

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 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
Brian Kelley	Supervisor
Chuck Urban	Supervisor
David Frank	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager – GMS
Josh Kasper	Resident and Developer
Audience Members	

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

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 stated you have items on the specifics of alleyway maintenance with mulch. Where are we mulching alleyways?

Mr. Berlin stated it is not mulch, the line item takes care of the asphalt and the drainage.

A resident stated we mow the median of the roads. Is it possible in place of the grass to have ground cover?

Mr. Rojas stated grass is the cheapest financial option.

Ms. Burns stated I heard Robert say grass is cheap but I would like to see us plan for the future, grass dies. I recommended some time ago ground cover suitable to this area.

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Mr. Rojas asked can you find out from All Pro if there are ground cover options we can discuss at the next meeting?

Mr. Berlin stated yes. It costs more initially and more to maintain but looks very nice. We could create a buffer to stop people from turning around.

Supervisor’s Requests

Mr. deNagy stated I have accepted a position with GMS effective in September. To avoid any appearance of conflict, I will resign from the board immediately.

On MOTION by Mr. Kelley seconded by Mr. Urban with four in favor Corbin deNagy’s resignation was accepted.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the June 8, 2023 Meeting**
- B. Balance Sheet as of May 31, 2023 and Statement of Revenues & Expenditures for the Period Ending May 31, 2023**
- C. Allocation of Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Request for Assessment Waiver

Mr. Kasper requested the Board waive the District’s assessments on three tracts near town center he is under contract to purchase from St. Joe by the end of the month due to a City moratorium on development in Southwood until the ‘Big Fix’ is finalized and adopted. Ms. Sandy discussed with the Board Mr. Kasper’s request, the types of assessments the District collected on the tracts, and the District’s Capital Improvement Plan. Board discussion ensued. Mr. Rojas asked each Board member to reach out to staff after the meeting to discuss the issue further and get additional information, and stated the item would be put on the August agenda for further discussion by the Board.

FIFTH ORDER OF BUSINESS

Discussion of Fiscal Year 2024 Approved Budget

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Mr. Oliver stated you previously approved the budget, we went through it in some detail, it has a 3.3% increase in assessments, the largest part of that is you are making another large contribution to your capital reserve fund for future repairs and replacements. The inflationary rates over the last two years is part of what is driving the 3.3%.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated a few meetings ago we discussed a utility easement for property in Maple Ridge and Robert has continued to work with them and we got it signed tonight and we will get that recorded soon.

Do you want to advertise the supervisor seat?

Mr. Rojas stated Jim and I talked earlier and I thought it would be best to put it together after we get through the budget. We will come up with a game plan at the next meeting.

B. Dantin Consulting

There being none, the next item followed.

B. Property Management Report

Mr. Berlin outlined the proposal for a dog fountain at the dog park as an Eagle Scout project. Mr. Berlin will work with the Eagle Scout candidate and the District will have some associated cost, but the Eagle Scout candidate will contribute towards the costs.

Mr. Rojas stated if it were outside the dog park on concrete, I wouldn't have a problem with that.

On MOTION by Mr. Kelley seconded by Mr. Urban with four in favor the boy scout project to install a fountain at the dog park was approved.

1. All Pro Reports

A copy of the All Pro reports was included in the agenda package.

2. Operations Memorandum

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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

Mr. Rojas stated I want to thank Corbin for his service and hope you continue to come to these meetings.

EIGHTH ORDER OF BUSINESS Audience Comments

A resident asked is there any plan for parking on Orange, how would that be done?

Mr. Berlin stated parking is permitted in front of residential homes only, that means you could have parking, but St. Joe decided not to put it in.

Ms. Burns stated regarding Josh’s request, I can see the pros and cons of this, but at what cost. Do what you can at the city to put pressure on them.

A resident stated the metal around the trees, one of the trees is being sacrificed. Thank you for the signage on the alleyway. When we talk about locations it is hard for people in the audience to visualize what we are talking about. We need to know where this stuff is and have a visual.

**NINTH ORDER OF BUSINESS Next Scheduled Meeting – August 10, 2023 at
6:30 p.m. at the Southwood Community
Center**

Mr. Rojas stated our next scheduled meeting is August 10, 2023 at 6:30 p.m. in this room.

The meeting adjourned at 7:45 p.m.

July 13, 2023

Capital Region CDD

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

L Kyle Rojas

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Chairman/Vice Chairman