MINUTES OF MEETING
TUCKERS POINTE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Tuckers Pointe Community Development District held a Regular Meeting on March 19, 2026 at 1:00 p.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present:

Matt Koratich	Vice Chair
Carlos Cardenas	Assistant Secretary
Zane Zeidan	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Frank Savage	District Engineer
Tim Bramwell (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:04 p.m. The Oath of Office was administered to Matt Koratich before the meeting. Supervisors Koratich, Cardenas and Zeidan were present. Supervisors Tucker and Doehr were absent.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Administration of Oath of Office to Appointed Supervisor Matt Koratich (the following to be provided under separate cover)**

This item was discussed during the First Order of Business.

The following items were provided and explained to Mr. Koratich prior to 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 **Ratification of Resolution 2025-08, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-08. He recapped the slate of officers, as follows:

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

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 Mr. Koratich and seconded by Mr. Zeidan, with all in favor, Resolution 2025-08, Electing and Removing Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Presentation of Supplement #2 to the Master Engineer's Report**

Mr. Savage presented Supplement #2 to the Original Master Engineer's Report. He noted the following:

- The Report supplements the Master Engineer's Report, which defined the Capital Improvement Project (CIP) for the entire project, and Supplement #1, which defined the CIP for the first phase of both on-site and off-site components for the first bond issuance.
- As bond funds were depleted, Staff is preparing documents certifying the Capital Projects Fund Series 2022 Bonds complete.

- This Report will be used to generate the second bond issue to complete the remainder of the 2026 Project, defined as Phases 2, 3 and 4, and any additional off-site improvements within the Report.
- The Report defines the CIP, costs and the project scope and can be utilized for the creation of subsequent documents as the final financing mechanism.
- The Report is based on information from the Developer, the Developer's Engineer of Record and public records, as they are not the design or certified engineer on the development.
- The Report defines each of the remaining phases.
- Table 1 outlines the Current Phasing Plan and Unit Allocation.
- The 2026 Project-Order of Magnitude Cost Estimate total is $26,085,400; the infrastructure categories have not changed.
- The 2026 Project includes the remainder of the drainage and surface water management system. The Developer will fund any earthwork, grading or other improvements on private property, as the CDD is not obligated to fund or reimburse any costs for this work.
- The 2026 Project Report constitutes the remainder of the public roadway proportions as well as adjacent components, such as landscaping and landscape buffers, easements, hardscaping sidewalks, irrigation, street lighting, differential costs of undergrounding electrical utilities and other incidentals.
- The irrigation distribution system is included in the Report, as it is anticipated to be public and funded by the District; however, the District can choose not to fund it and it may be funded by the Developer as a private system and owned and maintained by the HOA.

Mr. Koratich stated an Agreement is in order, as the HOA will maintain CDD assets.

- The Contingency amount was reduced from 20% to 10% due to the availability of competitive bid construction contracts.
- Table 3 was prepared with input from the Developer's Representatives.

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, the Supplement #2 to the Master Engineer's Report, in substantial form, was approved.

SIXTH ORDER OF BUSINESS **Presentation of Second Supplemental Special Assessment Methodology Report (under separate cover)**

Mr. Adams distributed and reviewed the Second Supplemental Special Assessment Methodology Report dated March 19, 2026. He discussed the Development Program, CIP, Financing Program, the Types of Bonds Proposed, Assessment Methodology, benefit allocation, assigning debt, lienability tests, special and peculiar benefits to the units, and True-up Mechanism. He noted the following:

- The Report takes into consideration the 2026 CIP described in the Supplement #2 to the Master Engineer's Report. It envisions 1,035 residential units of various product/unit sizes.
- The Report gives an overview of the 2022 and the 2026 Projects, as there were master improvements in the 2022 Project and those benefits are realized in the 2026 Project Units and the master costs are apportioned accordingly.
- The total estimated cost of the 2026 Project is $26,085,400.
- The total par amount for the Series 2026 bonds is $17,920,000 to finance CIP costs of approximately $16,738,350.
- There are no amenities in the 2026 Project or governmental property.

Mr. Adams requested approval in substantial form as the blanks in Section 5.3 need to be filled in and the description of the property needs to be attached.

Mr. Adams reviewed Tables 1 through 6, reflecting the Development Plan, CIP Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, 2022 and 2026 Project Costs Allocation and the Overall Bond Assessment Apportionment.

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Supplementing its Resolution 2021-28 by Authorizing the Issuance of its Special Assessment Revenue Bonds, Series 2026 (2026 Project), in an Aggregate Principal Amount of Not Exceeding $20,000,000, for the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Series 2026 Bonds to FMSbonds, Inc. by Executing and

Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and authorizing the execution of the Third Supplemental Trust Indenture; Appointing U.S. Bank Trust Company, National Association as the trustee, bond registrar and paying agent for such series 2026 Bonds; Making Certain Findings; Approving Forms of Said Series 2026 Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Series 2026 Bonds; Providing Certain Other Details With Respect to Said Series 2026 Bonds; and Providing an Effective Date

Mr. Bramwell presented Resolution 2026-01, known as the Delegation Resolution. This Resolution supplements Resolution 2021-28, which authorized issuance of Special Assessment Revenue Bonds in an aggregated amount not-to-exceed $70,660,000. Resolution 2021-28 was subsequently validated on November 30, 2021 and the District authorized and issued two Series of Bonds under the Master Trust Indenture, including the Series 2022 Phase 1 Project Bonds with an aggregate principal amount of $9,600,000 issued pursuant to the First Supplemental Trust Indenture and the Series 2022 Master Infrastructure Project Bonds with an aggregate principal amount of $13,500,000 issued pursuant to the Second Supplemental Trust Indenture. Resolution 2026-01 accomplishes the following:

- Supplements the bond resolution to authorize a third series of bonds in an aggregate principal amount not-to-exceed $20 million.
- Approves principal bond documents relating to the Series 2026 Bonds, including forms of the Third Supplemental Trust Indenture, the Bond Purchase Contract, Preliminary Limited Offering Memorandum, and the Continuing Disclosure Agreement.

- Authorizes the execution of any Completion Agreement, Acquisition Agreement, Collateral Assignment and True-Up Agreement deemed necessary.
- Authorizes the Board to engage FMSbonds, Inc. as its Underwriter and authorizes the Underwriter to market the bonds using the approved forms.
- Sets forth the following parameters by which the Chair can enter into the Bond Purchase Contract:

Maximum Principal Amount:	Not to Exceed $20,000,000
Maximum Coupon Rate:	Maximum Statutory Rate
Underwriting Discount:	Maximum 2.0%
Not to Exceed Maturity Date:	Maximum Allowed by Law
Redemption Provisions:	The Series 2026 Bonds shall be subject to optional redemption and determined by the Underwriter of the District during pricing and will be set forth in the Bond Purchase Contract to be delivered by FMSbonds, Inc.

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, Resolution 2026-01, in substantial form, Supplementing its Resolution 2021-28 by Authorizing the Issuance of its Special Assessment Revenue Bonds, Series 2026 (2026 Project), in an Aggregate Principal Amount of Not Exceeding $20,000,000, for the Principal Purpose of Acquiring and Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Series 2026 Bonds to FMSbonds, Inc. by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and authorizing the execution of the Third Supplemental Trust Indenture; Appointing U.S. Bank Trust Company, National Association as the trustee, bond registrar and paying agent for such series 2026 Bonds; Making Certain Findings; Approving Forms of Said Series 2026 Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the Development District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Series 2026 Bonds; Providing Certain Other Details With Respect to Said Series 2026 Bonds; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowners' Meeting and Election; and Providing for Severability and an Effective Date [Seats 1, 2 & 4]**

Mr. Adams presented Resolution 2026-02. Seats 1, 2 and 4, currently held by Mr. Koratich, Mr. Cardenas and Mr. Doehr, respectively, are up for Election at the Landowners' Election.

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, Resolution 2026-02, Designating November 19, 2026 at 1:00 p.m., at the Country Inn and Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954, as the Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowners' Meeting and Election; and Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 – September 30, 2025 [Posted]

Mr. Adams stated that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, the Fiscal Year 2025 Goals and Objectives Annual Reporting, was ratified.

B. October 1, 2025 – September 30, 2026

Mr. Adams presented the Goals and Objectives Fiscal Year 2026 Performance Measures and Standards, which are the same as for Fiscal Year 2025.

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

TENTH ORDER OF BUSINESS **Consideration of FMSbonds, Inc., Rule G-17 Disclosure**

Mr. Adams presented the FMSbonds Rule G-17 Disclosure Letter.

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, the FMSbonds, Inc., Rule G-17 Disclosure Letter and authorizing the Vice Chair to execute, was approved.

ELEVENTH ORDER OF BUSINESS **Ratification of Charlotte County Addendum to Second Amended and Restated Off-Site Utilities Agreement**

Mr. Urbanic presented the Charlotte County Addendum to Second Amended and Restated Off-Site Utilities Agreement, which memorializes the credits available to the CDD in relation to pre-paid utility fees. The Addendum was prepared with input from Developer's Counsel.

Mr. Adams stated the CDD should expect to receive about $10 million from the County. The funds will be transferred from the Developer and applied to the CDD Construction Fund Account and used to pay down qualifying assets.

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, the Charlotte County Addendum to the Second Amended and Restated Off-Site Utilities Agreement, was ratified.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2026**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2026. He and Mr. Koratich will review the CDD and HOA irrigation and streetlighting leases to ensure the asset is assigned to the correct entity.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of August 21, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Koratich and seconded by Mr. Zeidan, with all in favor, the August 21, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

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

There was no report.

B. District Engineer: Barraco & Associates, Inc.

Mr. Savage stated he will work on documents to close out the Capital Projects Series 2022 Note and Bonds and most likely conduct the annual inspection to fulfill that portion of the Goals & Objectives in between meetings.

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

Mr. Adams stated that work to price and close on the bonds and fund the 2026 Project is underway. The Final Assessment Methodology Report and ancillary documents that ties in the actual amounts and assessment levels, will be presented at the next meeting.

- **NEXT MEETING DATE: April 16, 2026 at 1:00 PM**
  - **QUORUM CHECK**

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 Mr. Koratich and seconded by Mr. Zeidan, with all in favor, the meeting adjourned at 1:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/~~Assistant Secretary~~

____
Chair/~~Vice Chair~~