

Minutes of Meeting
Tolomato
Community Development District

The August 26, 2025 meeting of the Board of Supervisors of the Tolomato Community Development District was continued to September 11, 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
Cherya Cavanaugh	Supervisor
Dr. Ron Howland	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Brian Dean	Tolomato
Joe Muhl	Parc Group

The following is a summary of the actions taken at the September 11, 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

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Matters Related to
Approved Cost Certification and Impact Fee
Credits**

Ms. Buchanan stated this is very similar to what you did earlier in the summer with the Marsh Harbor project. Essentially, in light of some of the work that the district did in connection with construction of roads it was entitled to impact fee credits. What we have done is identify a party that is interested in acquiring these credits from the CDD and we would authorize with this resolution the transfer of those impact fee credits from the District to the party for the value of

\$650,494.09. You will note that we are trying to come up with a standardized process. There is a parking issue at the Ponte Vedra Inn and they are doing some enhancements and we will approve this resolution and that would authorize the chair to execute the assignment and acknowledgment that is incorporated as Exhibit A. We can provide that to the county for their recordkeeping once the credits are technically acquired the district would then be anticipated to use those funds to satisfy some of those obligations under the funding agreements outstanding like the one related to Snowden. I just wanted to give you the full circle of what is happening, which is we have credits we are selling and using the proceeds of those credits to then repay the developer as promised previously.

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor Resolution 2025-09 was approved.

FOURTH ORDER OF BUSINESS

Next Scheduled Regular Meeting – September 23, 2025 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Oliver stated the next scheduled meeting is September 23, 2025 at 3:00 p.m.

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the meeting adjourned at 3:04 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman