

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 14, 2022 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

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

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel by telephone
Robert Berlin	Operations Manager – GMS
Wendy Brown	Soccer Shots

The following is a summary of the actions taken at the April 14, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Wiggins called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I would like Robert to talk about SWMF FL catfish pond.

Ms. Brown, director for the Tallahassee Region for Soccer Shots stated we have over 100 kids registered and want to bring a park program into Southwood to serve your residents and want permission to be able to do that.

Mr. Berlin stated since we already have somebody out here we know the procedure and I will let her know what we need. They are trying to hold this for Southwood residents only and we see if there was some support.

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On MOTION by Ms. Johnston seconded by Mr. Kelley with all in favor the soccer shots program was approved and Mr. Berlin was directed to work with Ms. Brown on implementation of the program.

A resident asked if a government entity has the authority to do something but chooses not to do it, is the entity liable or negligent?

Ms. Sandy stated public comment period is for the board to receive comments from the public but it is not a question and answer discussion. The board can receive your comments at this time and address it at a later time if they choose to do so, however they are not required to answer questions at this time.

A resident stated the next question is about Chapter 190.012, Florida Statutes give the district authorization to do improvements related to roads and improvements to existing public roads. The question is working on parking in Unit 17 is it within the rules?

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 10, 2022 Meeting**
- B. Balance Sheet as of February 28, 2022 and Statement of Revenues & Expenditures for the Period Ending February 28, 2022**
- C. Allocation of Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Leon County Tax Collector

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

FIFTH ORDER OF BUSINESS

Consideration of Renewal of Property Access Agreement with Gate Petroleum Company

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On MOTION by Mr. Kelley seconded by Ms. Johnston with all in favor the property access agreement with Gate Petroleum Company was renewed for one-year effective May 15, 2022 subject to revising the groundwater monitoring well numbers to DW-7 and MW-12.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2023 Budget Process

Mr. Oliver stated we are required to approve a proposed budget by June 15th of each year then we set a public hearing no sooner than 60-days after that and we propose that we have our public hearing for adoption of the budget on August 11, 2022. We will bring a preliminary budget to your May meeting so we can have a discussion about the budget and refine it based on your comments then bring a more solid proposed budget to your June meeting. You can refine that budget over the summer and present the budget at your August 11th meeting. Because of inflation and other pressures in the economy right now we are seeing increases in the contracts with landscape maintenance companies. You do have a contract right now with All Pro and there is a marginal increase that was negotiated in years past, however I don't know what they may determine. Also, Robert will work with it to determine what additional parcels may be coming on. The other driving factor for any increase in budget will be your capital reserve contribution. You are still using carry forward surplus to subsidize your budget and I think you want to stay on track to continue to reduce that subsidy so that at some point you are not having to eat into rainy day fund.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

On MOTION by Mr. Rojas seconded by Ms. Johnston with all in favor district counsel was authorized to move forward with research on the Amendment 12 lobby ban as it relates to the Chairman.

B. Dantin Consulting

There being none, the next item followed.

C. Property Management Report

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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

Other items discussed, installation of cross walk and removal of pines and invasive trees.

NINTH ORDER OF BUSINESS

Audience Comments

Kudos to Robert on condition of the catfish pond, fitness course equipment, tree on four Oaks near town center losing bark being monitored.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 12, 2022 at 6:30 p.m. at the Southwood Community Center

Mr. Wiggins stated our next scheduled meeting will be May 12, 2022 at 6:30 p.m. in the same location.

The meeting adjourned at 7:20 p.m.

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
Andrew Wiggins
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Chairman/Vice Chairman