

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, July 8, 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 (by telephone)
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

The following is a summary of the actions taken at the July 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**

**Audience Comments**

A resident asked what is happening with St. Joe and their big fix?

Mr. Rojas stated John Curtis is no longer with St. Joe and we haven't heard what they are doing at this point.

Mr. Berlin stated they are in the process of trying to get the stormwater plan approved. There is not a lot they can do until that is done.

A resident stated looking at the reports on the water analysis we are still waiting on the last report and I suspect that will show high fecal matter from geese. I encourage you to come up with a long-term game plan rather than waiting for it to go away.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. **Approval of the Minutes of the June 10, 2021 Meeting**
- B. **Balance Sheet as of May 31, 2021 and Statement of Revenues & Expenditures for the Period Ending May 31, 2021**
- C. **Allocation of Assessments**
- D. **Check Register**

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

**FOURTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2020 Audit Report**

On MOTION by Mr. deNagy seconded by Mr. Wiggins with all in favor the fiscal year 2020 audit was accepted.

**FIFTH ORDER OF BUSINESS**

**Discussion of Approved Fiscal Year 2022 Budget**

Mr. Oliver stated the purpose of this item today is to set the maximum assessment amount for inclusion in the published notice of public hearing, as well as the mailed notice to be sent to all property owners. There are three key reasons for the increase. First, last year the adopted budget used \$97,000 in carry forward surplus to subsidize the budget. This year we show zero carry forward surplus to balance the budget. Seconds, as recommended in capital reserve study, we are including a \$135,000 contribution into the capital reserve account for repairs and replacement of capital assets. Third, operations costs are increasing, particularly landscape maintenance due to the increase in common areas. We are looking at an increase in of almost 13%. If you wish to notice a smaller percentage increase, we could use carry forward surplus or a reduction in capital reserve contribution to achieve that.

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor staff was authorized to send the mailed notice to the property owners with the approximate 13% increase in assessments.

**SIXTH ORDER OF BUSINESS**                      **Update    Regarding    Ponds    Water  
Quality/Geese Control**

Mr. Berlin stated we have someone spraying around the ponds and it seems to be helping. We had a permit to remove nests and eggs, which will be renewed.

I had water quality tests done at the request of a homeowner and we will be getting a second quarter testing next month. The water quality for a stormwater pond is on par with the rest of the stormwater ponds and your lakes.

**SEVENTH 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.

**D.    Manager**

There being none, the next item followed.

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

Ms. Johnston asked is there an update on the dog park?

Mr. Rojas responded not at this time. We will have a better report at the next meeting.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

A resident asked if the water quality comes back with an increase in fecal matter but is still in the acceptable range, if that goes into an unacceptable range what is the recourse to bring that under control.

Mr. Berlin stated I can't answer that question, but I will get an answer. From what I understand from the lab guys is we have some sort of raw sewage leaking into the pond somehow. The testing is such that the fecal coliform test is whatever it is at that particular point in time. DEP now requires that you take ten of them within a 30-day period so you are looking at more than once a week to do the steps, then you come up with a line and it is based on that average or they go with a one-time test. It indicates warm blooded animal fecal matter, which could be human also.

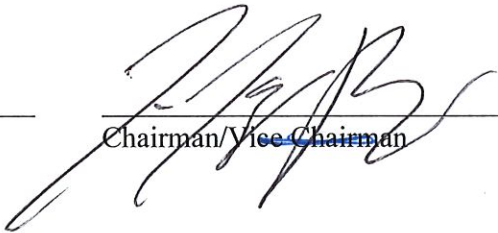
**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 12, 2021 at 6:30 p.m. at the Southwood Community Center**

Mr. Rojas stated the next scheduled meeting is August 12, 2021 at 6:30 p.m.

On MOTION by Mr. Rojas seconded by Ms. Johnston with all in favor the meeting adjourned at 7:21 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman