

*Tolomato*  
*Community Development District*  
*Agenda-Special Meeting*

Tuesday  
January 25, 2022  
3:00 pm

Nocatee Amenity Center  
245 Nocatee Center Way  
Ponte Vedra, Florida 32081  
**Call In # 1-800-264-8432 Code 746177**

- I. Roll Call
- II. Affidavit of Publication
- III. Audience Comments
- IV. Approval of Minutes of the November 30, 2021 Meeting
- V. Public Hearing to Adopt Assessments- Series 2022-1 and Series 2022-2
  - A. Series 2022-1
    - 1. Presentation of 2022 Supplemental Engineer's Report for Master Infrastructure Improvements (Intracoastal Parcel)
    - 2. Presentation of Master Special Assessment Methodology Report Intracoastal Parcel Series 2022-1
    - 3. Consideration of Resolution of Equalizing Board and Imposing Assessments, 2022-15, Levying Master Debt Assessments (Series 2022-1 Intracoastal Parcel)
  - B. Series 2022-2
    - 1. Presentation of 2022 Supplemental Engineer's Report for Master Infrastructure Improvements (St. Johns Parcel)
    - 2. Presentation of Master Special Assessment Methodology Report St. Johns Parcel Series 2022-2
    - 3. Consideration of Resolution of Equalizing Board and Imposing Assessments, 2022-16, Levying Master Debt Assessments (Series 2022-2 St. Johns Parcel)

- VI. Approval of Deed to Greenway Parcels Area 14 thru 20-Southern Villages.
- VII. Consideration of Towing Rules
  - A. Presentation of Memo on Towing Rules
  - B. Consideration of Resolution 2022-17, Setting a Public Hearing on Towing Rules
- VIII. Consideration of Supplemental Assessment Resolutions for Series 2022 Bonds
  - A. Consideration of Supplemental Assessment Resolution for Series 2022-1 Bonds
  - B. Consideration of Supplemental Assessment Resolution for Series 2022-2 Bonds
  - C. Consideration of Supplemental Assessment Resolution for Series 2022A Bonds
  - D. Consideration of Supplemental Assessment Resolution for Series 2022B Bonds
  - E. Consideration of Supplemental Assessment Resolution for Series 2022D Bonds
- IX. Consideration of Ancillary Documents for Serie 2022B, 2022C, 2022-1 and 2022-2 Bonds
  - A. Series 2022-1 Bonds Developer Agreements with HyDry Company, LLC
    - 1. Acquisition Agreement
    - 2. Completion Agreement
    - 3. Collateral Assignment (triparty agreement with HyDry Company, LLC and SONOC Company, LLC)
    - 4. True-Up Agreement
    - 5. Declaration of Consent to Jurisdiction
  - B. Series 2022-2 Bonds Developer Agreements with APW TH 65, LLC
    - 1. Acquisition Agreement
    - 2. Collateral Assignment (triparty agreement with APW TH 65, LLC and SONOC Company, LLC)
    - 3. True-Up Agreement
    - 4. Declaration of Consent to Jurisdiction
  - C. Series 2022B Bonds Developer Agreements with SONOC Company, LLC
    - 1. True-Up Agreement
    - 2. Collateral Assignment Agreement

3. Declaration of Consent to Jurisdiction

D. Series 2022C Bonds Developer Agreements with SONOC Company, LLC

1. True-Up Agreement
2. Collateral Assignment Agreement
3. Declaration of Consent to Jurisdiction

X. Staff Reports

A. Attorney

B. Engineer

1. Construction Update

2. Consideration of Work Authorizations

3. Requisition Summary

C. Manager

D. Community Manager Report

XI Financial Reports

A. Balance Sheet as of December 31, 2021 and Statement of Revenues & Expenditures for the Period Ended December 31, 2021

B. Construction Schedule – December 31, 2021

C. Assessment Receipt Schedule

D. Check Register

XII. Other Business

XIII. Supervisor's Requests and Audience Comments

XIV. Next Scheduled Regular Meeting– February 22,2022 @ 3:00 p.m. at the Nocatee Amenity Center

XV. Adjournment