

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 13, 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
Joe Brown	District Counsel
Robert Berlin	Operations Manager
Keith Dantin	Engineering Consultant
John Curtis	St. Joe
Audience Members	

The following is a summary of the actions taken at the June 13, 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 at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

The Pledge of Allegiance

Mr. DePriest led the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 9, 2019 Meeting

- B. Balance Sheet as of April 30, 2019 and Statement of Revenues & Expenditures for the Period Ending April 30, 2019**
- C. Allocation of Assessments**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-07 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing for Adoption

Mr. DePriest stated there are two options with what resolution we move forward with, one will allow us to raise assessments and the other will keep assessments at the same level. Staff recommended that we hold a workshop on the budget that way we have as much time as possible and as much public input as possible on the budget and that would be sometime in late June.

Ms. Sandy stated if there is consensus among the board on how to move forward then we don't necessarily have to hold another meeting but if there was going to be further delving into the numbers then that was the suggestion.

The board and staff had a detailed discussion of the proposed budget reducing certain line items and agreed to use carry forward surplus to balance the budget such that there will be no increase in assessments.

Ms. Sandy stated that would be the second resolution in the agenda 2019-07 and this approves the proposed budget that is attached to it, with the understanding there will be no increase in the assessments. It approves the proposed budget that we have to provide to the city and county, sets a public hearing, which will be August 15, 2019 at 6:30 p.m. at this location.

On MOTION by Ms. Johnson seconded by Mr. Ray with all in favor Resolution 2019-07 approving the proposed fiscal year 2020 budget with no assessment increase and setting the public hearing for August 15, 2019 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Preliminary Acceptance of Ball House Stormwater Improvements Subject to Review of Plan Detail by District Engineer

Mr. DePriest stated my wife and I are expecting our first child and are looking at a larger house and have decided to build on the Ball lot before I found there was going to be a vote on this, so I will declare a conflict of interest and abstain from tonight's vote.

Ms. Sandy stated this letter was prepared at the request of the city to Ball House asking that the CDD make some commitment or expression of consent or intent to accept the stormwater improvements that are to be built in conjunction with this proposed development, subject to certain conditions as stated in the letter.

On MOTION by Mr. Ray seconded by Ms. Johnson with three in favor and Mr. DePriest abstaining due to a conflict of interest the letter to the City regarding the Ball House stormwater improvements was approved in substantial form subject to review of the plan detail by the district engineer.

SEVENTH ORDER OF BUSINESS

St. Joe Update (John Curtis)

Mr. Curtis provided an update on St. Joe's long-term development plan. St. Joe will hold a second open house at Ball House on June 25th at which two or more supervisors may attend as previously noticed in the Tallahassee Democrat.

EIGHTH ORDER OF BUSINESS

Update Regarding DRI Matters

This item deferred.

NINTH ORDER OF BUSINESS

Update Regarding Traffic Matters

This item deferred.

TENTH ORDER OF BUSINESS

Discussion of Common Area in LDR-5

- A. Phase 1**
- B. Phase 2**

The board discussed the pros and cons of acceptance of conveyance of common areas and drainage easements in LDR-5 Phases 1 and 2 and staff was directed to gather additional

information regarding upfront costs, ongoing landscape maintenance and other maintenance costs.

On MOTION by Ms. Johnson seconded by Mr. Rojas with all in favor staff was authorized to meet with the HOA, St. Joe and Premier to discuss a possible solution and to report back to the board at the next meeting.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney - Report

Ms. Sandy stated we are working on revised rules of procedure based on statutory updates that have been made over the past few years.

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.

TWLEFTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident stated on-street parking of Unit 17 is not on the agenda, but we have gone through the process of traffic survey and we are waiting for St. Joe traffic survey to happen and I understand the result will be in September. In September it is going to the city then in October or November it will be here.

Mr. Ray stated from a policy standpoint we have to get the updated traffic data numbers, we have to present them to the city, and then we have the conversation about how we fund the restriping. We don't need to create a line item for it we will cross that bridge if we get there.

Mr. Rojas stated I called the city and talked with Mr. Seacrest and he told me it wouldn't happen. I recommend that we don't spend any more money in going forward. We spent \$10,000 on a traffic survey.

Mr. Curtis stated we would love to work with Robert on the design of future common areas with the goal of them being to the standards that were set forth so we don't have problems we are talking about with LDR-5.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 11, 2019 at 6:30 p.m. at the Southwood Community Center

The meeting adjourned at 8:54 p.m.

Secretary/~~Assistant Secretary~~

Chairman/~~Vice Chairman~~