs of issuance, Mr. Adams stated that is attributable to the long-term liability of repaying the bonds.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2022**

Mr. Adams presented Resolution 2024-01.

**On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor,
Resolution 2024-01, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2022, was adopted.**

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Relating to the Amendment of the Budget
for the Fiscal Year Beginning October 1,
2022 and Ending September 30, 2023; and
Providing for an Effective Date**

Mr. Adams presented Resolution 2024-02. It is necessary to amend the Fiscal Year 2023 budget in order to avoid a finding in the Fiscal Year 2023 audit.

**On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor,
Resolution 2024-02, Relating to the Amendment of the Budget for the Fiscal
Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing
for an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Designating a Date, Time, and Location for**

**a Landowners' Meeting; Providing for
Publication; Providing for an Effective Date**

Mr. Adams presented Resolution 2024-03.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2024-03, Designating a Date, Time, and Location of November 5, 2024 at 10:00 a.m., at the Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224 for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Ratification of FPL LED Lighting
Agreements**

Mr. Adams presented the following:

- A. Entrance Lights - Willow Blvd.**
- B. Phase 1 - Willow Blvd.**

On MOTION by Mr. McGowan and seconded by Mr. Burr, with all in favor, the FPL LED Lighting Agreements for Willow Boulevard Entrance Lights and Willow Boulevard Phase 1, were ratified.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of November 30, 2023**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2023.

The financials were accepted.

NINTH ORDER OF BUSINESS

**Approval of August 17, 2023 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the August 17, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

- **Update: Ethics Training Requirements**

Mr. Urbancic reminded the Board Members of the four-hour ethics training requirement. He noted the available online courses from the Commission on Ethics and other sources and discussed filing Form 1.

B. District Engineer: Barraco and Associates, Inc.

Mr. Barraco reported the following:

- Construction is proceeding well.
- January's rainfall was unprecedented, which caused the Southwest Florida Water Management District (SWFWMD) to perform an inspection, in which some turbidity and water quality issues were found.
- The SWFWMD informed the Developer/permittee and the Developer informed the District Engineer who, informed the CDD's contractor, who is taking appropriate action to resolve the issues.

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

- **NEXT MEETING DATE: February 15, 2024 at 2:00 PM**

- **QUORUM CHECK**

The next meeting will be held on February 15, 2024, unless cancelled.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' questions or comments.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

**On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor,
the meeting adjourned at 2:24 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair