

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, March 28, 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
Katie Buchanan	District Counsel
Kyle McGee	Kutak Rock
Scott Wild	District Engineer by telephone
Steve Hanson	Tolomato
Kelsee Russler	Tolomato
Courtney Christian	Tolomato
Burke Bell	Tolomato
Jeremy Christian	Tolomato
Sean Biggs	Tolomato
David Ray	GMS
Maurice Rudolph	Parc Group
Joe Muhl	Parc Group

The following is a summary of the actions taken at the March 28, 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 February 28, 2023 meeting

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor the minutes of the February 28, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2022 Audit Report

Mr. Perry stated it is a clean report and in the letter to management there was one finding. Last year not only did we have increases in revenues but increases in budgetary lines associated with those revenues and we did not amend the budget and there is a finding that basically said if the district deems it necessary, we can amend the budget. We will file this with the state once you approve it.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the fiscal year 2022 audit was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Deed of Dedication for Twenty Mile Road Buffer

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the deed of dedication for Nocatee/Pointe at Twenty Mile from HYDRY Company LLC to Tolomato CDD was accepted.

SEVENTH ORDER OF BUSINESS

Consideration of Deed of Dedication for Parcels in Woodland Park

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the deed of dedication for parcels in Woodland Park from APW TH 65, LLC to the Tolomato CDD was accepted.

EIGHTH ORDER OF BUSINESS

Consideration of Drainage Easement Agreement for West End Villas

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the grant of drainage easement agreement between Toll Southeast L.P. Company, Inc., the West End Villas at Nocatee Homeowners Association, Inc. and the Tolomato CDD was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Requisition Summary

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

C. Manager

There being none, the next item followed.

D. Community Manager Report

Mr. David Ray gave an overview of the community manger's report, copy of which was included in the agenda.

Mr. Rudolph stated we hired Carlton Construction to be our construction manager and we got bids back on Seabrook Park that was over budget and they are value engineering the project to get it back in budget. We want to tweak a few more items and get the contract started.

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor the contract for Seabrook Park amenity was awarded to Carlton Construction in an amount not to exceed \$5.9 million.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of January 31, 2022 and Statement of Revenues and Expenditures for the Period Ended January 31, 2022

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

B. Construction Schedule – January 31, 2022

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

C. Assessment Receipt Schedule as of March 10, 2023

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

D. Check Register – February 2023

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

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Regular Meeting – April 25, 2023 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Perry stated the next meeting is scheduled for April 25, 2023 at 3:00 p.m. in the same location.

On MOTION by Ms. Cavanaugh seconded by Mr. Ray with all in favor the meeting adjourned at 3:35 p.m.

March 28, 2023

Tolomato CDD


Secretary/Assistant Secretary


Chairman/Vice Chairman