

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, March 7, 2019 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Jennings DePriest	Vice Chairman
John Ray	Supervisor
April Johnston	Supervisor
Kyle Rojas	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager - GMS
Keith Dantin	Engineering Consultant

The following is a summary of the actions taken at the March 7, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

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

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

**SECOND ORDER OF BUSINESS**                      **The Pledge of Allegiance**

Mr. Rojas led the pledge of allegiance.

**THIRD ORDER OF BUSINESS**                      **Audience Comments**

Ms. Burns stated last month there was some confusion about the total buildout. I have updated numbers. 59% is contracted but not closed.

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

**A. Approval of the Minutes of the February 7, 2019 Meeting**



homeowner's lot. Their attorney had a few comments most don't apply to the CDD and we would like authorization to make those non-substantive changes and to work with a board member to authorize this.

On MOTION by Mr. Rojas seconded by Ms. Johnston with all in favor the vice chairman was authorized to work with staff on making non-substantive changes to and finalizing the access and maintenance agreement approved at the January meeting.

Ms. Sandy stated I want to talk about the purchase of certain District property by Ball House that now owns the SouthWood House. The appraisal came before the board at the last meeting and we have been discussing whether to do a cash transaction or some kind of improvement swap with the owners.

Mr. DePriest stated the owners of the new property offered a few potential swaps and after discussion with legal counsel we think that the most aboveboard way to handle this would be to do a transfer for cash at the appraised value of \$7,000 contingent upon the City re-platting of the property.

On MOTION by Mr. Ray seconded by Ms. Johnston with all in favor staff was authorized to proceed with the sale of the property for the appraised value of \$7,000, subject to the re-platting of the property.

Ms. Sandy stated I believe Joe had previously briefed you that the new owners of the golf course have been reaching out to him to have some discussions about the assessments that are on the golf course property. They still have questions and believe that the golf course should not be subject to assessments.

The board and staff discussed unauthorized tree removal from CDD property. Staff to prepare memo regarding policies and covenants regarding tree maintenance/removals of the City, HOA and CDD and provide analysis regarding potential legal damages and courses of action for the board.

**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.

**4. Special Use Application (Fishing Derby)**

Mr. Berlin outlined a request from a group to hold a Tinkergarden one day a week for eight consecutive weeks in Central Park. It is a meeting of 12 preschool children with the parents and they would like to hold it on the other side of the butterfly garden.

On MOTION by Mr. Rojas seconded by Ms. Johnston with all in favor the request for the children's nature classes in Central Park was approved, subject to receipt of insurance and authority to District Counsel to determine if a license agreement is needed.

**F. Manager**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

A resident stated the HOA would like to have a joint meeting with the CDD board to start working together.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 11, 2019 at 6:30 p.m. at the Southwood Community Center**

The meeting adjourned at 7:23 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman