MINUTES OF MEETING

Tomoka Community Development District
Regular Board of Supervisors Meeting
Tuesday, April 14, 2026, at 4:00 p.m.
Hampton Inn, 150 Flagler Plaza Drive,
Palm Coast, FL 32137

Present and constituting a quorum:

Kelly White	Chairperson	
Nika Hosseini	Vice Chairperson	
Ida Babazadeh	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager, PFM Group Consulting LLC	
Kwame Jackson	ADM, PFM Group Consulting LLC	(via phone)
Kiara Cuesta	District Accountant PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant, PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel, Kutak Rock LLP	(via phone)
Margie Hall	HOA Manager	(via phone)
Dick Smith	Project Manager, ICI Homes	(via phone)

FIRST ORDER OF BUSINESS **Organizational Matters**

Call to Order and Roll Call

This meeting was called to order by Ms. Carvalho at approximately 4:05 p.m. and roll call was initiated. Those in attendance are outlined above.

Public Comment Period

There were no public comments.

Consideration of Appointment to Seat #3 Previously held by Amos (Gooch) Cheatham (Term Expires: 11/2026)

This item was deferred.

Administration of Oath of Office to Newly Appointed Board Member

This item was deferred.

Consideration of Resolution 2026-01, Election of Officers

This item was deferred.

SECOND ORDER OF BUSINESS **General Business Matters**

Consideration of the Minutes of the January 13, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

ON MOTION by Ms. Hosseini, seconded by Ms. Babazadeh, with all in favor, the Board approved the Minutes of the January 13, 2026, Board of Supervisors' Meeting.

Review of the Letter from the Supervisor of Elections – Flagler County

This item was deferred.

Consideration of Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date

Ms. Carvalho recommended July 14th, 2026, to hold the Public Hearing which would coincide with the Board meeting. The preliminary budget has been reviewed by the Developer and District Staff. The total budget is set for $477,180.63 and gross assessments will be $348.13 per unit.

There was brief discussion regarding the proposed budget changes.

ON MOTION by Ms. White, seconded by Ms. Hosseini, with all in favor, the Board approved Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date for July 14th, 2026.

There was brief discussion regarding adjusting the budget. It was noted the budget will be refined as needed prior to the Public Hearing.

Consideration of Resolution 2026-05, Designating Board Member Seats for the Upcoming 2026 General Election

Ms. Carvalho noted the District has previously reached the threshold to have Seats on the ballot at the General Election. Seat 1, which is vacant, Seat 4, held by Ms. Babazadeh, and Seat 5, held by Ms. White, will be placed on the ballot for election.

ON MOTION by Ms. Hosseini, seconded by Ms. White, with all in favor, the Board approved Resolution 2026-05, Designating Board Member Seats for the Upcoming 2026 General Election.

Consideration of Proposals for Canal Cleaning

a. **Chuck Robinson Concrete and Bobcat**
b. **Florida Georgia Aquatic Services**

Ms. Carvalho gave an overview of the two proposals received.

Mr. Smith recommended Chuck Robinson Concrete and Bobcat. It was noted they have previously done work in the District.

ON MOTION by Ms. White, seconded by Ms. Hosseini, with all in favor, the Board approved the Proposal for Canal Cleaning from Chuck Robinson Concrete and Bobcat.

Ratification of Series 2017 Bonds Requisition No. 4

The Board reviewed the requisition. It was noted this was already approved and is solely for ratification.

ON MOTION by Ms. Babazadeh, seconded by Ms. Hosseini, with all in favor, the Board ratified the Series 2017 Bonds Requisition No. 4.

Ratification of Series 2025 Bonds Requisition No. 1

The Board reviewed the requisition. It was noted this was already approved and is solely for backup for Requisition No. 4.

Ratification of Payment Authorizations 295 – 306

The Board reviewed the payment authorizations.

Ms. Carvalho noted these are for standard District expenses.

There was brief discussion regarding the previous Florida Power expense. It was noted it was assumed to be the cost of the lease. Ms. Glasgow will follow up.

ON MOTION by Ms. Hosseini, seconded by Ms. Babazadeh, with all in favor, the Board ratified Payment Authorizations 295-306.

Review of District Financials

The Board reviewed the District Financials as of February 2026.

No action was required.

<u>THIRD ORDER OF BUSINESS</u> **Other Business**

Staff Reports

District Counsel – Ms. Buchanan noted the sovereign immunity thresholds have increased. This may increase insurance costs.

There was brief discussion regarding the amendment to the True Up agreement. This will be brought to the next Board meeting for review.

District Engineer – Mr. Smith gave an overview of an emergency stormwater pipe repair needed. Two proposals have been received. It was recommended to approve a not to exceed amount. Mr. Smith gave an overview of the scope of work.

ON MOTION by Ms. White, seconded by Ms. Hosseini, with all in favor, the Board approved a not-to-exceed amount of $52,771.00, for the stormwater pipe replacement.

District Manager – Ms. Carvalho noted the next meeting is scheduled for July 16, 2026. It was noted this will include the Public Hearing on the budget.

<u>FOURTH ORDER OF BUSINESS</u> **Audience Comments and Supervisors' Requests**

There were no audience comments or supervisor requests at this time.

<u>FIFTH ORDER OF BUSINESS</u> **Adjournment**

There was no further business to discuss.

ON MOTION by Ms. White, seconded by Ms. Babazadeh, with all in favor, the Board adjourned the April 14, 2026, Board of Supervisors' Meeting at approximately 4:20 p.m.

Secretary/Assistant Secretary

Kelly White
Chairperson/Vice Chairperson