

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 10, 2021 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

James Oliver	District Manager
Joe Brown	District Counsel (by telephone)
Robert Berlin	Operations Manager - GMS

The following is a summary of the actions taken at the June 10, 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**

Mr. Rojas led the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Several residents commented on the water quality and aesthetics of the catfish pond, and an abundance of geese.

Mr. Berlin stated the pond is inspected quarterly for water quality. I do not have the reports on this quarter yet, it has algae, the water level is down and we need rain. There is an

abundance of geese because some homeowners feed them. 79 acres of runoff goes into a 3-acre lake. We do not use any fertilizer around the pond.

Mr. Rojas stated Robert and I will talk about different treatments we can do. I don't know what we can do about the geese.

A resident stated you as a board can apply for a permit for the removal of the geese from the FWC.

Mr. Kelley stated I will work with Robert on the issue of the geese.

A resident stated a pond by Barringer Hill is full of silt.

Mr. Berlin stated we cleaned out that pond two years ago, I have all the pictures, and all the outlets were cleaned.

A resident stated I would like to have the traffic going one-way in the alleyway by 4073.

Mr. Berlin stated there are a number of alleyways with one-way signs because people have requested them, this is the situation you have and it is not going to change the way people go, the garbage trucks, emergency vehicles or anyone else. There is no enforcement, but I will put one up if the board wants me to.

Mr. Rojas stated I'm not in favor of it.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the April 8, 2021 Meeting**
- B. Balance Sheet as of April 30, 2021 and Statement of Revenues & Expenditures for the Period Ending April 30, 2021**
- C. Allocation of Assessments**
- D. Check Register**

On MOTION by Mr. Kelley 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**

**Request for Waiver of O&M Assessments for HOA Owned Administrative Offices**

Mr. Rojas stated the HOA sent a letter requesting that their CDD fees be waived.

Mr. Brown stated there is an exemption that can apply to certain HOA property, but that exception is Section 193.0235, Florida Statutes, and only applies to certain types of common elements, which is a defined term in the statute. Based on my review, that exception does not

apply in this instance based on the property I understand the HOA purchased for their new offices. I'm not aware of any other exceptions that could apply to HOA property.

Mr. Kelley inquired regarding rental rates charged to the CDD by the HOA for the CDD's meetings.

Mr. Oliver stated yes, CDDs can pay rental fees for meeting space. I had a CDD meeting yesterday at a rented meeting space at a nearby hotel. Staff will work with the HOA on the matter.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05  
Approving the Proposed Budget for Fiscal  
Year 2022 and Setting a Public Hearing Date  
to Adopt**

Mr. Oliver gave an overview of Resolution 2021-05 and the proposed fiscal year 2022 budget for revenues and the admin budget.

Mr. Berlin gave an overview of three proposed scenarios for field operations.

Mr. Oliver stated once you approve the proposed budget it will be sent to local government and posted to the District website. I did review the amount available for carry forward surplus. As you approve the budget tonight, you can revise it to reinstate some or all of the same funding level of carry forward surplus applied last year. That would cut the proposed assessment increase roughly in half. We propose to have a meeting on July 8<sup>th</sup> to refine the budget before the mailed notice goes out to the residents.

It was the consensus of the board to leave the proposed budget as presented.

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor Resolution 2021-05 approving the proposed fiscal year 2022 budget and setting the public hearing for August 12, 2021 was approved.

**SIXTH ORDER OF BUSINESS**

**Updates Regarding Recreational  
Improvements**

**A. Volleyball Court**

Mr. Berlin stated we cemented the poles today and it needs to cure before we hang the net.

**B. Dog Park**

Mr. Rojas stated we have quotes from three fencing companies for a 4-foot black vinyl chain link fence and the lowest bid came in just under \$15,000 and came highly recommended.

On MOTION by Mr. Wiggins seconded by Mr. Kelley with all in favor the proposal from Ultimate Fencing was approved.

**SEVENTH ORDER OF BUSINESS                      Consideration of Agreement with Leon County Tax Collector**

Mr. Oliver stated the assessments are collected on roll by the tax collector and this is the agreement for those services.

On MOTION by Mr. Kelley seconded by Mr. deNagy with all in favor the agreement with the Leon County tax collector was approved.

**EIGHTH ORDER OF BUSINESS                      Ratification of Gate Petroleum Access Agreement**

Mr. Brown stated we talked about this at the last meeting and today we have agreement with one substantive change, which is the term of the access went from 6 to 12 months.

On MOTION by Mr. deNagy seconded by Mr. Wiggins with all in favor the Gate Petroleum Access Agreement was ratified.

**NINTH ORDER OF BUSINESS                      Request for Waiver of O&M Assessments for HOA Owned Administrative Offices**

This item taken earlier in the meeting.

**TENTH 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.

**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 – Report on Number of Registered Voters 3,937**

A copy of the letter from the supervisor of elections indicating that there are 3,937 registered voters residing within the district was included in the agenda package.

**ELEVENTH ORDER OF BUSINESS            Supervisor’s Requests**

Mr. Wiggins stated at the last meeting we talked about the walkway across the way. I talked with Commissioner Porter and I’m trying to get the city involved to see if we can defray some of our costs on a new crosswalk.

Mr. Kelley stated I had a request from several residents. A men’s group works out in our park and they would like to work with staff to see if it is appropriate to install pull-up bars and dip board in the greater park area and they will pay for all of it.

Mr. Berlin stated you can’t put any type of exercise equipment in certain areas of the park, but you can run it along the trail along the green area and you can put it on the other side of the park.

**TWELFTH ORDER OF BUSINESS            Audience Comments**

A resident stated thank you for the information today. There has to be a solution to adding things to the community.

Mr. Berlin stated we were waiting for rain, but we are trying to be proactive.

**THIRTEENTH ORDER OF BUSINESS**      **Next Scheduled Meeting – August 12, 2021 at 6:30 p.m.**

Mr. Rojas stated the next meeting is July 8, 2021 and the regular meeting will be August 12, 2021 at 6:30 p.m.

The meeting adjourned at 8:18 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman