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, April 8, 2021 at 6:30 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:

Kyle Rojas

Chairman

April Johnston

Vice Chairperson

Corbin deNagy

Supervisor

Andrew Wiggins

Supervisor

Also present were:

James Oliver

District Manager

Joe Brown

District Counsel

Robert Berlin

Operations Manager - GMS

Keith Dantin

Engineering Consultant (by telephone)

The following is a summary of the actions taken at the April 8, 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 and called the roll.

SECOND ORDER OF BUSINESS

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 March 11, 2021 Meeting

- B. Balance Sheet as of February 28, 2021 and Statement of Revenues & Expenditures for the Period Ending February 28, 2021
- C. Allocation of Assessments
- D. Check Register

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04 Ratifying Actions Related to Issue of Series 2021 Bonds

Mr. Brown stated after a bond closing to provide some extra coverage for all the actions taken by staff and the board, we prepare a resolution that will ratify and approve those actions.

On MOTION by Mr. Wiggins seconded by Ms. Johnston with all in favor Resolution 2021-04 was approved.

SIXTH ORDER OF BUSINESS

Update Regarding Request for Relief Related to PUD Amendment

Mr. Dantin stated they are having an administrative hearing tomorrow at 9:30 and they will have a certain amount of time for the administrative judge to make his recommendation and from there it goes back to the commission for them to make a ruling.

SEVENTH ORDER OF BUSINESS Request for Installation of Crosswalk (Longfellow & Grove Park)

Mr. Berlin stated at the last meeting Supervisor deNagy brought up a crosswalk at Longfellow and Grove Park, which is on the eastern end of the community center. There is a crosswalk on the island at that end but there is not one that lines up with it on the Grove Park side at Longfellow. I had the city come out and look at it to see if it was plausible to allow a crosswalk there and they agreed that we could put one there. They would enter into a gentleman's agreement with the district to allow us to get a contractor to put it in on that side and update the line on the other side to make it compliant, they would stripe it and sign it. They would pay for that and we would pay for concrete.

It was the consensus of the board for staff to get a quote for the work and bring that back to the next meeting.

EIGHTH ORDER OF BUSINESS

Updates Regarding improvements:

Recreational

A. Swing (Eagle Scout Project)

Mr. Berlin stated the swings are done and that can come off the agenda.

B. Volleyball Court

Mr. Berlin stated the nets are going to be shipped this week.

Ms. Burns stated I'm representing HOA tonight and at our meeting last month the volleyball court and parking were mentioned. That parking lot does belong to the HOA, there are concerns about the additional usage with the volleyball court.

Mr. Berlin stated next year you are going to put in a whole new water feature and the people are going to swarm there and instead of just figuring the volleyball court went ahead and caused all the parking problems, let Dantin and I figure out a way to get more parking and you are going to have to utilize some of this space. You have to give up some grass area. If people came in their golf carts you wouldn't have that problem. The parking lot is packed even when the pool is not open.

C. Dog Park

Mr. Berlin stated the last we talked about the dog park the city had given its okay at Park Crossing Trail. I approached them about another site on the backside of the community garden and they gave their blessing for that too. You have two sites to choose from.

It was the consensus of the board to put the dog park at Town Center, construct a four-foot chain link fence and possibly some hedges in the front. Proposals will be brought to the next meeting for consideration.

NINTH ORDER OF BUSINESS

Consideration of Access and Maintenance Easement Agreement for Classical School Signage on District Property

Mr. Brown stated the Classical School applied for a variance from the city to put up entrance signage. They want to put it on the strip of CDD common space between Classical School property and the road their entrance driveway connects to. The signage would be back off the road if they put it on their own property. The easement would allow them to maintain

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that entrance signage in the district's property. Once they stake out where they want the sign the surveyor draws a box and legal description around it and that will be their easement. They won't be able to put it just anywhere and it will be limited to that box.

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor the access and maintenance easement agreement for Classical School signage on district property was approved.

TENTH ORDER OF BUSINESS

Board Guidance Regarding Preparation of Fiscal Year 2022 Proposed Budget

Mr. Oliver stated we are going to start the FY 22 budget process at our next meeting. Typically, we approve a proposed budget then refine it over next couple of months and have your budget hearing in conjunction with your August meeting. We will bring you a budget that will be on the high side and through board discussion with staff we can pare that down some and make a decision whether or not that would cause assessments to increase.

One thing we want to focus on this year is the capital reserve fund for repairs and replacement. The fund has a current balance of \$46,000. For FY21, the recommended contribution for capital reserves was \$95,000, according to the Capital Reserve Study prepared by Reserve Advisors in 2018. The Distict budgeted a contribution of \$89,000. The consultant's recommended contribution for FY 22 is \$135,000. We will also review service contracts to see if they have a built-in price escalation or increases for FY22.

ELEVENTH ORDER OF BUSINESS Staff Reports

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.

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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

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

Ms. Johnston stated Susan did call me about the volleyball court and concerns over parking. I acknowledge that parking can be challenging there. I don't know what our options are moving forward but Susan, as the HOA liaison I commit to you moving forward that when we have discussions that may affect them, I will come to you so I can make sure I represent HOA concerns.

Ms. Burns stated we are going to have a lot more houses and a lot more people and the more amenities we have whether it is us or you we need to look forward and work together to get things solved.

Mr. Rojas stated as a reminder, don't reply to all on emails.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Mr. Luis Rojas stated I try to read the agenda before I come to the meeting and it wasn't online at 3 p.m. today. It is online now and Florida Statutes says it should be on there sevendays before the meeting. The only thing you had at 3:00 p.m. was the minutes from the February meeting. Every other time it is usually on there but this time it didn't happen.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 10, 2021 at 6:30 p.m.

Mr. Rojas stated the next meeting is June 10, 2021 at 6:30 at the Southwood Information and Sales Center.

The meeting adjourned at 7:14 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman