

Minutes of Meeting  
Tolomato  
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, January 24, 2023 at 3:00 p.m. in the Nocatee Amenity Center, 245 Nocatee Center Way, Ponte Vedra, Florida.

Present and constituting a quorum were:

Richard T. Ray	Chairman
William Fitzgerald	Vice Chairman
Jon Morris	Supervisor
Dr. Ron Howland	Supervisor

Also present were:

Jim Perry	District Manager
Katie Buchanan	District Counsel
Pat McGee	Kutak Rock
Scott Wild	District Engineer
Steve Hanson	Tolomato
Tina Burleigh	Tolomato
Burke Bell	Tolomato
Jeremy Christian	Tolomato
Kelsie Westbrook	Tolomato
David Ray	GMS
Maurice Rudolph	Parc Group

The following is a summary of the actions taken at the January 24, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 3:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

A copy of the affidavit of publication of the notice of meeting and public hearing were included in the agenda packages.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the December 20, 2022 meeting**

On MOTION by Mr. Ray seconded by Mr. Morris with all in favor the minutes of the December 20, 2022 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Public Hearing Regarding Amending the Rate Structure for Use of Recreation Facilities, Adopting by Rule the Rates and Fees for Use of the Recreation Facilities, Resolution 2023-04**

On MOTION by Mr. Morris seconded by Mr. Howland with all in favor the public hearing was opened.

There being no comments or questions, the board took the following action.

On MOTION by Mr. Morris seconded by Mr. Howland with all in favor the public hearing was closed.

On MOTION by Mr. Morris seconded by Mr. Howland with all in favor Resolution 2023-04 was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Conservation Trail Extension FPL Street Light Agreement**

Mr. Rudolph stated this is an agreement with FPL for the streetlights on Conservation Trail Extension that runs alongside Seabrook Village Community. We do an agreement with FPL for the monthly charge for the lights, maintenance and electricity.

On MOTION by Mr. Ray seconded by Mr. Morris with all in favor the street light agreement with FPL for Conservation Trail Extension was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Palm Crest Bulk Irrigation Agreement**

On MOTION by Mr. Ray seconded by Mr. Morris with all in favor the agreement between Tolomato Community Development District and the Palm Crest at Nocatee Homeowners Association, Inc. for the use of bulk reclaimed water was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Ranch Road Water Main Extension Proposals**

Mr. Wild stated we received three proposals for the Ranch Road water main extension project that loops the water system down to the southwest portion of Nocatee to provide sufficient fire flow and potable pressure. This construction cost is reimbursed by JEA 100% so the district will just be cash flowing it. We provided the same ranking and proposals to JEA; they approved our rankings and provided us with a bid acceptance letter yesterday.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the contract for the Ranch Road water main extension was awarded to John Woody in the amount of their low bid of \$2,929,276.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

**1. Requisition Summary**

On MOTION by Mr. Ray seconded by Mr. Morris with all in favor the requisition summary, copy of which is attached, was approved.

**C. Manager**

There being none, the next item followed.

**D. Community Manager Report**

Mr. David Ray stated I want to introduce Jeremy Christian who joined us last month as water park manager who came from Adventure Landing and brings all the knowledge and expertise of dealing with the large water parks.

Mr. Bell stated we had a maintenance truck that was eight years old that had transmission, transfer case and front-end maintenance problems, repairs came close to \$10,000, the truck is worth about the same. I went to the dealer where we got our last few trucks under state pricing, and they found a full-size Dodge Ram for \$35,000 that was \$5,000 less than at another dealership.

Mr. David Ray stated this is unbudgeted, but we need this truck and ask the board to approve this purchase. It will come out of O&M, maintenance department equipment line item.

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor staff was authorized to purchase the full-size Dodge Ram in an amount not to exceed \$36,000.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of November 30, 2022 and Statement of Revenues and Expenditures for the Period Ended November 30, 2022**

A copy of the balance sheet and statement of revenues and expenditures were included in your agenda package.

**B. Construction Schedule – November 30, 2022**

A copy of the construction schedule was included in your agenda package.

**C. Assessment Receipt Schedule**

A copy of the assessment receipt schedule was included in your agenda package.

**D. Check Register**

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the check register approved.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience  
Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Regular Meeting – February  
28, 2023 at 3:00 p.m. at the Nocatee Amenity  
Center**

Mr. Perry stated the next meeting will be held February 28, 2023 at 3:00 p.m. in the same location.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the meeting adjourned at 3:28 p.m.

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Secretary/Assistant Secretary



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Chairman/Vice Chairman

