

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, August 14, 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
Valerie Reglat	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Justin Fallis	Field Operations
Kevin Easton	HOA
Corrie Vernick	HOA
Kim Bishop	All-Pro

The following is a summary of the actions taken at the August 14, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vogel called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Easton stated I wanted to report back to you that the Southwood HOA board did not approve any funding for the entrance sign.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the July 10, 2025 Meeting
- B. Balance Sheet as of June 30, 2025 and Statement of Revenues & Expenditures for the Period Ending June 30, 2025
- C. Allocation of Assessments
- D. Check Register

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

FOURTH ORDER OF BUSINESS**Public Hearing Adopting the Budget for Fiscal Year 2026**

Mr. deNagy gave a brief overview of the fiscal year 2026 budget.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor the public hearing was opened.

A resident stated I brought up the maintenance that needs to be done on Merchants Row for the trees that have a metal piece around it. Where is that allocated in this budget? Is it going to be budgeted?

Mr. Vogel stated I believe there was a plan to potentially have those removed.

A resident stated there are times that people park in the median and if we had short hedges that would help with that issue.

Mr. Vogel stated supervisor Urban went out with All Pro and they have a landscaping plan for the median so the signs can be removed and we will have small shrubs.

A resident stated there was a suggested plan to maintain the lake shoreline about ten years ago. The shoreline and conservation tracts that have not gotten the attention they deserve. The goal was to keep costs down by doing regular maintenance but to also provide public access.

Ms. Burns stated years ago prior board members changed the way things were being done because All Pro used to mow all the way down to keep it cleared so people could get down there. Some of the supervisors didn't want that and that is when they started with the tall grasses.

A resident stated the plan would be to have some areas of tall grasses and some not. I would love to sit down and talk about it with staff.

On MOTION by Ms. Burns seconded by Mr. Urban with all in favor the public hearing was closed.

A. Consideration of Resolution 2025-08 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

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Ms. Sandy stated this is the resolution that adopts the proposed budget to be the final budget and allocates the funds as provided in that budget. It provides provisions for how the budget can be amended.

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor Resolution 2025-08 was approved.

B. Consideration of Resolution 2025-09 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Ms. Sandy stated this resolution not only levies the operations and maintenance assessments and certifies them for collection it also certifies for collection your debt service assessments to fund that portion of the budget. It provides the mechanism for collection and enforcement of those assessments that are collected by the uniform method on the property tax bill if they are not paid; if they are directly collected by the district then the method of enforcement is through foreclosure if they are not paid. The only assessment liens that we directly collect are from St. Joe.

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor Resolution 2025-09 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreements

A. Direct Collection Agreement

Ms. Sandy stated because the district directly collects assessments from St. Joe, the method of collection is foreclosure, however, because that can take additional efforts by the district we like to have some additional backup supporting our ability to foreclose and that is the purpose behind the direct collection agreement.

On MOTION by Ms. Burns seconded by Mr. Urban with all in favor the direct collection agreement for FY 2025-2026 with the St. Joe Company was approved.

B. Encroachment Agreement

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Mr. deNagy stated this is a continuation of the streetlight fence issue in Unit 2. Counsel has drafted these encroachment agreements. We talked to the homeowners and met with them onsite. I think everyone understands what needs to happen. We have been told they will sign whatever they need to sign. The homeowner who has fenced in the streetlight has agreed to pay for the relocation of the light. I have a quote from the city to do that and provided that to the homeowner. This is the final step in this process. If we approve these encroachment agreements then I will bring these back to the city and say this is what we need to close out the violation. We would have a requirement that the homeowners sign the encroachment agreements.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor the encroachment agreements with Deepak Haldiya and Pragath Haldiya for Lot 2 Block H Southwood Unit 2 Phase 1 and the easterly $\frac{1}{4}$ of the alleyway lying between Appleton Drive to the north and Endicott drive to the south Parcel ID 311524 H0020 and Michael Anthony and Tammy Belle Glaze for Lot 1, Block H Southwood Unit 2 Phase 1 and the easterly $\frac{1}{4}$ of the alleyway lying between Appleton Drive to the north and Endicott drive to the south Parcel ID 311524 H0010 were approved.

C. Memorial Donation Agreement

On MOTON by Mr. Vogel seconded by Mr. Urban with all in favor the memorial donation agreement with Ashley Chambers was approved.

SIXTH ORDER OF BUSINESS

Goals and Objectives

A. Review of Fiscal Year 2025

Mr. deNagy reviewed the fiscal year 2025 goals and objectives.

B. Consideration of Fiscal Year 2026

On MOTION by Mr. Urban seconded by Ms. Reglat with all in favor the fiscal year 2026 goals and objectives were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

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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.

3. Discussion of Unit 10 Alleyway Resurfacing

Mr. deNagy stated before we can move forward we need to understand the type of costs we are dealing with and part of this is to understand the linear foot, square yards of all the alleyways and the focus was on Unit 10, we have a cost estimate based on FDOT standards and the total cost estimate is \$168,770. We want to bring this to the board's attention and in the capital reserve budget there is \$170,000. We would like direction from the board before we go any further. We are under the bid threshold and the next step would be to get proposals for this work.

Mr. Urban asked who did the estimate?

Mr. deNagy stated the district engineer used FDOT standards and cost per square yard. It is a cost estimate. We need direction to move this project forward. There will be many steps before we get to approvals.

It was the consensus of the board for staff to continue the research but not yet ready to bid.

4. Special Event Permit Request**a. 2025 Tallahassee AIDS Walk**

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the request for the 2025 Tallahassee AIDS Walk was approved.
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b. Independence Landing Adventure Race

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor the request for the Independence Landing Adventure Race was approved subject to the applicant working with the city on security and road closures and with the district manager on a deposit for after event cleanup and any damages.

C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the fiscal year 2026 meeting schedule was approved.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

A resident stated to continue the conversation we had earlier for the beautification project, I'm speaking of unit 17, to keep people from parking in the median, the touch of gold holly, at maturity it only grows two feet. If you put it on the edge of the curb of the median on both sides it won't obstruct a driver's view.

A resident asked is the CDD going to own the roads and sidewalks in Lake Mary Forest at some point?

Mr. deNagy stated that would be conveyed to the city.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 11, 2025 at 6:30 p.m. at the Southwood Community Center

Mr. Vogel stated the next meeting will be held September 11, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 7:42 p.m.

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Signed by:

Corbin deNagy

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Secretary/Assistant Secretary

Signed by:

Matthew Vogel

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Chairman/Vice Chairman