

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, June 14, 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
Robert Berlin	Operations Manager - GMS
Sandi Poreda	Communications Consultant

The following is a summary of the actions taken at the June 14, 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. Kelley led the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Allen stated I want to thank you for the notices you put up for the CDD meetings and I want to commend the supervisors for their continued concern of the water quality in the neighborhood.

**FOURTH ORDER OF BUSINESS**                      **Approval of Consent Agenda**

- A. Approval of the Minutes of the May 17, 2018 Meeting**
- B. Balance Sheet as of April 30, 2018 and Statement of Revenues & Expenditures for the Period Ending April 30, 2018**
- C. Allocation of Assessments**
- D. 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**                      **Presentation Regarding Pond Maintenance**

Mr. van Dyke updated the board regarding the health of Catfish Pond that has shown positive improvement over time. Staff may do testing at another lake with significant algae presence.

**SIXTH ORDER OF BUSINESS**                      **Update Regarding DRI Matters**

Mr. Brown outlined the request of the St. Joe draft to rescind the Southwood DRI and replace it with a development order with the city and county and stated the majority of our comments are on items that could have potential impact on the operation of the roadway system. The next step would be to put our concerns in a letter to the city and set up meetings with city staff about our concerns.

**SEVENTH ORDER OF BUSINESS**                      **Update Regarding Park & Recreational Facilities**

Mr. Kelley updated the board on the city’s actions regarding park area clearing and counsel drafted a letter to the city regarding the relocation of gopher tortoises.

Mr. Ramba proposed that a board member be appointed to work with staff to do due diligence on the possibility of purchasing the golf course.

Mr. Kelley moved to authorize Mr. Ramba to work with staff to begin due diligence on the potential purchase of the golf course to include a business plan and Mr. Ray seconded the motion.



**TENTH ORDER OF BUSINESS**

**Update Regarding Capital Reserve Study  
Conducted by Reserve Advisors**

Mr. Oliver stated Reserve Advisors is working on the report and we will have that report at the July meeting.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of CDD Assessments on  
SouthWood House Property**

Mr. Oliver stated Supervisor Ramba contacted me regarding the SouthWood Hosue property. Since the inception of the district, the Southwood House property has not been assessed. It wasn't assessed for the Series 2001 or Series 2002 bond issues. Jim Perry and I have reviewed all the minutes sicne the establishment of the district back in 2000, as well as engineer's reports from Gee & Jenson and financial assessment methodology reports issued by Fishkind & Associates. There is no evidence this parcel with the exisiting structure was intended by previous Boards to be levied assessments. Although it has not been assessed in the past, we do think it is appropriate to levy &M assessments on that property for FY19. Your assessment consultant Jim Perry will determine a recommended assessment. If that property sells and is going to be developed for a different use, we'll revisit the matter and likely recommend a change the methodology so that you are assessing it properly. We can assess going forward, we canno levy assessments retroactively.

Mr. Brown stated my best guess is that at some point early on it was anticipated to be owned by the HOA or be part of some common area because that is how it is identified right now. It is listed on our roll, but it is listed as common area, HOA common area is exempt from all assessments.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney - Report**

There being none, the next item followed.

**B. Engineer**

There not being any, 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.

**THIRTEENTH ORDER OF BUSINESS      Supervisor's Requests**

Mr. Kelley stated we recently moved an alligator out of Central Park Lake, but it seems there is another alligator and I wonder if we should remove it.

Mr. Ramba stated it is on our property so we call to remove it. If it is aggressive we need to remove it but if you remove this one another will move in right behind it. A 6-foot alligator is a very small alligator.

Mr. Berlin stated if they are a nuisance and there is a safety issue we will call.

Mr. Nortelus asked does anyone know if St. Joe is going to turn over the spring/lake off of Dickenson to the district at any time?

Mr. Berlin stated I don't think you are going to see them relinquish that lake until that piece of property is sold. It is part of the golf course, part of the neighborhood.

**FOURTEENTH ORDER OF BUSINESS      Audience Comments**

A resident asked is there money in the budget to increase our landscaping, tree planting?

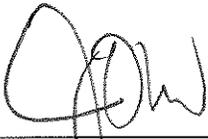
Mr. Ray stated imbedded in preserve maintenance, which is a recurring line item there is a certain portion of that money that has historically been for Central Park Lake enhancements so there is money in there. I think it is about \$10,000. Each year we make some sort of decision as to how we want to prioritize that money. This upcoming year we are going to need to use some of that money to do some of the shoreline clearing per the shoreline maintenance plan. I think there is money in the budget to do annual tree plantings we just need to know where they need to go and some guidance. I will interface with Robert and see if that is something we want to prioritize. That was the spirit of that money that we put in every year to help maintain what we are doing.

**FIFTEENTH ORDER OF BUSINESS**

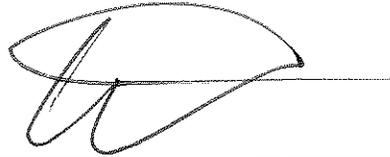
**Next Scheduled Meeting – July 12, 2018 at  
6:30 p.m. at the Southwood Community  
Center**

Mr. Kelley stated the next scheduled meeting is July 12, 2018.

The meeting adjourned at 9:06 p.m.



Secretary/~~Assistant Secretary~~



Chairman/Vice Chairman