

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, January 11, 2018 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Brian Kelley	Chairman
Eli Nortelus	Vice Chairman
David Ramba	Supervisor
Glenda Herrera-Gray	Supervisor
John Ray	Supervisor

Also present were:

James Oliver	District Manager
Joe Brown	District Counsel
Sarah Sandy	Hopping Green & Sams
Robert Berlin	Operations Manager - GMS
Keith Dantin	Engineering Consultant
Sandi Poreda	Communications Consultant
Rhonda Mossing	MBS Capital Markets
Amanda Stringer	Tallahassee Symphony Orchestra
14 residents	

The following is a summary of the actions taken at the January 11, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Kelley called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Ramba led the pledge of allegiance.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Woods asked is the reason for the low water level in the lakes due to lack of rain or is there another reason?

Mr. Dantin stated the ponds are entirely fed by stormwater and without rain it naturally evaporates.

Ms. Woods asked are they using Biltmore for transporting sand from the mining operations on St. Joe’s property?

Mr. Berlin stated it is a mining operation and someone has to buy the dirt and ingress/egress would be Tram Road. Unless they were bringing something up to the north end of Southwood there would be no reason to be on Biltmore. They could be bringing in sand for future construction and that may be the way they are bringing it in.

Ms. Woods asked do you know about the noise level of a sand operation?

Mr. Berlin stated you wouldn’t hear anything because it is all sand they dig up using a backhoe. There is no blasting.

Ms. Stringer stated I am CEO of the Tallahassee Symphony and we have been called here to verify that we are looking to come out to do Southwood Pops again this year on April 28, 2018. Robin has agreed to help us with the landscaping and the other things he has helped us with in the past.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the December 14, 2017 Meeting**
- B. Balance Sheet as of November 30, 2017 and Statement of Revenues & Expenditures for the Period Ending November 30, 2017**
- C. Treasury Report – November 30, 2017**
- D. Allocation of Assessments**
- E. Check Register**

On MOTION by Mr. Ramba seconded by Ms. Herrera-Gray with all in favor the consent agenda items were approved.

FIFTH ORDER OF BUSINESS

Update on Park and Recreational Facilities

Mr. Kelley reported that the city is continuing to move through the process with Independence Landing for 20 acres of the park property and city staff is talking about potentially building recreational facilities on a separate portion of the park themselves, which means that the CDD wouldn’t need to expend any funds, but city staff is not yet ready to take it to the commission.

SIXTH ORDER OF BUSINESS

Update Regarding Series 2008 & 2011 Bond Refunding

Ms. Mossing of MBS Capital Markets gave an overview of the history of the bond issues and refundings that have taken place to date then reviewed in detail the proposed refinancing of the 2008A Bonds and 2011-A2 Bonds, the amount to be refinanced, the annual debt service savings and the proposed timetable for the refundings.

On MOTION by Ms. Herrera-Gray seconded by Mr. Nortelus with all in favor MBS Capital Markets was directed to proceed with the document preparation for the refinancing of the Series 2008A and Series 2011-A2 Bonds.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Ray expressed concerns with the proposed plat for LDR-5 and that Premier proposed to dedicate to the district open space on Orange Avenue. He is waiting for Premier's review of the dedication and acceptance agreement that outlines district requirements and will report back to the board at the next meeting.

B. Engineer

There being none, the next item followed.

C. Dantin Consulting

There being none, the next item followed.

D. Communications Consulting

There being none, the next item followed.

E. Property Management Report

1. All Pro Reports

A copy of the All Pro reports was included in the agenda package.

2. Operations Memorandum

A copy of the operations memorandum was included in the agenda package.

3. Variance Report

A copy of the variance report was included in the agenda package.

F. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Kelley stated in talking to Sandi about the website there is a section on the website that has supervisor's interests and since it hasn't been updated in a couple of years I think it would be worth each of us going out and looking at what is by your name and if it still remains accurate. Let Sandi know if you want it updated.

Mr. Brown stated the reason for the designations was to help residents identify a particular supervisor they could call on a certain issue.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Rojas stated on Shady View there is a retention pond and this week a lot of the landscaping was cut down and I wanted to know the reason for that.

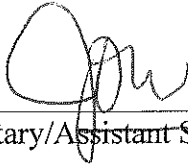
Mr. Berlin stated it wasn't cut down it was trimmed and it will grow back as more of a hedge and I explained that to the homeowners I met out there. We have done that on a lot of the ponds not just this one.

TENTH ORDER OF BUSINESS

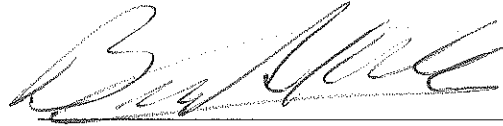
**Next Scheduled Meeting – February 8, 2018
at 6:30 p.m. at the Southwood Community
Center**

Mr. Kelley stated the next meeting is February 8, 2018 at 6:30 p.m. in the same location.

On MOTION by Mr. Nortelus seconded by Mr. Kelley with all in favor the meeting adjourned at 8:40 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman