

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 13, 2023 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
Corbin deNagy	Vice Chairperson
David Frank	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager - GMS

The following is a summary of the actions taken at the April 13, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Rojas called the meeting to order at 6:20 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked are there updates to the tree rings in town center? I have seen people parking in the median destroying the grass. Is there going to be anything done about that? People are parking close to a fire hydrant on Four Oaks and is anything going to be done about that?

THIRD ORDER OF BUSINESS

Consideration of Request from Southwood Golf Club

Mr. McMurray stated in buying the course it was not disclosed that we would have to pay stormwater pond permit fees to the city. The covenants and restrictions are unclear. We would like some contribution from the CDD for the pond permit fees simply because we think it seems fair. We pay you \$37,000 a year but I don't see any benefit from it. I would say five of those

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ponds don't do much for the neighborhood, I'm thinking if you would pay half the permit fee every three years.

Mr. Berlin reviewed the history of the site and construction of the ponds and stated you get a benefit on your impervious areas and we had to be build the ponds first so the golf course and clubhouse could be built. Those ponds were always going to be where they are and they were always going to take water from the golf course but also the surrounding areas.

Mr. Rojas stated this is a private business, you had time to do due diligence, you check out if you buy a house if there are open permits, they had attorneys, they had engineers. I don't want to see the CDD helping private businesses.

Ms. Sandy stated, if the Board wanted to consider this request, we would have to look further into it if the District could pay for it, since its located on private property, which is typically something we can't do. St. Joe made the determination early on not to turn them over to the CDD so they could maintain greater control over how they are maintained.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 9, 2023 Meeting**
- B. Balance Sheet as of February 28, 2023 and Statement of Revenues & Expenditures for the Period Ending February 28, 2023**
- C. Allocation of Assessments**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Leon County Tax Collector

Mr. Oliver stated the assessments are collected on the property tax bills and this 3% commission is what the Leon County Tax Collector charges.

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

SIXTH ORDER OF BUSINESS

Staff Reports

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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.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Other matters: If there is going to be a joint meeting with the HOA there needs to be an agenda and a purpose, need of additional parking for community center, email owners of Town Center to have no parking signs posted to keep vendors off the grass, people parking in bike lanes.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident stated an issue was brought up at Unit 17 area at the last budget. The alleyway was supposed to be one-way.

Mr. Rojas stated I recall that the board did not want to do that.

A resident stated a neighbor had a problem with people cutting through his grass because people are impatient.

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Mr. Berlin stated we will talk and see if it is doable.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 11, 2023 at
6:30 p.m. at the Southwood Community
Center**

Mr. Rojas stated the next meeting is scheduled for May 11, 2023, the HOA joint meeting at 6:00 p.m. then the CDD meeting at 6:30 p.m.

The meeting adjourned at 7:20 p.m.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Kyle Rojas

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Chairman/Vice Chairman