

**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 21, 2025 at 1:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present:

Michelle Tucker	Chair
Craig Doehr	Assistant Secretary
Zane Zeidan	Assistant Secretary
Carlos Cardenas	Assistant Secretary

Also present:

Chuck Adams	District Manager
Megan Magaldi (via telephone)	District Counsel
Jeff Wasko	District Engineer
Maritza Stonebreaker (via telephone)	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, Doehr, Zeidan and Cardenas, were present. Supervisor Fay was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Denise Fay
[Seat 1]**

<p>On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, the resignation of Denise Fay from Seat 1, was accepted.</p>
--

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 1; Term Expires November
2026 (the following to be provided under
separate cover)**

Ms. Tucker nominated Matt Koratich to fill Seat 1. No other nominations were made.

On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, the appointment of Mr. Matt Koratich to fill Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**

This item was deferred.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-08. Ms. Tucker nominated the following:

Michelle Tucker	Chair
Matt Koratich	Vice Chair
Craig Doehr	Assistant Secretary
Zane Zeidan	Assistant Secretary
Carlos Cardenas	Assistant Secretary

No other nominations were made. This Resolution removes the following:

Denise Fay	Vice Chair
------------	------------

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. Doehr, with all in favor, Resolution 2025-08, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

**TUCKERS POINTE CDD
SIXTH ORDER OF BUSINESS**

August 21, 2025

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Berger, Toombs, Elam, Gaines
& Frank**

Ms. Stonebreaker presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 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 2025-09, Hereby Accepting the Audited Financial Report
for Fiscal Year Ended September 30, 2024**

**On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor,
Resolution 2025-09, Hereby Accepting the Audited Financial Report for Fiscal
Year Ended September 30, 2024, was adopted.**

SEVENTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and
Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending
September 30, 2026; Authorizing Budget Amendments; and Providing an Effective
Date**

Mr. Adams presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 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 Mr. Doehr, with all in favor,
Resolution 2025-10, Relating to the Annual Appropriations and Adopting the
Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September
30, 2026; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.**

**TUCKERS POINTE CDD
EIGHTH ORDER OF BUSINESS**

August 21, 2025

Consideration of Resolution 2025-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

Mr. Adams presented Resolution 2025-11.

On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, Resolution 2025-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

**TUCKERS POINTE CDD
TENTH ORDER OF BUSINESS**

August 21, 2025

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

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

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of May 29, 2025 Regular Meeting
Minutes**

**On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, the
May 29, 2025 Regular Meeting Minutes, as presented, were approved.**

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Ms. Magaldi reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer: Barraco & Associates, Inc.

There was no report.

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

- **2 Registered voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 18, 2025 at 1:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on September 18, 2025, unless canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member' comments or requests.

FOURTEENTH ORDER OF BUSINESS


Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Ms. Tucker and seconded by Mr. Doehr, with all in favor, the
meeting adjourned at 1:18 p.m.**


Secretary/Assistant Secretary


Chair/Vice Chair