

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 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
Cherya Cavanaugh	Supervisor
Dr. Ron Howland	Supervisor

Also present were:

Jim Perry	District Manager
Jim Oliver	GMS
Katie Buchanan	District Counsel
Scott Wild	District Engineer by telephone
Kelsee Russler	Tolomato
Courtney Christian	Tolomato
Burke Bell	Tolomato
Jeremy Christian	Tolomato
Sean Biggs	Tolomato
David Ray	GMS
Maurice Rudolph	Parc Group
Rick Foster	Parc Group

The following is a summary of the discussions and actions taken at the October 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 was 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 September 26, 2023 meeting

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the minutes of the September 26, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Deed of Dedication of Parcels 28, 28, 30, 31, 32, 33, 34, 36, 37, 38

Mr. Rudolph outlined the location of the parcels to be dedicated to the district for conservation areas.

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the deed of dedication of the above referenced parcels was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Coral Ridge Bulk Irrigation Agreement

On MOTION by Ms. Cavanaugh seconded by Mr. Fitzgerald with all in favor the Coral Ridge bulk irrigation agreement was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Crosswinds Bulk Irrigation Agreement

On MOTION by Mr. Howland seconded by Ms. Cavanaugh with all in favor the Crosswinds bulk irrigation agreement was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Seabrook Village Bulk Irrigation Agreement

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the Seabrook Village bulk irrigation agreement was approved.

NINTH ORDER OF BUSINESS

Consideration of Final Revised Year End Budget FY 23

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the fiscal year 2023 budget amendment was approved.

TENTH ORDER OF BUSINESS

Consideration of Adjunct Supplemental Assessment Report #1 for the Series 2019C Bonds

Mr. David Ray stated the purpose is to formally assign debt to parcels as they are sold. Each month my plan is to bring another bond issue up to date with the adjunct supplemental report.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the adjunct supplemental assessment report no. 1 for the Series 2019C bonds was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Consideration of Change Order 004 for Seabrook Park

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor change order 004 for Seabrook Park was approved.

2. Consideration of Change Order 005 for Seabrook Park

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor change order 005 for Seabrook Park was approved.

3. Consideration of Change Order 006 for Seabrook Park

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor change order 006 for Seabrook Park was approved.

4. Consideration of Change Order 007 for Seabrook Park

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor change order no. 7 for Seabrook Park were approved.

5. Requisition Summary

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

C. Manager

Mr. Perry stated David has been with GMS for a number of years and is looking to retire in the February timeframe. We want to thank David for all the work he has done over the years.

Mr. David Ray stated I am not abandoning anything, there is a lot of institutional knowledge.

D. Community Manager Report

1. Consideration of AMAG to Openpath Access Control Conversion

Mr. Biggs outlined the upgrades to the community-wide access control system.

On MOTION by Mr. Howland seconded by Ms. Cavanaugh with all in favor the conversion of the access control system in the amount of \$80,000 was approved.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of September 30, 2023 and Statement of Revenues and Expenditures for the Period Ended September 30, 2023

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

B. Construction Schedule September 30, 2023

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

THIRTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being none, the next item followed.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Regular Meeting – November 28, 2023 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Perry stated the next meeting is scheduled for November 28, 2023 at 3:00 p.m. in the same location.

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor the meeting adjourned at 4:10 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman