

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 11, 2021 at 6:33 p.m. at the Southwood Information & Sales Center/The Naumann Group, 3196 Merchants Row Boulevard, Suite 120, Tallahassee, Florida.

Present and constituting a quorum were:

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| Kyle Rojas | Chairman |
| April Johnston | Vice Chairperson |
| Brian Kelley | Supervisor |
| Corbin deNagy | Supervisor |
| Andrew Wiggins | Supervisor |

Also present were:

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| James Oliver | District Manager |
| Joe Brown | District Counsel |
| Carl Eldred | Hopping Green & Sams (by telephone) |
| Robert Berlin | Operations Manager - GMS |
| Cynthia Wilhelm | Nabors Giblin by telephone |
| Susan Burns | HOA |
| Annie Ford | HOA |
| Josh Kasper | Town Center |

The following is a summary of the actions taken at the March 11, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Rojas called the meeting to order at 6:33 p.m. 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. Croney at 3569 Esplanade Way stated there is an issue with speeding between the carriage houses and our houses that face the golf course. There are a lot of children in that area and we would like to have signage or speed bumps would to protect families and kids.

Some parking spots were put in about a year ago and at first it was fine, there were extra cars there but now there are two big trucks that park there and they block the line of sight of anyone turning right. We would like to work with you to find a solution to make it a safer area.

Mr. Rojas stated I can sit down with a few people and see if we can come up with a solution.

A resident who resides at 3617 Four Oaks Boulevard stated in Unit 17 stated there is a right of way in front of the houses. Some people take care of it some don't and the people who don't influence the ones who do so the whole patch becomes weedy particularly between 3614 and 3626 Four Oaks, the area next to the mailboxes.

Ms. Johnston stated that may be an HOA question, but that is maintained by the homeowner.

The resident stated behind those houses I mentioned there is an alleyway and the distance between those houses and the houses on the west of them which is 4073 Shady Lane is very narrow and not wide enough for a two-way street and a lot of people do that and travel through a yard at 4073. I have seen big trucks over there. Is it possible to make it one-way for at least that part? We have a situation at 3614 who has blocked the path of water from the drainage and every time it rains it floods my house. There used to be a fence and the yards between those houses used to be graded to drain to the street. They have blocked that path of the water and the water runs into my house.

Mr. Rojas stated we will look into it and if we can do anything, we will.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 11, 2021 Meeting**
- B. Balance Sheet as of January 31, 2021 and Statement of Revenues & Expenditures for the Period Ending January 31, 2021**
- C. Allocation of Assessments**
- D. Check Register**

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor the consent agenda items were approved.

The next item taken out of order.

NINTH ORDER OF BUSINESS

Consideration of Parcel 311627-0003 Offsite Access Agreement

Mr. Eldred stated the Gate Gas Station has been evaluating the extent of any petroleum contamination in the groundwater and their sampling on their property indicates that it may be leaving the site and crossing the road and it may be headed toward the district property next to the McDonald's. The Department of Environmental Protection has asked them to install a groundwater monitoring well on the district's property to determine if groundwater is in fact contaminated. These are usual requests, we see these quite often when we have a sign of groundwater contamination perhaps migrating offsite. Gate and its consultants need permission from the district to install the well on our property. The proposed access agreement is broader than we would recommend the board enter into. If the board is willing to grant access to Gate we recommend that we draft an agreement that would be more protective of the district, more narrow in scope such that it would authorize the ability to put the groundwater monitoring well on the property, fix any damage, etc. but if there was anything else that was necessary beyond installing and sampling the monitoring well they would have to come back to us, inform us what it is that they want to do and ask for further authorization to do that.

On MOTION by Mr. Wiggins seconded by Mr. deNagy with all in favor staff was authorized to prepare an agreement as described for the offsite access agreement for Parcel 311627-0003.

Mr. Eldred left the telephone conference call at this time.

FIFTH ORDER OF BUSINESS

Consideration of Matters Regarding Refunding of Series 2011A-1 Bonds

A. Presentation of Supplemental Assessment Methodology Report

Mr. Oliver stated in your packet is a copy of the assessment methodology, which explains the allocation method used to levy assessments over properties which will have debt assigned with the Series 2021 bonds. At the last meeting the board considered two proposals for private placements with Bank United and Hancock Whitney. After evaluating those proposals, the board directed staff to move forward with the preparation of refunding bond documents with Bank

United. That has been accomplished. The 2011 A bonds were issued in 2011 with an average coupon rate of about 5.3%. With 10 years to go to reach maturity of these bonds, we are refinancing at a lower average coupon rate of 2.50%. The number of units to fund the assessments are the same and we are using the same assessment methodology followed in 2011. The change in debt and annual debt service is due to the lower interest rate.

Mr. Oliver gave an overview of the supplemental assessment methodology report and reviewed the tables.

B. Consideration of Resolution 2021-02 Delegated Award Resolution

- 1. Supplemental Trust Indenture**
- 2. Escrow Deposit Agreement**

Ms. Wilhelm reviewed Resolution 2021-02, the delegated award resolution along with the documents necessary to close on the bonds.

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| On MOTION by Mr. Kelley seconded by Mr. deNagy with all in favor Resolution 2021-02 was approved. |
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C. Consideration of Resolution 2021-03 Supplemental Assessment Resolution

Mr. Brown reviewed Resolution 2021-03 the supplemental assessment resolution then asked Mr. Oliver the following questions.

In your opinion as the district's consultant, do the lands subject to the assessments as identified in this resolution receive special benefits from the Series 2001 Project?

Mr. Oliver responded yes.

Mr. Brown asked are the special assessments reasonably apportioned among those lands?

Mr. Oliver responded yes.

Mr. Brown asked in your opinion as the district's consultant is it reasonable, proper and just to assess the costs of the Series 2001 Project against the lands in the assessment area?

Mr. Oliver responded yes.

Mr. Brown asked with the special benefits the lands receive be equal to or in excess of the Series 2021 assessments allocated per the methodology that will be approved by this resolution?

Mr. Oliver responded yes.

On MOTION by Ms. Johnston seconded by Mr. Wiggins with all in favor Resolution 2021-03 was approved.

D. Notice of Series 2021 Assessments

Ms. Wilhelm stated when we close on this bond on Monday the trustee is going to send a notice to the bondholders of the 2011A-1 Bonds that their bonds will be called for redemption on May 1st and all the moneys from the refunding bond will be put in the escrow account and that is the money will be used to pay those bondholders on May 1st.

SIXTH ORDER OF BUSINESS

Presentation Regarding the District's Opportunity to be Heard Policy (District Counsel)

Mr. Brown reviewed the opportunity to be heard policy, copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Discussion of Micro-mobility/Use of Electric Scooters in Southwood

The board members and members of the HOA discussed having electric scooter vendors in Southwood and the consensus of opinion was they were not in favor of having electric scooters operating within residential areas of Southwood but there was not a strong objection to having them in the area around the state offices and neighboring commercial areas.

EIGHTH ORDER OF BUSINESS

Update Regarding Request for Relief Related to Golf Course PUD Amendment

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Consideration of Parcel 311627-0003 Offsite Access Agreement

This item taken earlier in the meeting.

TENTH ORDER OF BUSINESS

Updates Regarding Recreational Improvements

- 1. Swings (Eagle Scout Project)**

Mr. Berlin stated the Eagle Scout project was completed last week. We still have to put in some mulch around it. He would like to issue a check to us that I will send to the district accountant.

2. Volleyball Court

Mr. Berlin stated the volleyball court is under construction, the earthwork and court will be completed tomorrow. By tomorrow they will put in the drainage for the court and rearrange some of the irrigation. We have 15 truckloads of sand coming Monday and we will spread that and we will finish the sod.

3. Dog Park

Mr. Berlin stated I communicated with the growth management department at the city and they see no reason we can't do it on the area by Creative Child across the street from FSUS. At this time, we are only talking about putting up a fence so the dogs can run around.

Chairman Rojas will work with Mr. Berlin to obtain proposals for fencing and talk with the two schools so that they are aware of the future dog park.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney – 2021 District Counsel Rates

Mr. Brown stated we have not had a rate increase since 2013 and the 2013 rates that were approved were discounted from our standard existing and new client rates. The proposed rate increases are not insignificant and is a reflection of the fact that it has been eight years since the last adjustment. They are discounted from our more typical rates we charge new and existing clients and a reflection of our continued appreciation of the longstanding relationship with Capital Region CDD.

On MOTION by Ms. Johnston seconded by Mr. Wiggins with all in favor the rate increase for legal services was approved.

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. Variance Report

A copy of the variance report was included in the agenda package.

E. Manager

Mr. Oliver stated we will have the budget approval meeting at our June 10th meeting and budget adoption on August 12th. At our April meeting we will discuss board guidance for preparation of the FY 2022 budget.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

Mr. deNagy stated the HOA puts on the new homeowner orientation and one of the things that I came across in talking with neighbors is they have no idea with the CDD is. I would like to see the CDD participate in those meetings if the HOA would welcome that.

Ms. Ford stated that would be a good idea.

Mr. deNagy stated I live off Carrollton and I walk to the park. Has there ever been discussion about creating a crosswalk at Longfellow and Grove Park to get to the pool area?

Mr. Berlin stated the City of Tallahassee response to that would be your controlled intersection is the three-way stop at Grove Park and Mossy Creek and that is where you need to cross then come back the other way. I can request a crosswalk but they will say how are you going to meet up with the sidewalk because there is a sidewalk that comes out by the tennis courts but there is not an interconnect right there and there isn't any sidewalk on that side. I have been trying for several years to get crosswalks where the kids are actually crossing instead of walking across in the middle of the street at Creative Child. I will look into it.

Ms. Johnson stated I will participate in the April 14th HOA new homeowner orientation. I am all in favor of the dog park and fully support that. But it does make me nervous putting it next to a daycare facility and we need to evaluate all the options.

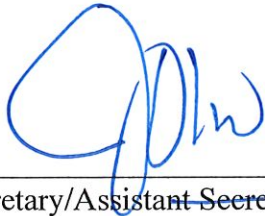
THIRTEENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – April 8, 2021 at 6:30 p.m.

Mr. Rojas stated the next meeting will be April 8, 2021 at 6:30 p.m.

The meeting adjourned at 8:30 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman