

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday October 22, 2019 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 |
| Dr. Ron Howland | Supervisor |

Also present were:

| | |
|-----------------|-------------------|
| Jim Perry | District Manager |
| Katie Buchanan | District Counsel |
| Scott Wild | District Engineer |
| Steve Hanson | Tolomoto |
| Lee Hovis | Tolomoto |
| David Ray | GMS, LLC |
| David Eldredge | Tolomoto |
| Maurice Rudolph | Parc Group |

The following is a summary of actions taken at the October 22, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

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 public hearing was included in the agenda package.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 24, 2019 meeting

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the minutes of the September 24, 2019 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Resolution Amending the Rate Structure for Use of Recreation Facilities; Adopting by Rule the Rates and Fees for Use of the Recreation Facilities; Resolution 2020-01

Mr. Perry stated we have gone over the changes in the rates and fees in prior meetings and those are reflected in Exhibit A to the resolution.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the public hearing was opened.

There being no comment or questions from the public, the board took the following action.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the public hearing was closed.

On MOTION by Dr. Howland seconded by Mr. Ray with all in favor Resolution 2020-01 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement Between Tolomato CDD and Sonoc Regarding Impact Fee Credits – Crosswater Roads

Ms. Buchanan stated this agreement is similar to ones you have approved in the past, the whereas clauses goes through the history of this transaction and at the bottom of the page you will see, the district wishes for the developer to proceed with the design, permitting, engineering and construction of Crosswater Parkway to Pine Island Road and extension of Conservation Trail to Snowden Village. Because the district doesn't have an identified funding source this agreement will allow for the developer to fund the design, permitting, engineering and construction of the project and ultimately the developer shall be deemed to have purchased from the district impact

fee credits in the amount equal to the amount funded by the developer towards the project. Ultimately the developer will dedicate the underlying property to the district.

On MOTION by Dr. Howland seconded by Mr. Ray with all in favor the agreement between the district and Sonoc regarding impact fee credits for Crosswater roads was approved.

Mr. Ray asked is the agreement structured in such a way that Sonoc will design, permit, engineer and then should Sonoc go forward with the construction or is this a Sonoc obligation?

Ms. Buchanan stated this contemplates the developer shall design, permit and construct the project.

Mr. Ray stated I think we should have the developer design, permit and engineer and then before construction starts we then take it to the next step and recognize we are prepared to move forward and let the developer go through with construction. Could we approve this in substantial for subject to those changes?

On MOTION by Dr. Howland seconded by Mr. Fitzgerald with all in favor the previously approved motion was amended to approve the agreement as modified to be design, permitting and engineering.

Mr. Ray stated for clarification it is three segments of road; the extension of Crossway Parkway to the Pine Island Road intersection, then from Pine Island Road over to U.S. 1 and the third would be the extension of Conservation Trail to Snowden Village.

Ms. Buchanan stated we will get an updated map from the engineer that identifies all three areas. The way it is described in the whereas clauses is not consistent with what we are discussing now. I think we need to open this up for the third time and identify the three segments, Crosswater Parkway to Pine Island Road, the intersection of Pine Island Road and Crosswater Parkway to U.S. 1, and the extension of Conservation Trail to Snowden Village.

On MOTION by Mr. Ray seconded by Mr. Dr. Howland with all in favor the agreement was amended to reflect the updated description along with an updated map that makes the last segment clear and approved in substantial form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Construction Updates

Mr. Wild gave an overview of the construction update.

2. Consideration of Work Authorization CWI-09 with Connelly & Wicker

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor work authorizations CWI-09 in the amount of \$31,785 was approved.

Proposal from Basham & Lucas for water park enhancements.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the proposal from Basham & Lucas for amenity options and enhancements in an amount not to exceed \$4,000 was approved.

3. Requisition Summary

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the requisitions 1-3 from the 2019 construction account and requisitions 708 and 709 from the impact fee account were approved.

Mr. Ray stated the money in the impact fee account that is funding all the transportation improvements is coming from the developer.

Mr. David Ray stated yes.

Mr. Ray stated it is being used for the transportation improvements for which we have funding agreements such as Crosswater Extension, but it is also being used for these types of transportation improvements.

Mr. David Ray stated yes.

C. Manager

There being none, the next item followed.

D. Community Manager Report

Consideration of Splash Park Slide Tower – Rhino Shield Coating Proposal

On MOTION by Mr. Ray seconded by Dr. Howland with all in favor the proposal from Rhino Shield Coating in the amount of \$57,000 with a 25 year warranty was approved with the caveat that staff will research the difference in cost between the 10 and 25 year warranty and the chair was delegated the authority to make the final decision.

Mr. David Ray outlined an issue at the Cypress Pool and presented a proposal for the pool deck structure rehab.

On MOTION by Mr. Ray seconded by Dr. Howland with all in favor the Cypress Pool deck structure rehab in an amount not to exceed \$56,000 was approved.

Mr. David Ray stated we have been contacted by a resident who has state of the art skateboard equipment that he made and said he just wanted the equipment used, you are welcome to have it. We are contemplating that it would meet a need for teen activities.

Ms. Buchanan stated the one thing we rely on when we install pool equipment is that they have some sort of appropriate certifications, background and we regulate our use based on manufacturer recommendations. There is a sense of compliance with safety guidelines that comes with equipment you buy from a normal source versus this situation. How do we bolster our protection?

Mr. David Ray stated I don't have the answer, but should we get past this we will talk to the insurance company about requirements they would have.

Mr. Ray stated this would not be a permanent installation, but something that could be brought in when there is a teen event.

Mr. David Ray asked is this something you want us to pursue?

Ms. Buchanan stated between now and the next meeting we can figure out how we move forward if that is your desire.

Mr. Ray stated I think it is worth investigating. There is a gap in providing teen activities and it is worth investigating.

It was the consensus of the board for staff to investigate the use of this equipment further.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of September 30, 2019 and Statement of Revenues and Expenditures for the Period Ended September 30, 2019

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

B. Construction Schedule – September 30, 2019

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 Dr. Howland with all in favor the check register approved. |
|---|

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Aguilier provided information for anyone who wants to participate in the 2020 census.

A resident stated I found the documents on the website but could not do a search for the number of residents.

ELEVENTH ORDER OF BUSINESS

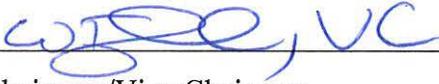
Next Schedule Regular Meeting – November 19, 2019 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Perry stated our next regularly scheduled meeting is going to be November 19, 2019 at 3:00 p.m. in this location.

Mr. Ray stated I will be out of town and you will have to ensure a quorum.

On MOTION by Mr. Ray seconded by Dr. Howland with all in favor the meeting adjourned at 3:40 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman