

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 27, 2020 at 3:00 p.m. via Zoom.

Present and constituting a quorum were:

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| Richard T. Ray | Chairman |
| William Fitzgerald | Vice Chairman |
| Cherya Cavanaugh | Supervisor |
| Dr. Ron Howland | Supervisor |

Also present were:

| | |
|-----------------|-------------------|
| Jim Perry | District Manager |
| Katie Buchanan | District Counsel |
| Scott Wild | District Engineer |
| Steve Hanson | Tolomato |
| Lee Hovis | Tolomato |
| Tina Burleigh | Tolomato |
| David Eldredge | Tolomato |
| David Ray | GMS |
| Justin Williams | Connelly & Wicker |
| Maurice Rudolph | Parc Group |
| Joe Muhl | Parc Group |
| Daniel Laughlin | GMS |

The following is a summary of the actions taken at the October 27, 2020 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 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 21, 2020 meeting

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the minutes of the September 21, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Continuation of Boundary Amendment Hearing

Ms. Buchanan stated we are continuing the hearing because at the conclusion of the hearing we would request that the board adopt a final report, the report requires a transcript of the proceedings and that was not prepared; we don't have it back yet. Just a motion to open and continue.

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

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor the boundary amendment hearing was continued to November 17, 2020 at 3:00 p.m. at the Nocatee Amenity Center and if the executive order is continued then the meeting will be via Zoom.

SIXTH ORDER OF BUSINESS

Ratification of Memorandum of Understanding with St. Johns County Property Appraiser

Mr. Perry stated St. Johns County has developed this memorandum of understanding regarding confidential information for all the districts that receive information from the property appraiser and it has been signed by the chairman.

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor the memorandum of understanding with St. Johns County property appraiser was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Installation Advisory Services Contract of the Aquatic Waterslide Equipment - Whitewater

Mr. Rudolph stated Whitewater is the company we have procured to do the slide expansion at the spray park and this is a contract with them for the installation and advisory services to oversee that work. The original proposal was \$260,000 and this is for \$270,000, just a little bit more, but we had some savings on other items so it is still within the overall budget.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the installation advisory services contact with Whitewater for the aquatic waterslide equipment in the amount of \$270,000 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated there are two deed of dedications, similar in form to the prior deed of dedications that you have prepared. The first is for the Settlers Landing Park site. The district agrees to accept the conveyance at no cost to the district on an “as is” basis and agrees to certain conditions requiring the continuing maintenance of the property by the district as well as certain approval rights retained by the developer to improvements on the property.

Mr. Ray stated the very southern part of Nocatee, south of Crosswater Village is the next phase of development and is under development right now and the residential lots will probably start coming online next summer. Settlers Landing is another one of those parks that will not be activated with a swimming pool but this is a very large fishing pond and dock. This is the deed of dedication because the district does not own the land, the developer has agreed to donate this land to the district; the construction of the facility at no cost to the district. This is the district accepting the land from the developer at no cost.

Ms. Buchanan stated it is roughly 1.67 acres. We accept this park with the understanding that it is going to be used as a public park, we accept the maintenance obligation associated with the property, the developer retains architectural control as well as an access and maintenance over the parcel.

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor the deed of dedication for Settlers Landing Park was accepted.

Ms. Buchanan stated this is a deed of dedication relating to the Snowden Village school site. The developer is conveying to the district the property that is anticipated to serve as the Snowden Village school site. There is a reverter in this deed so the property is intended to be developed and used only as a public school or related purposes, it is not intended to be used for commercial purposes and if the public school isn't constructed and open within five years of the date of the deed, the property reverts back to the developer. We anticipate that the district will in the very near future turn this property over to the St. Johns County School Board and then the district would no longer own it.

On MOTION by Ms. Cavanaugh seconded by Mr. Ray with all in favor the deed of dedication for the Snowden Village school site was accepted.

B. Engineer

1. Construction Updates

2. Consideration of Change Orders

There being none, the next item followed.

3. Consideration of Work Authorizations

Mr. Wild stated work authorization 128 is for general engineering services for fiscal year 2021 with an estimated fee of \$10,000.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor work authorization 128 for fiscal year 2021 engineering services with England Thims & Miller for an estimated fee of \$10,000 was approved.

Mr. Williams outlined the work authorizations from Connelly & Wicker.

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor work authorization CW1-14 for Nocatee spray additional geotechnical exploration for a lump sum of \$2,760 was approved.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor CW1-13 for Nocatee Spray Water Park expansion in the amount of \$17,072 was approved.

4. Requisition Summary

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the requisitions 116 – 126 from the 2019 B-1 and B-2 construction account in the total amount of \$439,373.02 and requisitions 745-747 from the impact fee account in the total amount of \$36,645.62 were approved.

C. Manager

1. Approval of Updated Certificate of Incumbency

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor the updated certificate of incumbency was approved.

D. Community Manager Report

1. Consideration of FPL LED Lighting Agreement – Upgrading of CDD Streetlights to LED

Mr. David Ray stated this agreement was brought to the board several months ago and was tabled because the board questioned if changing to LED lights would change the color and make it different from the existing lights in the town center area and this will make all the lights the same. FP&L already has this agreement in place with Daniel Park, Addison Park and Sienna and this makes the remaining lights match. There are no upfront costs and the monthly costs should go down.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the agreement with FPL to upgrade CDD streetlights to LED lights was approved.

Mr. Hovis stated we are in the off season and it is time to get everything to look pretty and renovate, clean and shine. The waterslides are something that we continue to make sure they look like new every year. The original slides at the splash park are going on their 11th season and they need more attention than the slides at the spray park. The spray park slides have been active for two years and it is time to get them buffed, cleaned and shined up, especially with the new expansion we want to make sure the rest of the park is up to that level. We received two quotes for this work, one from Slide Guys Restoration for \$27,980 and one from Safe Slide Restoration for \$31,900. Both bids are below the budget and staff recommends we go forward with Slide Guys Restoration and proceed with the project at the earliest date possible.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the proposal from Slide Guys Restoration in the amount of \$27,980 was approved.

Mr. Hovis updated the board on the Nocatee app he is working on with the Parc Group.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of September 30, 2020 and Statement of Revenues and Expenditures for the Period Ended September 30, 2020

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

B. Construction Schedule – September 30, 2020

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 Ms. Cavanaugh with all in favor the check register approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments


Ms. Cavanaugh stated I want to give great kudos to David and Lee for putting on a remarkable Halloween Festival this weekend; it was amazing. We attended both nights and they did a great job handling the kids, it was well spaced out.

TWELFTH ORDER OF BUSINESS


Next Scheduled Regular Meeting – November 17, 2020 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Perry stated our next scheduled meeting is November 17, 2020 at 3:00 p.m. and is scheduled to be held at the amenity center, if the governor's order is extended, we will consider having it by Zoom.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the meeting adjourned at 3:52 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman