

Minutes of Meeting
Tolomato
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, July 26, 2022 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 Perry	District Manager
Katie Buchanan	District Counsel
Kyle McGee	Kutak Rock
Scott Wild	District Engineer
Steve Hanson	Tolomato
Lee Hovis	Tolomato
Tina Burleigh	Tolomato
Kelsie Westbrook	Tolomato
Burke Bell	Tolomato
David Ray	GMS
Maurice Rudolph	Parc Group
Joe Muhl	Parc Group

The following is a summary of the actions taken at the July 26, 2022 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 June 28, 2022 meeting

On MOTION by Mr. Fitzgerald seconded by Mr. Ray with all in favor the minutes of the June 28, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2023 and Considering Imposition of Special Assessments

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the public hearing was opened.

Mr. Perry stated the budget is similar to what you approved a few months back, there are minor adjustments, but the assessments stay at the same level as they did in previous years. There is an increase in maintenance assessments and that is additional units coming online and results in additional funds but that does not affect the individual assessments per property owner.

Ms. Cavanaugh joined the meeting at this time.

A. Consideration of Resolution 2022-31 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor Resolution 2022-31 was approved.

B. Consideration of Resolution 2022-32 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor Resolution 2022-32 was approved.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Staff Consideration of RFQ Responses for Construction Manager at Risk Services for Amenity Center (Seabrook Park)

Mr. Rudolph stated we had submittals from Carlton and Allstate and David, Lee and myself reviewed the RFQs separately and the scores you see are an average of our scores and we ranked Carlton no. 1.

Ms. Buchanan stated the previous work for the district is the inverse, it is a negative, I don't think it will change the net result.

On MOTION by Mr. Ray seconded by Ms. Cavanaugh with all in favor the proposed ranking as revised was approved with Carlton Construction as the number one ranked firm.

On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor the chairman was authorized to finalize the form of construction agreement consistent with the prior forms that have been approved.

SEVENTH ORDER OF BUSINESS

Consideration of Deed of Dedication for Crosswater Phase 4 Tract Y

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the deed of dedication for Crosswater Phase 4 Tract Y was accepted.

EIGHTH ORDER OF BUSINESS

Consideration of Palmetto Cove Bulk Irrigation Agreement with the CDD

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the Palmetto Cove bulk irrigation agreement with the CDD was approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. Attorney

There being none, the next item followed.

B. Engineer

- 1. Consideration of Work Authorizations/Change Orders**

- 2. Requisition Summary**

On MOTION by Mr. Ray seconded by Ms. Cavanaugh 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

- 1. Report**

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

- 2. Landscape Reserve Plan**

A copy of the plan was included in the agenda package.

- 3. Consideration of Whitewater Amenity Structure**

Mr. Hovis gave an overview of the amenity enhancement and asked that it be approved subject to bond funds being available.

On MOTION by Mr. Fitzgerald seconded by Mr. Howland with all in favor the Whitewater Amenity Enhancement was approved in an amount not to exceed \$200,000 if bond funds are available and subject to review and approval by the chairman.

A. Balance Sheet as of June 30, 2022 and Statement of Revenues and Expenditures for the Period Ended June 30, 2022

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

B. Construction Schedule – June 30, 2022

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. Fitzgerald seconded by Ms. Cavanaugh with all in favor the check register approved.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Regular Meeting – August 23, 2022 at 3:00 p.m. at the Nocatee Amenity Center

Mr. Perry stated the next meeting will be held August 23, 2022 at 3:00 p.m. at the same location.

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

July 26, 2022

Tolomato CDD



Secretary/Assistant Secretary



Chairman/Vice Chairman