

Minutes of Meeting  
Tolomato  
Community Development District

The regular meeting of the Board of Supervisors of the Tolomato Community Development District was held Tuesday, March 24, 2026 at 3:04 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
David Ray	Assistant Secretary

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
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 March 24, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 3:04 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. Horvath, president of the HOA stated our covenants have two flaws in it, document says you can't park in the street, but since we are not a gated community and city laws allow you to park on the streets, you can remove what is called a street tree if it is less than 6" in diameter. The city requires street trees to be there in the Nocatee PUD. It takes 2/3 of the community to change the covenants. Two HOAs did not have any limits on rentals.

Mr. Richard Ray stated the district didn't prepare those covenants and restrictions, they were done by the developer. When the lots were sold by the developer and turned over the builder then the residents. We had no involvement in the neighborhood covenants. You would have to talk to the Parc Group.

Mr. Muhl stated those are not in the new documents, you should not be able to remove a street tree.

Mr. Richard Ray stated you may have to go neighbor by neighbor to get the signatures you need.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the February 24, 2026 Meeting and February 24, 2026 Audit Committee Meeting**

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor the minutes of the February 24, 2026 regular meeting were approved and the audit committee meeting minutes were accepted.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2025 Audit Report**

Mr. Oliver stated it is a clean audit. In the management letter there were no comments last year but this year there was a comment about a budget amendment and we put in a comment, we did prepare a budget amendment, however the amount was insufficient to cover the actual expenditures of the district, the district will implement additional procedures to ensure the future budget requirements will exceed the actual expenditures.

On MOTION by Mr. Ray seconded by Mr. Fitzgerald with all in favor the fiscal year 2025 audit was accepted and staff was authorized to provide the final report to the State of Florida.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buchanan stated it does look like we would expect the sovereign immunity limits will be increased going forward. That law has not been signed by the governor, but it did pass both houses. There is a possibility that it may impact the district's insurance premiums given that the liability is slightly increased.

**B. Engineer**

- 1. Requisition Summary**
- 2. Ratification of Requisition No. 24**

On MOTION by Mr. Ray seconded by Mr. Howland with all in favor requisition 24 from the Series 2022B bonds in the amount of \$9,589.12 was ratified.

**C. Manager**

Mr. Oliver stated we need to adopt a budget in July to meet the deadline of July 31<sup>st</sup>. We will approve a budget at your May meeting.

**D. Community Manager**

- 1. Bond Discussion**

Mr. Dean gave an overview of infrastructure bonds and neighborhood bonds and the purpose of the debt service reserve funds and under what conditions and what portion can be transferred to the construction fund and what bond series can be closed out.

- 2. Community Manager Report**

Mr. Dean reviewed the community manager's report, copy of which was included in the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

- A. Balance Sheet as of February 28, 2026 and Statement of Revenues and Expenditures for the Period Ended February 28, 2026**

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

**B. Construction Schedule – February 28, 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**

On MOTION by Mr. Richard Ray seconded by Mr. Howland 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**

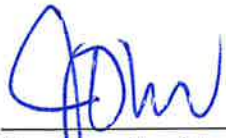
There being none, the next item followed.


**TENTH ORDER OF BUSINESS**

**Next Scheduled Regular Meeting – April 28, 2026 at 3:00 p.m. at the Nocatee Amenity Center**

Mr. Oliver stated the next meeting is scheduled for April 28, 2026 at 3:00 p.m.

On MOTION by Mr. Richard Ray seconded by Ms. Cavanaugh with all in favor the meeting adjourned at 4:03 p.m.

  
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Secretary/~~Assistant Secretary~~

  
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Chairman/~~Vice Chairman~~