

**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 29, 2025 at 1:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present:

Michelle Tucker
Denise Fay
Craig Doehr
Zane Zeidan

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Greg Urbancic
Frank Savage
Melissa Marlin
Carlos Cardenas

District Manager
District Counsel
District Engineer
Berger, Toombs, Elam, Gaines & Frank

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m.

Supervisors Tucker, Fay, Doehr and Zeidan were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Zane Zeidan - Seat 3, Craig Doehr - Seat 4, Michelle Tucker - Seat 5] (the following to be provided under separate cover)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Michelle Tucker, Craig Doeher and Zane Zeidan. All are familiar with the following:

- 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

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-01. The Landowners' Election was not held, as no Landowners, Landowner Representatives or Proxy Holders attended.

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Ms. Tucker nominated Carlos Cardenas to fill Seat 2. No other nominations were made.

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the appointment of Carlos Cardenas to fill Seat 2, was approved.

- **Administration of Oath of Office**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Carlos Cardenas. He provided the items listed in the Third Order of Business.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-02.

Ms. Tucker nominated the following:

Michelle Tucker	Chair
Denise Fay	Vice Chair
Craig Doeher	Assistant Secretary
Zane Zeidan	Assistant Secretary
Carlos Cardenas	Assistant Secretary

No other nominations were made.

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

Chesley Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Tucker and seconded by Mr. Doeher, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2023,
Prepared by Berger, Toombs, Elam, Gaines
& Frank**

Ms. Marlin presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2023

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, Resolution 2025-03, Hereby Accepting the Audited Financial Report for Fiscal Year Ended September 30, 2023, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving Proposed Budget(s) For Fiscal Year 2026 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 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, Resolution 2025-04, Approving Proposed Budget(s) For Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 21, 2025 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.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-05.

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Mr. Adams presented Resolution 2025-06. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Ms. Tucker and seconded by Mr. Doeher, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date

Mr. Adams presented Resolution 2025-07. This is necessary because expenditures exceeded budget; amending the budget will help avoid a finding in the annual audit.

On MOTION by Ms. Tucker and seconded by Mr. Doeher, with all in favor, Resolution 2025-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2025.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. August 15, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the August 15, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 5, 2024 Landowners' Meeting

On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

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

Mr. Urbancic reminded the Board Members to File Form 1 by July 1, 2025 and to contact him with any questions. Board Members are still required to complete four hours of ethics training by December 31.

B. District Engineer: Barraco & Associates, Inc.

Mr. Savage recalled that a requirement of the Goals & Objectives approved at the last meeting is for the District Engineer to conduct an annual inspection. The inspection will occur soon.

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

- **NEXT MEETING DATE: July 17, 2025 at 1:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on July 17, 2025, 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

<p>On MOTION by Ms. Tucker and seconded by Ms. Fay, with all in favor, the meeting adjourned at 1:26 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair