

**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 August 15, 2024 at 1:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

**Present:**

Michelle Tucker	Chair
Denise Fay	Vice Chair
Craig DoeHR	Assistant Secretary
Zane Zeidan	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Carl Barraco	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:30 p.m. He noted that the Oath of Office was administered to Mr. Craig DoeHR and Mr. Zane Zeidan before the meeting.

Supervisors Tucker, Fay, DoeHR and Zeidan were present. Supervisor Nelson was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Zane Zeidan (Seat 3) (the following will also be provided in a separate package)**

This item was addressed during the First Order of Business.

Mr. Adams stated that he will review these items with the new Board Members after the meeting.

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

**B. Membership, Obligations and Responsibilities**

- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Craig Doebr (Seat 4)**

This item was addressed during the First Order of Business.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation of Robert Nelson (Seat 2); Term Expires November 2026**

Mr. Adams presented Mr. Robert Nelson's resignation.

<p><b>On MOTION by Ms. Fay and seconded by Ms. Tucker, with all in favor, the resignation of Mr. Robert Nelson from Seat 2, was accepted.</b></p>
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**SIXTH ORDER OF BUSINESS**

**Consider Appointment of Carlos Maldonado to Fill Unexpired Term of Seat 2**

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-07. He stated that this Resolution is not necessary at this time since there were no changes to the Board other than removal of Mr. Nelson from the Board.

This item was deferred.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank (to potentially be provided under separate cover)**

**A. Consideration of Resolution 2024-08, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2023**

This item was deferred, as the audit was not received yet.

**NINTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

**A. Affidavit of Publication**

**B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-09. He reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

**Mr. Adams opened the Public Hearing.**

No affected property owners or members of the public spoke.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2024/2025 Budget Funding Agreement**

Mr. Adams stated that the adopted Fiscal Year 2025 budget will not be funded via the Budget Funding Agreement in the agenda; rather, Resolution 2025-10, as entitled below, will be used.

Mr. Adams presented Resolution 2024-10.

**On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, Resolution 2024-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

**On MOTION by Ms. Tucker and seconded by Mr. Zeidan, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

**TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2024.

The financials were accepted.

**THIRTEENTH ORDER OF BUSINESS****Approval of May 16, 2024 Regular Meeting Minutes**

**On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the May 16, 2024 Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH 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 Board Members of the requirement to complete four hours of ethics training by December 31, 2024; completion of the requirement will be noted when filing Form 1 in 2025.

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

Mr. Barraco reported the following:

- The Florida Department of Transportation (FDOT) permits will expire prior to the work being completed so the Developer was asked to extend them.
- It will be necessary to make sure that the FDOT drainage permit and the Southwest Florida Water Management District (SWFWMD) permit are consistent so that, when the system is being certified, he can certify both of them.
- An Army Corps of Engineers permit will expire on December 12, 2024. Work must be completed by December 12, 2024 and be certified; otherwise, there will need to be an extension.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 19, 2024, 2024 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on September 19, 2024, unless canceled.

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

There were no Board Member' comments or requests.

**SIXTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**SEVENTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the meeting adjourned at 1:46 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair