

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, August 13, 2020 at 6:30 p.m. via Zoom.

Present and constituting a quorum were:

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

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager - GMS
Keith Dantin	Engineering Consultant
John Curtis	St. Joe

The following is a summary of the actions taken at the August 13, 2020 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

Audience Comments

Liam Hawkes presented for board consideration a plan for an Eagle Scout project to extend the existing swing at the tot lot by adding an adaptive swing that is handicap accessible.

On MOTION by Mr. Kelley seconded by Ms. Johnston with all in favor the Eagle Scout project was approved subject to Mr. Berlin overseeing the project on behalf of the District.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 9, 2020 Meeting

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- B. Acceptance of the Minutes of the June 11, 2020 and July 9, 2020 Audit Committee Meetings**
- C. Balance Sheet as of June 30, 2020 and Statement of Revenues & Expenditures for the Period Ending June 30, 2020**
- D. Allocation of Assessments**
- E. Check Register**

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

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2021 Budget

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

Mr. Oliver gave an overview of the proposed fiscal year 2021 budgets and noted that the assessments remained the same on the platted lots and unplatted lands.

Comment from the public was requested. A resident stated at the last meeting the reason given for the increase in landscape maintenance was the cost of pine straw and someone was going to research that. Did that happen?

Mr. Berlin stated I called four distributors in Georgia and four in Mississippi and everybody is selling pine straw for about \$3 a bale and the bales cover a smaller area and that is why it has gone up.

A. Consideration of Resolution 2020-08 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2021

Ms. Sandy stated Resolution 2020-08 adopts the budget, appropriates the funds under that budget for the various funds, and provides for methods to amend the budget throughout the year, if needed.

Resolution 2020-09 makes findings regarding the benefits served from the levying of the assessments as well as levies the O&M assessment, provides for the various methods of collection of those assessment, anything platted we collect on-roll through the property tax bill and for unplatted lands the district directly collects those on an agreed upon schedule, which is also laid out in the direct collect agreement on the agenda.

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

On MOTION by Mr. Ray seconded by Mr. Kelley with all in favor Resolution 2020-08 was approved.

B. Consideration of Resolution 2020-09 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021

On MOTION by Mr. Kelley seconded by Ms. Johnston with all in favor Resolution 2020-09 was approved.

C. Consideration of Direct Collection Agreement with St. Joe Company

On MOTION by Mr. Kelley seconded by Mr. Rojas with all in favor the direct collection agreement with St. Joe Company was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement

Ms. Sandy stated the landscape maintenance agreement is in substantially the same form as it was when it came to the board under the RFP for landscaping. The exhibits include the pricing, scope of services and the map that was included in the RFP as well.

On MOTION by Ms. Johnston seconded by Mr. Rojas with all in favor the landscape maintenance agreement with All Pro for fiscal year 2021 was approved.

SIXTH ORDER OF BUSINESS

Ratification of Application for Environmental Resource Permit

Mr. Berlin stated whenever there is anything dealing with stormwater DEP gets involved and because the water coming off the big house travels through piping the district owns and into a district pond, DEP wants the district to be a signer on the permit, we are not an applicant we are just a part of the permit. Signing the application was in keeping with the Board's prior

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approval of the project. The Chair previously executed the application and we are now seeking ratification of his signature.

On MOTION by Ms. Johnston seconded by Mr. Kelley with all in favor the application for the environmental resource permit was ratified.

SEVENTH ORDER OF BUSINESS

St. Joe Update (John Curtis)

Mr. Curtis reviewed rezoning of different parcels related to the “big fix” plan after which the board discussed road closure of a section of Southwood Plantation from Orange to Biltmore. Mr. Dantin and Mr. Rojas to participate in the meetings with the city and county.

EIGHTH ORDER OF BUSINESS

Update Regarding DRI Matters

Mr. Curtis stated I received from the engineer today an email where they reapplied for the lot for the golf course, currently it is a single lot to be located at the intersection of Mossy Creek and Dunbar. St. Joe is not selling them entitlements for this lot.

Mr. Dantin stated John and I talked to the city about this; they believe they can create additional entitlements by themselves, without St. Joe, by being able to do their own traffic assessment above and beyond the existing traffic assessment.

On MOTION by Mr. Ray seconded by Mr. Kelley with all in favor counsel was directed to write a letter to the City of Tallahassee objecting to the PUD/DRI amendment creating homesites on golf course property.

NINTH ORDER OF BUSINESS

Announcement of Upcoming Resignation of Chairman Jennings DePriest and Discussion of Related Organizational Matters

Mr. DePriest stated I will be resigning as chairman and supervisor on September 1st, we are moving to Southwest Florida.

Staff was directed to announce the vacancy and request interested registered voters to forward resumes or a letter of interest to be provided to the board prior to the October meeting.

TENTH ORDER OF BUSINESS

Staff Reports

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A. Attorney

There being none, the next item followed.

B. Dantin Consulting

There being none, the next item followed.

C. 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. Arborist Opinion Letter & All Pro Proposal

On MOTION by Mr. Kelley seconded by Ms. Johnston with all in favor the proposal from All Pro in the amount of \$5,500 for removal of a tree in Unit 16 was approved.

4. Eagle Scout Project at Tot Lot

This item taken earlier in the meeting.

5. Variance Report

Mr. Berlin outlined a request from the homeowners' association to have an outdoor event with social distancing and a separate group wanted to have a golf tournament with participants walking in Central Park for a fund-raising effort.

On MOTION by Mr. Ray seconded by Mr. Rojas with all in favor the proposed events were approved with the proper disclaimers, social distancing and waivers.

E. Manager – Discussion of Proposed Meeting Schedule for Fiscal Year 2021

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On MOTION by Mr. Ray seconded by Mr. Rojas with all in favor the fiscal year 2021 meeting schedule reflecting bi-monthly meetings on the second Thursday at 6:30 p.m. in October, December, February, April, June and August was approved.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Ms. Johnston stated it seems that oftentimes we spend a tremendous amount time on John Curtis' portion of the agenda and while I recognize it is valuable and much needed information if there is any way we can receive some of that in advance to review it will perhaps shorten the time for that item.

Mr. Rojas stated during the meeting someone dropped off a thank you card to all the supervisors and Mr. Berlin; they are happy and thankful for the job you have been doing at Lake Madura and I will bring that to Mr. Berlin next week.

Mr. Kelley stated we moved the meetings to every other month to shorten the meetings and it is unfortunate that we must go through those discussions to figure out how we are going to move forward as a community. I thank Mr. Ray for his service in a few months and Mr. DePriest at the end of this month.

Mr. Ray stated sign the golf course petition and get your neighbors to sign. I concur that we need the information from John Curtis to review prior to the meetings.

Mr. DePriest stated I have enjoyed serving with you, this is my last official meeting, it has been an honor to serve our community. I hope that SouthWood continues to grow and I would like to see SouthWood be an independent city from Tallahassee.

TWELFTH ORDER OF BUSINESS Audience Comments

Mr. Nortelus stated Jennings, thank you for service. It is not often you get people to step up to a role like this. In the short time you have been here you have made an impact and done a lot of great things. Hopefully, you find your way back to Tallahassee and continue to get involved. I have been approached but eight years is enough and I will not be running for the board.

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Mr. Hanstein stated I want to thank all of you for everything that you do and I appreciate everything you do. The only reason I would run is if it benefits the CDD, I have experience and knowledge of the neighborhood and I'm happy to serve.

Mr. Terry stated I have two observations about the Biltmore issue. First, has anyone verified that the avenue between the Biltmore connection and Southwood Plantation is actually wide enough to accommodate two full lanes?

Mr. Kelley stated it is not wide enough, it is not big enough, it is not graded enough to handle the load. It was a small segment of Orange Avenue about 200 yards, a temporary fix to a long-term plan.

Mr. Terry stated as far as the golf course development, the board is going to submit a letter to the city in opposition to this issue. I wonder if the board would submit letters opposing the closure of Southwood Plantation without the proper upgrading of that section of road being in place or if the board could seek an injunction against St. Joe from closing that road until proper infrastructure is in place to handle the traffic.

Mr. Kelley stated that is why we asked Mr. Dantin to look into those issues so we could see if we need to do that. We want Mr. Dantin involved in those meetings.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 8, 2020 at 6:30 p.m. at the Southwood Community Center

Mr. DePriest stated our next meeting is October 8, 2020 at 6:30 p.m.

The meeting adjourned at 9:40 p.m.

DocuSigned by:

James Oliver

SECRETARY/ASSISTANT SECRETARY

DocuSigned by:

L. Kyle Rojas

CHAIRMAN/VICE CHAIRMAN