

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, May 9, 2019 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
John Ray	Supervisor
April Johnston	Supervisor
Kyle Rojas	Supervisor

Also present were:

James Oliver	District Manager
Joe Brown	District Counsel
Keith Dantin	Engineering Consultant
John Curtis	St. Joe

The following is a summary of the actions taken at the May 9, 2019 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.

SECOND ORDER OF BUSINESS

The Pledge of Allegiance

Mr. Ray led the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Allen stated the water quality at Wakulla Springs is clearing up more than it has in the last 25 years. There was concern about development on this side of town and there is a direct subterranean connection between this part of Tallahassee and water that falls here and the Wakulla Springs basin and whatever we dump here goes there.

Mr. Wickham asked as a result of that horrific accident, how do you interact with the city for more traffic enforcement?

Mr. Kelley stated we did reach out to the city and they brought out a speed detection device on Orange Avenue and then it will go to Biltmore. They are also trying to have a little more police presence.

Mr. Curtis stated during my discussion I will address some of the steps the developer is taking in working with the city to try to mitigate some of the issues and look at long-term planning to traffic flow.

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

- A. Approval of the Minutes of the April 11, 2019 Meeting**
- B. Balance Sheet as of March 31, 2019 and Statement of Revenues & Expenditures for the Period Ending March 31, 2019**
- C. Allocation of Assessments**
- D. Check Register**

On MOTION by Mr. Rojas seconded by Mr. Ray with all in favor the consent agenda items were approved.

FIFTH ORDER OF BUSINESS **Debt Service Assessment on Ball House Property**

- A. Review of First Amendment to the Amended Master Assessment Methodology**

Mr. Oliver stated when the District amended the master assessment lien supporting the unissued portion of the validated \$275 million in bonds in 2008, it did not include the SouthWood House property. This process adds that property. The first thing to consider after the public hearing is the resolution to amend the amended master assessment methodology that was issued in 2008 to add SouthWood House property. The property is comprised of 28.5 acres and its portion of the \$275 million worth of debt is \$4,287,082, with an annual debt assessment of \$354,197 and that is a portion of the \$275 million that hasn't been issued. When we issued the 2018 A-1 Bonds we didn't include the Ball House. This amended methodology now includes the Ball House property to be assessed based on its current commercial use. Although the amended master assessment methodology includes a debt ceiling, this amended methodology shows the par debt on that property under its current land use is \$16,256 and the annual assessment for debt service is \$1,333. If the land use changes in the future, these amounts would change, also.

Mr. Brown stated there is the master lien, which is the big number that is issued when the district is first created and as we issue bonds and as construction progresses we have specific

terms, the interest rate, amount of the bond and that will determine what the actual assessment is that we take out of the overall cap and apply to particular pieces of property. We have the master lien, which we need to be sure the property is included in and then we have the actual bond series that this property helps secure the assessments for. They will also pay O&M assessments and their portion of that 2018 A-1 Bond series that this property will secure. We know the owners of that property have plans to subdivide it and plat some lots on it but at the point they submit that plat when we get it we will reassess it based on our methodology, based on the types of lots they put on there and at that point their assessment for that overall piece of property would go up as each one of those parcels would get an assessment in addition to the current assessment that is there for the commercial use of the Ball House.

B. Public Hearing (Continued from April 12, 2019)

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

A resident asked what happened to that triangle piece of property that you agreed to sell?

Mr. Brown stated that transaction hasn't happened yet. My understanding is that until they have all the checks they need to know that they can redevelop the way they want to they are holding off on purchasing that from the district. We have discussed it and the board has previously approved it.

A resident asked how does this compare to the golf club?

Mr. Brown stated the golf course is its own specific unit type in the methodology.

C. Consideration of Assessment Resolution 2019-05

On MOTION by Mr. Ray seconded by Ms. Johnston with all in favor Resolution 2019-05 was approved.

D. Review of First Amendment to the Series 2018A Assessment Methodology

A copy of the first amendment to the Series 2018A assessment methodology was included in the agenda package.

E. Consideration of Assessment Resolution 2019-06

On MOTION by Mr. Ray seconded by Mr. Rojas with all in favor Resolution 2019-06 was approved.

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

SIXTH ORDER OF BUSINESS

Discussion of Preliminary Proposed Fiscal Year 2020 Budget and Board Guidance

Mr. Kelley reviewed the changes proposed by Mr. Berlin for the field budget, being a reduction in the landscape contract, an increase in pond maintenance, permitting, irrigation maintenance, the tot lot, tree removal and cleanup, miscellaneous maintenance, irrigation contingency and pressure washing for a total increase of \$115,000.

Mr. Ray requested a more thorough review of the reserve study increase and the field manager’s requests for increases.

Guidance given to staff: present budget column with increase proposed by Robert plus the increase in attorney’s fees, leave capital reserve contribution the same as FY19 and possibly move undesignated funds to capital reserves.

SEVENTH ORDER OF BUSINESS

St. Joe Update (John Curtis)

Mr. Curtis provided an update regarding long-term development and road extension planning. St. Joe is coordinating community meetings at Ball House on May 30 and June 25, working with the city on traffic calming, will be building for LDR 2 and 3 another pool, old town center will be mixed use product, and are working on the methodology to do the traffic study.

EIGHTH ORDER OF BUSINESS

Update Regarding DRI Matters

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney - Report

Mr. Brown stated I got a call from Tom Asbury of Premiere for LDR 5 Phase 2 they are at a stage where they want to talk to us about providing letters to the city indicating we are willing to accept their proposed common areas and green spaces.

Mr. Ray stated we have not accepted LDR Phase 1.

Mr. Brown stated there are several green spaces in that preliminary plat and that is the focus of what they would be seeking to get the district's consent. We would say based on your plans when it is complete if you build it as proposed we would take over the green spaces as we have all the other green spaces. We can include it in the next agenda package.

B. Dantin Consulting

Mr. Dantin stated because of the accident on Biltmore I contacted TPD and spoke to them about trying to get a speed trailer and they said it was a good time because they were having one put on Orange Avenue due to a concern for speeding and they will move it to Biltmore if they haven't already.

We contacted Ashley Edwards with parks and recreation and asked for an update on the park. She said everything is not as fast as she would like, pre-submittal site plan review was done at the end of December, parks and rec staff will work with city engineering to incorporate feedback received from the utilities and other departments to refine the site plan and final cost estimate. Timber harvesting and site work to remove and mulch stumps and clear up debris has been completed. Once the final site plan is complete the final environmental permit will be submitted and construction hopefully beginning this summer.

C. Communications Consulting

There being none, the next item followed.

D. 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 – Report on the Number of Registered Voters (3,677)

A copy of the letter from the supervisor of election indicating there are 3,677 registered voters residing within the district was included in the agenda package.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ray stated there has been some reporting in the local newspaper about a proposed high voltage powerline, the same route that NextEra that bought Gulf Power would like to route down I-10 but when it gets to Gadsden County it dips down and they want to run it along the north side of Tram, which is our property. They are proposing to replace the existing poles with these 100 foot concrete ones and it is my understanding that the property owners along Tram have been approached about purchase of additional easement property. We have not been approached.

Mr. Kelley stated we have property along there because we have Shepherds Branch and the city has the park.

Mr. Rojas stated the HOA put on a great event the other night with the police department. If anyone wants to contact the HOA office they will have an officer come out and do a free safety check of your house. You can call or use their website and request more ride bys. I think we should all get on the computer and do that.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 13, 2019 at 6:30 p.m. at the Southwood Community Center

Mr. Kelley stated the next meeting is June 13, 2019 at 6:30 p.m.

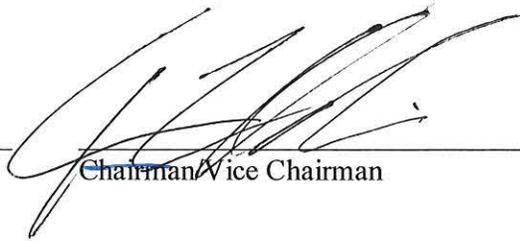
The meeting adjourned at 8:27 p.m.

May 9, 2019

Capital Region CDD



Secretary Assistant Secretary



Chairman Vice Chairman