

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, July 22, 2025 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

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Scott Wild	District Engineer by telephone
David Ray	Tolomato
Maurice Rudolph	Parc Group
Rick Foster	Parc Group
Several Residents	

The following is a summary of the actions taken at the July 22, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated we published today's meeting in the Jacksonville Record as well as the St. Augustine Record and we also sent mailed notice to all the property owners within the district.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 24, 2025 meeting

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the minutes of the June 24, 2025 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2026 and Considering Imposition of Special Assessments

Mr. David Ray stated the budget has been presented to the board previously and there are only minor changes to what we are asking to be adopted. It includes an increase in assessments, a portion of which will be used for refurbishment projects.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the public hearing to adopt the budget and impose the assessments was opened.

Public comments from audience were taken.

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

A. Consideration of Resolution 2025-06 Relating to the annual Appropriations and Adopting the Budget for Fiscal year 2026

Ms. Buchanan reviewed the two resolutions, after which the board took the following action.

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor Resolution 2025-06 was approved.

B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll.

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor Resolution 2025-07 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Requisition Summary

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor the requisition summary was approved.

C. Manager

Mr. Oliver stated as a reminder the ethics training is due by December 31st.

D. General Manager Report

Mr. David Ray stated on the district website is the approved budget and in a couple days we will have another column representing the budget that was just adopted.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of June 30, 2025 and Statement of Revenues and Expenditures for the Period Ended June 30, 2025

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

B. Construction Schedule – June 30, 2025

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

C. Assessment Receipt Schedule

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

D. Check Register – June 2025

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

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

A resident asked are there any plans to build another water park?

Mr. Richard Ray responded no, the amenities that are here are the only ones, everything that was designed to be built has already been built.

TENTH ORDER OF BUSINESS

Next Scheduled Regular Meeting – August 26, 2025 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Oliver stated the next meeting will be held August 26, 2025 at 3:00 p.m. in the same location.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman