

**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 16, 2024 at 1:00 p.m., at the Englewood Charlotte Public Library, 3450 North Access Road, Englewood, Florida 34224.

Present were:

Robert Nelson
Bruce Noble
Garrison Burr

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Greg Urbancic
Carl Barraco
Jeff Wasko
Michelle Tucker
Denise Fay
Craig Doeher (via telephone)
Zane Zeidan (via telephone)

District Manager
District Counsel
District Engineer
Barraco & Associates, Inc.
Supervisor-Appointee
Supervisor-Appointee
Supervisor-Appointee
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:19 p.m.

Supervisors Noble, Nelson and Burr were present. Supervisors McGowan and Miars were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Board Transition

A. Acceptance of Supervisor Resignations

Mr. Adams presented resignations from Mr. Jim McGowan and Mr. Grady Miars.

On MOTION by Mr. Burr and seconded by Mr. Nelson, with all in favor, the resignations of Mr. Jim McGowan and Mr. Grady Miars, from Seats 1 and 5, respectively, were accepted.

B. Appointment of Supervisor(s) to Vacant Seats

Mr. Nelson nominated Ms. Denise Fay to fill Seat 1 and Ms. Michelle Tucker to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the appointment of Ms. Denise Fay to fill Seat 1, was approved.

On MOTION by Mr. Nelson and seconded by Mr. Burr, with all in favor, the appointment of Ms. Michelle Tucker to fill Seat 5, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisors (the following will also be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Denise Fay and Ms. Michelle Tucker. Ms. Fay and Ms. Tucker waived receipt of the allowable Supervisor compensation. Mr. Adams provided and will explain the following items to each individually after the meeting:

- I. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- II. Membership, Obligation and Responsibilities**
- III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Adams presented Mr. Garrison Burr's resignation.

On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor, the resignation of Mr. Garrison Burr from Seat 4, was accepted.

Mr. Adams presented Mr. Bruce Noble's resignation.

On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor, the resignation of Mr. Bruce Noble from Seat 3, was accepted.

Mr. Nelson nominated Mr. Craig Doeher to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor, the appointment of Mr. Craig Doeher to fill Seat 4, was approved.

Mr. Nelson nominated Mr. Zane Zeidan to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor, the appointment of Mr. Zane Zeidan to fill Seat 3, was approved.

The Oath of Office will be administered to Mr. Doeher and Mr. Zeidan at or before the next meeting.

C. Resolution 2024-06, Electing and Removing Officers of the District and Providing for an Effective Date

This item was presented during Item 8C out of order.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and

Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2024-04. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. He noted that the budget increased dramatically due to new infrastructure/improvements coming online, which will require maintenance, going forward.

On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 15, 2024 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Adams presented Resolution 2024-05.

On MOTION by Ms. Tucker and seconded by Mr. Nelson, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of as of March 31, 2024

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2024.

The financials were accepted.

SEVENTH ORDER OF BUSINESS**Approval of January 18, 2024 Regular Meeting Minutes**

On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor, the January 18, 2024 Regular Meeting Minutes, as presented, were approved.

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

Mr. Urbancic urged the Board Members to contact him with any questions. He reminded the Supervisors that the mandatory annual filing of Form 1 must now be done electronically.

B. District Engineer: Barraco & Associates, Inc.

Mr. Barraco reported the following:

➤ An Army Corps of Engineers permit will expire on December 12, 2024. The permit covers lands that are important to the CDD, Developer and the commercial parcel. Work must be completed by December 12, 2024 and be certified within 60 days. While he will make sure this is done for the CDD, the information should be communicated to the Developer and the commercial parcel owners.

➤ Lennar Homes notified him that the commercial parcel owner needs a letter from the CDD saying that they accept the drainage. He stated that the Southwest Florida Water Management District (SWFWMD) permit contemplates that but, without any further direction, he does not think he is in the position to guarantee to another property owner that the CDD will accept its system/drainage.

Mr. Adams asked if the SWFWMD permit anticipates that the CDD will be accepting the flow from the commercial parcel into the CDD's system. Mr. Barraco replied affirmatively. Mr. Urbancic asked if it was designed that way. Mr. Barraco replied affirmatively; however, there is nothing in place that guarantees anything like that. While it is common and he does not expect

any concerns, Mr. Barraco stated that he did not think it was his position to guarantee someone that they would have easements, etc.

Mr. Barraco asked if this is related to a transfer parcel. He stated that the system was designed and permitted, which includes the residential and the commercial. Mr. Urbancic suggested letting the commercial property owner know that it was designed and permitted this way; however, there are things that need to be done on the Developer's end. Mr. Barraco stated that he can provide that but he is unsure it will satisfy the request.

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

▪ **Resolution 2024-06, Electing and Removing Officers of the District and Providing for an Effective Date**

This item, previously Item 3C, was presented out of order.

Mr. Adams noted that Mr. Nelson will likely resign at the next meeting.

Mr. Nelson nominated the following:

Michelle Tucker	Chair
Denise Fay	Vice Chair
Craig Doeher	Assistant Secretary
Zane Zeidan	Assistant Secretary
Robert Nelson	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

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

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Mr. Nelson and seconded by Ms. Tucker, with all in favor, Resolution 2024-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

- **NEXT MEETING DATE: June 20, 2024 at 1:00 PM at Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954**
 - **QUORUM CHECK**

The next meeting will be held on June 20, 2024, unless cancelled.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the meeting adjourned at 1:40 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair