

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, September 8, 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
Corbin deNagy	Supervisor
Kyle Rojas	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager – GMS
Mindy Zapien	Resident
Nicole Hoffmann	Resident

The following is a summary of the actions taken at the September 8, 2022 meeting.

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 appreciate you working with the HOA. They seem to think the golf course folks are the boogeyman and I suggest you include them. With regard to the budget I had a police officer in front of my house and they saw I had a doorbell camera. Can we put in the news that we are a safe community, work with the companies that sell doorbell cameras they can give everyone a camera and publicize that, it may make the community safer.

A resident asked if there was some activity in the golf course area such as a shooting.

Mr. Wiggins and others stated they had not heard or seen anything like that.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 11, 2022 Meeting**
- B. Balance Sheet as of July 31, 2022 and Statement of Revenues & Expenditures for the Period Ending July 31, 2022**
- C. Allocation of Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Review of Matters Discussed During CDD/HOA Joint Workshop

The board agreed to open the line of communication with the HOA to meet twice a year, keep a clean line of responsibilities but keep the line of communication open. Supervisor Rojas asked Mr. Oliver to share the Board's contact information with the HOA's staff and board.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney - Report

There being none, the next item followed.

B. Dantin Consulting

Mr. Berlin stated they are moving forward with the MDR-11 Tract sale to DR Horton and we are working with St. Joe on the assessments. I am working on an irrigation plan to see if they will put it in.

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.

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D. Manager

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 13, 2022
at 6:30 p.m. at the Southwood Community
Center**

Mr. Wiggins stated our next scheduled meeting will be October 13, 2022 at 6:30 p.m.

The meeting adjourned at 7:00 p.m.

On MOTION by Mr. Rojas seconded by Mr. deNagy with all in favor the meeting reconvened.

A member of the public stated she owns a dog bakery and that we have been open for a year and a half and are still growing and would like to bring our expertise to the community. We raise money to distribute to other non-profits in town. We would like to set up at the dog park occasionally to bring a selection of our dog treats to your residents.

Ms. Sandy stated if the Board is in favor of allowing, the District can enter into a simple license agreement and we can have you work with Robert for the dates and times you would set up. The Board indicated their support to allow such use of the area outside of the dog park and directed Ms. Sandy to prepare a license agreement.

The meeting adjourned at 7:03 p.m.

September 8, 2022

Capital Region CDD

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Andrew Higgins

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Chairman/Vice Chairman