Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, August 26, 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
Scott Wild	District Engineer by telephone
Brian Dean	Tolomato
David Ray	Tolomato
Maurice Rudolph	Parc Group
Joe Muhl	Parc Group
Rick Foster	Parc Group

The following is a summary of the actions taken at the August 26, 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**

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 July 22, 2025 meeting**

On MOTION by Mr. Cavanaugh seconded by Mr. Ray with all in favor the July 22, 2025 meeting minutes were approved and staff was directed to summarize consistent with minutes of prior meetings.

FIFTH ORDER OF BUSINESS **Consideration of Cost Certification for Crosswater Roads – Crosswater Parkway to Pine Island**

SIXTH ORDER OF BUSINESS **Consideration of Cost Certification for Crosswater Roads – Conservation Trail Phase 1 and 2**

SEVENTH ORDER OF BUSINESS **Consideration of Cost Certification for Snowden Village – Collector Road**

EIGHTH ORDER OF BUSINESS **Consideration of Cost Certification for Conservation Trail Phase 2 and 3**

NINTH ORDER OF BUSINESS **Consideration of Cost Certification for Ranch Road Main Loop**

TENTH ORDER OF BUSINESS **Consideration of Cost Certification for Western Interchange Access Road**

ELEVENTH ORDER OF BUSINESS **Consideration of Cost Certification for Snowden Village – Greenway Trail**

Mr. Rudolph stated items 5 – 11, you had entered into developer agreements where the developer agreed to build infrastructure on behalf of the CDD in exchange for traffic impact fee credits. These projects have been going on since 2019 that are wrapped up. All projects have been inspected, cleared by the county and the cost share certifications have been reviewed and certified by the district engineer, ETM and Connelly & Wicker.

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the cost certification for Crosswater Roads – Crosswater Parkway to Pine Island Crosswater Roads –Conservation Trail Phase 1 and 2, Snowden Village – Collector Road, Conservation Trail Phase 2 and 3, Ranch Road Main Loop and, Western Interchange to Access Road, and Snowden Village – Greenway Trail were approved.

TWELFTH ORDER OF BUSINESS **Consideration of CDD/HOA Maintenance Agreement for Reflections at Seabrook Park**

THIRTEENTH ORDER OF BUSINES **Consideration of CDD/HOA Maintenance Agreement for Seabrook Village Phase 2 Park**

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the maintenance agreements with the HOA for Reflections at Seabrook Park and Seabrook Village Phase 2 Park were approved.

FOURTEENTH 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. Howland with all in favor the requisition summary was approved.

C. Manager

1. Discussion of Meeting Dates for Fiscal Year 2026

On MOTION by Mr. Howland seconded by Ms. Cavanaugh with all in favor the fiscal year 2026 meeting schedule was approved.

D. General Manager

1. Discussion of Outsourcing Accounting Services

2. Discussion of Potential Revenue Sources

3. Five Year Cash Plan

Mr. David Ray gave an overview of the outsourcing the accounting services, potential revenue sources and the five-year cash plan.

4. Infrastructure Reserve Plan

Mr. Dean reviewed the infrastructure reserve plan for district assets.

5. Update to Tier 1 Projects

6. Tier 2 Projects for Consideration

Mr. Dean reviewed the tier 1 and tier 2 projects after which the board took the following action.

> On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the Tier 2 projects were approved as budgeted.

> On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the purchase of two cabanas and a pixel screen was approved.

FIFTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of July 31, 2025 and Statement of Revenues and Expenditures for the Period Ended July 31, 2025

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

B. Construction Schedule – July 31, 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 – July 31, 2025

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

SIXTEENTH ORDER OF BUSINESS Other Business

Mr. Ray stated we may have to continue this meeting two weeks to September 9th and the 11th in the event a quorum is not available.

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the meeting continued to September 9, and September 11, 2025 at 3:00 p.m. in the same location.

SEVENTEENTH ORDER OF BUSINESS **Supervisor's Requests and Audience Comments**

There being none, the next item followed.

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

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the meeting was continued to September 9th or 11th

Secretary/~~Assistant Secretary~~

Chairman/~~Vice Chairman~~