

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, May 28, 2024 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	Assistant Secretary
Dr. Ron Howland	Assistant Secretary
Sean Junker	Assistant Secretary

Also present were:

Jim Perry	District Manager
Jim Oliver	GMS
Katie Buchanan	District Counsel by telephone
Scott Wild	District Engineer
Steve Hanson	Tolomato
Ashlynn Wombolt	Tolomato
Courtney Christian	Tolomato
Burke Bell	Tolomato
Jeremy Christian	Tolomato
David Ray	GMS
CW Cook	Tolomato
Rick Foster	Parc Group
Maurice Rudolph	Parc Group
Joe Muhl	Parc Group

The following is a summary of the discussions and actions taken at the May 28, 2024 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 April 23, 2024 meeting

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the minutes of the April 23, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Approving the Proposed FY 2025 Budget and Setting a Public Hearing Date for Adoption

Mr. Perry stated Resolution 2024-02 approves the proposed fiscal year 2025 budget and sets the public hearing date for adoption, authorizes staff to transmit the approved budget to the local authorities, and post it to the district's website. There is no increase in individual assessments, there is an increase in the overall assessments because of new MDP units that have come online. The date of the public hearing will be July 29, 2024, which we set last month.

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor Resolution 2024-02 was approved.

SIXTH ORDER OF BUSINESS

Revised Fiscal Year 2024 General Fund Budget

Mr. Perry stated during the budget process we look to adjust the budget for line items where we are projecting changes from what we budgeted. This reflects under revenues where we believe we are going to end up this year. We will bring another budget revision after we close out the books.

On MOTION by Mr. Fitzgerald seconded by Mr. Howland with all in favor the revised fiscal year 2024 general fund budget was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement for Acquisition of Improvements and Real Property

Ms. Buchanan stated this is acquisition of certain improvements from the developer using bond proceeds if the bond proceeds are actually received after a bond issuance. There is a 2024 supplemental engineer’s report that describes infrastructure improvements that the district may either construct or acquire in the future in connection with Seabrook Village.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the agreement for acquisition of improvements and real property in connection with Seabrook Village was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

1. Consideration of Change Order 013 for Seabrook Park

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor change order 013 for Seabrook Park was approved.

2. Consideration of Change Order 014 for Seabrook Park

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor change order 014 for Seabrook Park was approved.

3. 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

- 1. Report on the Number of Registered Voters, St. Johns (16,931)**
- 2. Report on the Number of Registered Voters, Duval (2,442)**

Copies of the letters from the supervisors of election in St. Johns and Duval Counties indicating the number of registered voters residing in the district were included in the agenda package.

D. Community Manager Report

Mr. Cook gave an overview of the community manger’s report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Financial Reports

- A. Balance Sheet as of April 30, 2024 and Statement of Revenues and Expenditures for the Period Ended April 30, 2024**

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

- B. Construction Schedule – April 30, 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 – April 2024**

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

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

There being none, the next item followed.

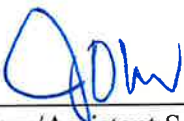
TWELFTH ORDER OF BUSINESS

Next Scheduled Regular Meeting – June 25, 2024 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Perry stated our next regularly scheduled meeting will be June 25, 2024 at 3:00 p.m.

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor the August meeting was moved to August 19, 2024 at 3:00 p.m. in the same location.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the meeting adjourned at 3:33 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman