

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, April 23, 2024 at 3:05 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
Dr. Ron Howland	Assistant Secretary

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Scott Wild	District Engineer by telephone
Steve Hanson	Tolomato
Joy Malobay	Tolomato
Courtney Christian	Tolomato
Burke Bell	Tolomato
Jeremy Christian	Tolomato
David Ray	GMS
Joe Muhl	Parc Group
Rick Foster	Parc Group

The following is a summary of the discussions and actions taken at the April 23, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 3:05 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

Mr. Oliver stated we received a resignation letter from Jon Morris effective immediately so he will no longer be serving on the board.

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor Jon Morris' resignation was accepted.

Mr. Oliver stated this term ends in November this year and will be filled by general election. The board has the option to fill that seat for the remainder of this term.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor Sean Junker was appointed to fill the unexpired term of office.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 26, 2024 meeting

On MOTION by Mr. Howland seconded by Mr. Fitzgerald with all in favor the minutes of the March 26, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Resolution 2024-01 A Resolution of the Board of Supervisors of the Tolomato Community Development District Implementing Section 190.006(3)(A)(2)(c) Florida Statutes and Instructing the St. Johns County and Duval County Supervisors of Election to Conduct the District's General Election

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor Resolution 2024-01 was approved.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2023 Audit Report

Mr. Oliver stated there are no current year findings or recommendations, there was a prior year finding and that was at one point the actual expenditures exceeded the originally budgeted expenditures and was corrected through a budget amendment. This is a clean audit.

On MOTION by Mr. Howland seconded by Mr. Fitzgerald with all in favor the fiscal year 2023 audit was accepted.

SEVENTH ORDER OF BUSINESS

Discussion of HVAC Equipment

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the proposal from Newcomb & Boyd in the amount of \$9,600 for HVAC evaluation was approved as amended.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Consideration of Change Order 012 for Seabrook Park

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor change order 012 in the amount of \$10,185.07 for Seabrook Park was approved.

2. Requisition Summary

On MOTION by Mr. Fitzgerald seconded by Mr. Howland 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

1. Consideration of Fitness Services of Florida Annual Preventative Maintenance Agreement Renewal

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the renewal of the agreement with Fitness Services of Florida was approved.

2. Community Manager Report

Mr. David Ray gave an overview of the community manager’s report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Financial Reports

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

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

B. Construction Schedule – March 28, 2024

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

C. Assessment Receipt Schedule

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

D. Check Register

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Fitzgerald stated we have been talking about the need for another pool and spray park. We talked about taking the serenity pool and putting it next door. Can we ask David to find out what that would cost and explore possibilities of how to fund that.

Mr. David Ray stated we can list costs and bring it to the board for discussion.

Mr. Ray stated I don't know that the district has any more land.


Mr. David Ray stated the district does not have any more land.

TWELFTH ORDER OF BUSINESS

Next Scheduled Regular Meeting – May 28, 2024 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Oliver stated the next meeting is scheduled for May 28, 2024 at 3:00 p.m. in the same location. We will have to move the budget hearing to July 29th and that will give us two days to submit the roll.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the meeting adjourned at 3:49 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman