

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, November 19, 2024 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
David Ray	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Scott Wild	District Engineer by telephone
Burke Bell	Tolomato
C.W. Cook	Tolomato
Joe Muhl	Parc Group
Rick Foster	Parc Group

The following is a summary of the actions taken at the November 19, 2024 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

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 October 22,
2024 and November 1, 2024 Meetings**

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the minutes of the October 22, 2024 and November 1, 2024 meetings were approved as presented.

FIFTH ORDER OF BUSINESS Organizational Matters

A. Oath of Office for Newly Elected and Reelected Supervisors

Mr. Oliver stated as a result of the 2024 general election cycle, two members were elected, David Ray and Bill Fitzgerald and they both have been sworn into office.

B. Election of Officers, Resolution 2025-02

On MOTION by Mr. David Ray seconded by Mr. Richard Ray with all in favor Resolution 2025-02 was approved naming David Ray as an assistant secretary and all other officers remain the same.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Community Manager Report

Mr. Bell stated last year the board voted to replace the sprinkler system in this building and our concessions building at the splash park from a system that has antifreeze in it to a non-antifreeze system. As of today, we have had four separate leaks in the two buildings due to the age of the system. The board approved \$40,000 last year, we got our first base contract for \$36,000. Afterwards it was determined that our as-built drawings would not suffice with the county for permit. We paid another \$15,000 for very specific engineering drawings to get the

permit. We started cutting into the ceiling and getting access to different sprinkler heads, etc. they found several problems, one is there is a lot of piping in this building that should have been sealed, they discovered it was PVC that is not up to code and almost all the sprinkler pendants have to be changed to a certain type due to the weather in the winter. They are asking for a difference of \$57,000 to complete the project.

On MOTION by Mr. Richard Ray seconded by Mr. Fitzgerald with all in favor the increase of \$57,703.89 for the fire suppression system was approved to be taken out of O&M.

Mr. Cook stated we would like to propose raising the events sponsorship and we will bring this back to be voted on at a future public hearing.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of October 31, 2024 and Statement of Revenues and Expenditures for the Period Ended October 31, 2024

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

B. Construction Schedule – October 31, 2024

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

On MOTION by Mr. Richard 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**


There being none, the next item followed.

TENTH ORDER OF BUSINESS


**Next Scheduled Regular Meeting – December
17, 2024 at 3:00 p.m. at the Nocatee Amenity
Center**

Mr. Oliver stated the next meeting will be held December 17, 2024 at 3:00 p.m. in the same location.

On MOTION by Mr. Richard Ray seconded by Mr. Fitzgerald with
all in favor the meeting adjourned at 3:27 p.m.



Secretary/Assistant Secretary



Chairman/~~Vice~~ Chairman