

Minutes of Meeting  
Tolomato  
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, January 27, 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	Supervisor
David Ray	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Hunter Hurley	Kutak Rock
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 January 27, 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 publications of the notice of meeting and the notice of rulemaking and development as well as the public hearing for notice of rulemaking 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 December 16, 2025 Meeting**

On MOTION by Mr. Richard Ray seconded by Mr. Fitzgerald with all in favor the minutes of the December 16, 2025 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Public Hearing Regarding Amending the Rate Structure for Use of Recreation Facilities; Adopting by Rule the Rates and Fees for Use of the Recreation Facilities, Resolution 2026-02**

Mr. Dean gave an overview of the proposed changes to the policies and updates to the rates after which the board took the following action.

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

There being no public comment,

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

On MOTION by Mr. Fitzgerald seconded by Mr. Howland with all in favor Resolution 2026-02 was approved.

**SIXTH ORDER OF BUSINESS**

**Selection of Audit RFP Committee for Fiscal Year 2026 Audit**

On MOTION by Mr. Howland seconded by Mr. Fitzgerald with all in favor the board members were appointed to serve as the audit committee.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buchanan stated the Capital Conversations, the legislative update, should be distributed. If you are not seeing them and would like to, let me know.

**B. Engineer**

**1. Requisition Summary**

On MOTION by Mr. Fitzgerald seconded by Mr. Howland with all in favor the requisition summary was ratified.

**2. Consideration of Requisition No. 102**

On MOTION by Mr. Fitzgerald seconded by Mr. Howland with all in favor Requisition 102 was approved.

**C. Manager**

Mr. Oliver stated you will need to fill out your form 1 no later than July 1<sup>st</sup>.

**D. Community Manager Report**

Mr. Dean gave an overview of the monthly manager's report, copy of which was included in the agenda package as well as an update on the balances left on the various bond issues.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

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

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

**B. Construction Schedule – December 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**

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

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

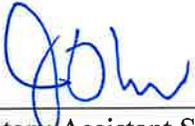
There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

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

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

On MOTION by Mr. Richard Ray seconded by Mr. Fitzgerald with all in favor the meeting adjourned at 3:43 p.m.



Secretary Assistant Secretary



Chairman/Vice Chairman