

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 10, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Matthew Vogel	Chairman
Chuck Urban	Vice Chairman
Susan Burns	Supervisor
Kyle Rojas	Supervisor
Valerie Reglat	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Consultant
Kevin Eason	HOA
Chrissy Barber	All Pro
Several Residents	

The following is a summary of the actions taken at the July 10, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vogel 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 June 12, 2025 Meeting
- B. Acceptance of Minutes of June 12, 2025 Audit Committee Meeting
- C. Balance Sheet as of May 31, 2025 and Statement of Revenues & Expenditures for the Period Ending May 31, 2025
- D. Allocation of Assessments
- E. Check Register

July 10, 2025

Capital Region CDD

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

FOURTH ORDER OF BUSINESS**Ratification of Agreement with All Pro Land Care**

Mr. Urban asked about the percentage increases in the contract and if we can put the contract out to bid annually.

Ms. Sandy explained the contract locks in the pricing for five years, but you could go through the RFP process.

Mr. deNagy explained the Board could look at the scope of services and consider possible service reductions to reduce costs.

Ms. Sandy explained that some Districts may also look at getting proposals for items such as mulch to help validate the costs.

On MOTION by Mr. Urban seconded by Mr. Rojas with all in favor the agreement with All Pro Land Care was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Engagement Letter from Grau & Associates**

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was approved.

SIXTH ORDER OF BUSINESS**Consideration of License Agreement Extension**

Mr. deNagy stated FSU reached out to ask if they could extend their current license agreement with the CDD for one year.

Ms. Burns asked can we ask them to pay for the attorney's time in preparing this agreement?

Mr. deNagy stated I can ask but I did ask if there was an activity fee involved that the students pay but there was not, it is just a regular class.

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Capital Region CDD

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the license agreement extension through August 2026 with Florida State University Board of Trustees on behalf of Florida State University was approved.

SEVENTH ORDER OF BUSINESS**Discussion Items:****A. Lake Verdura Trail Proposal**

Mr. deNagy stated at the last meeting a resident requested a walking trail through the conservation area off Lake Verdura. Robert and I walked the whole site and found where we could bring in a piece of equipment to make an unpaved nature trail. This is something the conservation easement allows you to do. It is within my spending limit, but I wanted to bring it back before the board.

Ms. Burns stated we are discussing this item and another item next, and I want to make sure we have enough money in the budget to pay for these items.

Mr. deNagy explained there is enough money in the budget from cost savings in other line items. We can look to pay for the landscaping proposal from next fiscal year's beautification line item.

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the proposal from Longview Land Clearing LLC in the amount of \$1,575 was approved.

B. Four Oaks Landscaping Proposal

The Board asked several clarifying questions regarding the proposal including location, mulch, size of the plants, and approval from the City.

Ms. Barber explained the plants will be small, and that was a way to keep the costs low.

Mr. deNagy asked Ms. Barber when she recommends installing these plants.

Ms. Barber stated Spring.

Mr. deNagy explained that with a Spring timeline, we can take this out of next fiscal year's beautification line item.

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On MOTION by Mr. Urban seconded by Ms. Burns with all in favor the proposal from All Pro Landscaping in the amount of \$9,830 was approved.

C. Fiscal Year 2026 Approved Budget (Adoption August 14, 2024)

Mr. deNagy explained there is an increase in the Catholic School's assessment from what was previously discussed. Staff went back through each fiscal year since 2012, which was the last time the Catholic School was assessed and applied the same assessment adjustments per year including the proposed increase for fiscal year 2026. That calculated to an assessment of \$16,333.63. Mr. deNagy stated that this would be the amount stated in the mailed notice that will be going out to the Catholic School in the next week or so.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. 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.

C. District Manager

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Reglat asked should I take on some of Supervisor Rojas' assigned duties on community interest?

Mr. Rojas stated whatever you want to take is okay.

Ms. Reglat agreed to take Landscaping Conservation Areas and Parks and Recreation/Bike Paths/Trail System.

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Capital Region CDD

TENTH ORDER OF BUSINESS**Audience Comments**

Mr. Eason stated we want to thank the CDD for working with the HOA for the 4th of July event. We had a few issues with cleanup, but we will make sure that won't happen again next year.

A resident stated I heard some clanging and I discovered a quarry. St. Joe owns the property and it is a sand mine.

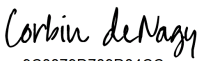
A resident stated in reference to Unit 7 TC2, the Ivy Green trail and Grove Park where there is new construction I'm at the corner and the alleyway, and it looks like they are going to put a fence closer than where they laid the sod. They laid the sod on CDD property. I'm concerned about being able to back out of my garage and not hit a fence. They have taken the sidewalk from one of the entrances for the secondary home, which is going to be a rental unit and they put a sidewalk all the way out to the alleyway. I'm concerned about foot traffic on the alleyway. I don't know if that is authorized. I'm also concerned that the people who will be living there will be parking along that line in that area in the alleyway where you can't get up and down through the alleyway.

ELEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – August 14, 2025 at 6:30 p.m. at the Southwood Community Center**

Mr. Vogel stated the next meeting is scheduled for August 14, 2025 at 6:00 p.m.

The meeting adjourned at 7:20 p.m.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman