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 28, 2026 at 3:02 p.m. in the Nocatee Amenity Center, 245 Nocatee Center Way, Ponte Vedra, Florida.

Present and constituting a quorum were:

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| Richard T. Ray | Chairman |
| William Fitzgerald | Vice Chairman |
| Cherya Cavanaugh | Assistant Secretary |
| Dr. Ron Howland | Assistant Secretary |
| David Ray | Assistant Secretary |

Also present were:

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| Matt Biagetti | District Manager |
| Katie Buchanan | District Counsel by telephone |
| Scott Wild | District Engineer by telephone |
| Brian Dean | Community Manager Tolomato |
| Joe Muhl | Parc Group |

The following is a summary of the discussions and actions taken at the July 28, 2026 meeting.

**FIRST ORDER OF BUSINESS** **Roll Call**

Mr. Biagetti called the meeting to order at 3:02 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 and public hearing 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 23, 2026 Meeting**

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| On MOTION by Ms. Cavanaugh seconded by Mr. David Ray with all in favor the minutes of the June 23, 2026 meeting were approved as presented. |

**FIFTH ORDER OF BUSINESS** **Public Hearing**

Mr. Dean gave an overview of the proposed fiscal year 2027 budget, the items that changed since the last meeting that still resulted in no increase in assessments.

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

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

**A. Consideration of Resolution 2026-06 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027**

Ms. Buchanan stated the first resolution is the appropriations resolution; it does incorporate and finalize the proposed budget that was just reviewed by district staff.

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| On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor Resolution 2026-06 was approved. |

**B. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Buchanan stated the next resolution is your assessment resolution; the budget you adopted contemplates funding via operation and maintenance special assessments. This levies and imposes your annual O&M assessment, it also certifies for collection your annual debt service special assessment and directs district staff to utilize the uniform method for all these parcels within the district.

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| On MOTION by Mr. Fitzgerald seconded by Ms. Cavanaugh with all in favor Resolution 2026-07 was approved. |

**SIXTH ORDER OF BUSINESS** **Public Hearing Amending Rules of Procedure**

Ms. Buchanan stated this is a document you already have and every several years we propose updates incorporating statutory changes or lessons learned. The focus of this update includes specific language requiring votes of all who are present at a meeting absent a voting conflict, it updates procurement language and the rulemaking process. This does not impact the amenity center rules or the day-to-day operations of the board, but it provides a consolidated reference for district staff in the way the district's operations are administered.

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

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

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| On MOTION by Mr. Fitzerald seconded by Mr. David Ray with all in favor Resolution 2026-08 approved. |

**SEVENTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

**1. Requisition Summary**

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| On MOTION by Mr. Richard Ray seconded by Ms. Cavanaugh with all in favor the requisition summary was approved. |

**C. Manager**

Mr. Richard Ray asked how much capital is available in the construction accounts?

Mr. Dean stated I don't know off the top of my head but I will put together a schedule for the August meeting.

Mr. Richard Ray stated show on the schedule what is left after the Tier 2 projects.

**D. Community Manager - Report**

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

**EIGHTH ORDER OF BUSINESS Financial Reports**

**A. Balance Sheet as of June 30, 2026 and Statement of Revenues and Expenditures for the Period Ended June 30 2026**

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

**B. Construction Schedule – June 30, 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 – June 2026**

On MOTION by Mr. Richard Ray seconded by Mr. David Ray 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 board went into a shade session to discuss security measures after which the regular meeting reconvened.

**ELEVENTH ORDER OF BUSINESS Next Scheduled Regular Meeting – August 25, 2026 at 3:00 p.m. at the Nocatee Amenity Center**

Mr. Biagetti stated the next meeting is scheduled for August 25, 2026 at 3:00 p.m. in the same location.

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| On MOTION by Mr. David Ray seconded by Ms. Cavanaugh with all in favor the meeting adjourned at 4:08 p.m. |

Secretary/Assistant Secretary

Chairman/Vice Chairman