

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, June 24, 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
William Fitzgerald	Vice Chairman
Cherya Cavanaugh	Supervisor
Dr. Ron Howland	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Scott Wild	District Engineer
Brian Dean	Tolomato
David Ray	Tolomato
Joe Muhl	Parc Group
Rick Foster	Parc Group

The following is a summary of the actions taken at the June 24, 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

Mr. Richard Ray stated I want to introduce Brian Dean. We are glad you are here and welcome aboard, this is a big move, he left corporate America for this.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 20, 2025 Meeting

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor the minutes of the May 20, 2025 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Cost Certification for Seabrook Village Phase 3

Ms. Buchanan stated this is a cost certification and acquisition package that relates to the improvement. The engineer prepared the costs and ensures that all the improvements are accurately documented. This is prepared for the purpose of your audit and for the purpose of quantifying the amount paid out of bond proceeds, \$847,342.89. It relates to the playground and park facilities.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the cost certification for Seabrook Village Phase 3 and the requisition were approved.

SIXTH 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. Fitzgerald with all in favor the requisition summary was approved.

C. Manager

Mr. Oliver stated just a reminder to fill out the form 1 by July 1st.

D. Community Manager

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was approved.

Mr. David Ray stated we have one accountant and I would like to talk to GMS about contracting our accounting services to go to GMS so that we have more than one person familiar with our accounting.

It was the consensus of the board for David Ray to have discussions with GMS relative to accounting services.

Mr. David Ray stated we had lightning strikes that took out 22 pickleball lights, 3 card readers, and a pool pump. It went through our lightning suppression system and blew it out.

1. Analysis of Cash Balances, Budget, and Assessments

Mr. David Ray gave a presentation on the financials, upcoming needed repairs, impact of minimum wage increase, and presented a short term, medium term, and long-term plan.

2. Series 2022B Reserve Account Release

Mr. David Ray outlined the bond issues that are at an age that a portion of the debt service reserves could be released to either a construction account or go for deferred costs.

Mr. Oliver stated you approved your budget in May with a \$1 million increase so you are actually lowering that increase.

Ms. Buchanan asked are we going to notice on the \$1 million increase or are we going to notice the slightly reduced number you just reviewed?

Mr. David Ray stated the 10% is very close to the \$1 million.

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor the approved budget was revised to account for a 10% increase in assessments.

SEVENTH ORDER OF BUSINESS

Financial Reports

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

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

B. Construction Schedule – May 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 – May 31, 2025

On MOTION by Mr. Ray seconded by Mr. Fitzgerald 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

Mr. Fitzgerald stated there is a July 29th Town Hall on E-bikes.

Mr. David Ray stated we have a lot of calls about E-bikes and we can't enforce the laws but I can bring in people who do.

TENTH ORDER OF BUSINESS

Next Scheduled Regular Meeting – July 22, 2025 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Oliver stated the next meeting is scheduled for July 22, 2025 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 4:06 p.m.

June 24, 2025

Tolomato CDD

A handwritten signature in blue ink, appearing to read "John", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "R. May", written over a horizontal line.

Chairman/Vice Chairman