

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, March 7, 2024 at 6:32 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas	Chairman
Susan Burns	Supervisor
Matthew Vogel	Supervisor

Also present were:

James Oliver	District Manager by telephone
Joe Brown	District Counsel
Robert Berlin	GMS Operations Consultant
Corbin deNagy	GMS Operations
Luisa Zalzman	Principal, JP II
Rhonda Mossing	MBS Capital Markets by telephone
Several Residents	

The following is a summary of the actions taken at the March 7, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Rojas called the meeting to order at 6:32 p.m. 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 February 8, 2024 Meeting**
- B. Balance Sheet as of January 31, 2024 and Statement of Revenues & Expenditures for the Period Ending January 31, 2024**
- C. Allocation of Assessments**
- D. Check Register**

March 7, 2024

Capital Region CDD

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

**FOURTH ORDER OF BUSINESS**                         **Presentation Regarding Proposed Refunding  
– Series 2024 Bonds**

Ms. Mossing stated at the request of the board we have been looking at the economics of refunding the district’s Series 2013 Bonds. There is a presentation enclosed with your agenda package that indicates what the bond market would look like for a refunding and provides refunding structures.

Mr. Rojas stated we don’t have a full board tonight and I would like everyone’s opinion to make this decision. We can discuss it again at the April meeting.

**FIFTH ORDER OF BUSINESS**                         **Presentation from John Paul II Catholic  
High School**

Ms. Zalzman stated thank you for the contribution you have made to the school since 2012, we request that you continue to grant us the waiver of CDD O&M assessments.

Ms. Zalzman outlined the staffing, number of students, whether they were residents, and amount of tuition for the different categories of students.

The board took no action but will consider the request during budget preparation.

**SIXTH ORDER OF BUSINESS**                         **Consideration of Resolution 2024-03 General  
Election**

On MOTION by Mr. Vogel seconded by Ms. Burns with all in favor Resolution 2024-03 was approved.

**SEVENTH ORDER OF BUSINERSS**                         **Consideration of Resolution 2024-04 Election  
of Officers**

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor Resolution 2024-04 was approved.

**EIGHTH ORDER OF BUSINESS**                         **Discussion of Drainage Easement in Maple  
Ridge**

Mr. Berlin summarized the drainage issue in Maple Ridge and the board members will tour the site individually with staff prior to the next meeting.

March 7, 2024

Capital Region CDD

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Removal of Floating Island in Lake Verdura**

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor the proposal from Prism Ecological Services to remove the remaining floating islands in Lake Verdura in the amount of \$52,000 was approved and staff was directed to obtain a proposal from Lake Doctors to treat it on a regular basis.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Brown stated there was no response from Sandco to the board’s offer of \$10,000 for the cleanup of FL080 that expired February 21, 2024.

**B. Dantin Consulting**

There being none, the next item followed.

**B. Property Management Report**

Mr. deNagy discussed the intersection of Maple Leaf Way and Orange Avenue, playground equipment safety report and actions taken by staff, will provide more information to the board on the repair/replacement of playground equipment at a future meeting, and a request to tie into the district’s stormwater pond by the new state emergency operations.

**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. Special Event Request**

There being no objection to the special event, staff was authorized to approve it.

March 7, 2024

Capital Region CDD

**D. Manager**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS      Supervisor's Requests**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS      Audience Comments**

A resident stated I received a note from the city there is a change and a second town center.

Mr. deNagy stated the DRC is meeting on that on the 11<sup>th</sup> and we will be there for that. This is the big fix version, not that different from the original.

**THIRTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – April 11, 2024 at 6:30 p.m. at the Southwood Community Center**

Mr. Rojas stated the next meeting will be held April 11, 2024 at 6:30 p.m. in the same location.

The meeting adjourned at 7:51 p.m.

DocuSigned by:

*Jim Oliver*

D1BA5E5E7410418...  
Secretary/Assistant Secretary

DocuSigned by:

*Kyle Rojas*

FDC54015AB/04/8...  
Chairman/Vice Chairman