

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, January 11, 2024 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
David Franks	Vice Chairman
Chuck Urban	Supervisor
Susan Burns	Supervisor
Matthew Vogel	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager - GMS
Corbin deNagy	GMS Operations
Kevin Eason	SRCA
Corrie Vernick	SRCA
Ken McInnis	Prism Ecological by telephone

The following is a summary of the actions taken at the January 11, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the November 9, 2023 Meeting**
- B. Balance Sheet as of November 30, 2023 and Statement of Revenues & Expenditures for the Period Ending November 30, 2023**
- C. Allocation of Assessments**
- D. Check Register**

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Lake Verdura Maintenance**

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor Prism Ecological was selected to perform maintenance activities at Lake Verdura at an approximate cost of \$28,000 for the initial phase.

**FIFTH ORDER OF BUSINESS**

**Request for Reconsideration of Proposed Shared Cost for Restoration of Pond FL080**

On MOTION by Mr. Urban seconded by Mr. Vogel with four in favor and Ms. Burns opposed an offer of \$10,000 was approved to be made to Sandco in a cost share arrangement contingent upon Sandco’s agreement that the matter is closed.

Board directed District counsel to send correspondence to Sandco reflecting the Board’s decision and directed payment the payment not be made until the letter is signed and returned to the District.

**SIXTH 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.

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## 2. Operations Memorandum

A copy of the operations memorandum was included in the agenda package.

### D. Manager

There being none, the next item followed.

## SEVENTH ORDER OF BUSINESS

### Supervisor's Requests

Ms. Burns stated you start working on the budget fairly soon and I have a few topics I would like to discuss. John Paul, the Catholic School has gotten an exemption for several years and some of our homeowners have questioned that. Nobody has come to the meetings to request they be exempt from their assessment. When we start planning the budget, I would like to discuss that and if we decide to exempt them from their assessment they should come and explain why they should be exempt. I know Robert has been saying that I'm the one who wants a sign at the front. I know that is an expense and I would like to put these guys on notice that they can start putting out feelers to see cost, design or whatever so when we talk about the budget we have some information. If we wait until budget time to get that information it is too late. We have had a lot of discussion about the grass on Blairstone and I would like to get some ideas from All Pro, cost of ground cover so at budget time we have a clear picture.

Mr. deNagy stated we had a proposal to do ground cover on Blairstone and it was about \$70,000 then a recurring cost. We can look at that again.

Mr. Rojas stated I recommend that Jim put that on the agenda at the appropriate time to start discussing it and Corbin do the research on the sign so we can discuss that.

## EIGHTH ORDER OF BUSINESS

### Audience Comments

Mr. Mikyska asked when you talk about the budget would you put in a line for trees. Going back to the discussion on the pond, there was going to be mobilization costs of \$16,000.

A resident stated the sign Ms. Burns mentioned, I'm working on a neighborhood grant with the city and one of the things we thought about would be a sign. The grant is \$2,500 and if the CDD would give us permission to put that sign up, that would be a great project for the HOA to do. If you give me the size of the sign and cost I will do the grant and maybe the city and HOA will split the difference.

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Mr. Rojas stated I have no problem with you working together on that.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 8, 2024  
at 6:30 p.m. at the Southwood Community  
Center**

Mr. Rojas stated the next meeting is scheduled for February 8, 2024 at 6:30 p.m. in the same location.

The meeting adjourned at 7:13 p.m.

DocuSigned by:

*Jim Oliver*

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Secretary/Assistant Secretary

DocuSigned by:

*Kyle Rojas*

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Chairman/Vice Chairman