

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, February 24, 2026 at 3:07 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	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Scott Wild	District Engineer by telephone
Brian Dean	Community Manager Tolomato
Joe Muhl	Parc Group
Rick Foster	Parc Group

The following is a summary of the actions taken at the February 24, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting at 3:07 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 January 27, 2026 Meeting

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the minutes of the January 27, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Fiscal Year 2026 Auditing Services

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the audit evaluation criteria was approved and staff authorized to issue an RFP for audit services.

SIXTH ORDER OF BUSINESS

Resolution 2026-03 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 Count and Duval County Supervisor of Elections to Conduct the District’s General Election

Mr. Oliver stated three seats are to be filled by general election this year and those are seats 2 currently held by Richard Ray, seat 4 held by Cherya Cavanaugh and seat 5 held by Dr. Ron Howland. We will provide this to the supervisor of elections.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor Resolution 2026-03 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Requisition Summary

2. Consideration of Requisition No. 103

Mr. Wild stated there are a couple additions to the summary in the agenda package. There are three requisitions on it, requisition 51 from the 2022 C bond account in the amount of

\$48,679.55 payable to Vallencourt Construction. Requisition 5 from the 2024 bond account in the amount of \$664,300 payable to Sonoc. Requisition 103 from the 2022 C bond account payable to Tolomato CDD in the amount of \$20,000 to be approved.

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the requisition summary was approved.

C. Manager

There being none, the next item followed.

D. Community Manager – Report

Mr. Dean reviewed the monthly manager’s report, upcoming special events and status of Tier 1 and Tier 2 projects.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of January 31, 2026 and Statement of Revenues and Expenditures for the Period Ended January 31, 2026

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

B. Construction Schedule – January 31, 2026

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. Ray seconded by Mr. Howland with all in favor the check register was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

There being none, the next item followed.

ELEVETH ORDER OF BUSINESS

**Next Scheduled Regular Meeting – March 24,
2026 at 3:00 p.m. at the Nocatee Amenity
Center**

Mr. Oliver stated the next meeting is scheduled for March 24, 2026 at 3:00 p.m. in the same location.

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the meeting adjourned at 3:31 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman