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 25, 2026 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
Dr. Ron Howland	Assistant Secretary
David Ray	Assistant Secretary

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
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 discussions and actions taken at the August 25, 2026 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.

> On MOTION by Mr. Fitzgerald seconded by Mr. Richard Ray with all in favor the agenda was amended to add project management services agreement between Tolomato Community Development District and the Parc Group.

Project Management Services Agreement between Tolomato CDD and the Parc Group

Ms. Buchanan stated at the last meeting we covered the construction funding agreement, but we didn't have a big discussion to make sure that the funding of the construction administration was included as an eligible cost for that construction funding agreement. I think they are tied together so it is not a new concept, but we need to button this down. The proposed compensation, which comes through the funding agreement, is a total of $75,000 with three incremental payments. It does include reimbursable expenses that would be related to the project and if for some reason construction admin services are not provided throughout completion it provides for offsets or reduction in pay. It expires upon the completion of the project, which we think both should be about the same.

> On MOTION by Mr. Fitzgerald seconded by Mr. Howland with all in favor the project management services agreement between Tolomato CDD and the Parc Group was approved.

THIRD ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the July 28, 2026 Meeting**

> On MOTION by Mr. Richard Ray seconded by Mr. Fitzgerald with all in favor the minutes of the July 28, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

> On MOTION by Mr. Richard Ray seconded by Mr. Howland with all in favor the annual meeting notice was approved.

D. Community Manager

1. Community Manager Report

Mr. Dean reviewed the items on the community manger's report, copy of which was included in the agenda package and reported that residents now have the ability to report maintenance issues on the app, and reported some failures in concrete roof tiles that he is researching.

SEVENTH ORDER OF BUSINESS Financial Reports

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

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

B. Construction Schedule – July 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 – July 2026

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

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Next Scheduled Regular Meeting – September 22, 2026 at 3:00 p.m. at the Nocatee Amenity Center**

Mr. Oliver stated the next meeting is scheduled for September 22, 2026 at 3:00 p.m. in the same location.

On MOTION by Mr. Richard Ray seconded by Mr. Howland with all in favor the meeting adjourned at 3:48 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman