

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, November 13, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

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| Susan Burns | Supervisor |
| Kyle Rojas | Supervisor |
| Valerie Reglat | Supervisor |

Also present were:

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| Corbin deNagy | District Manager |
| Sarah Sandy | District Counsel |
| Robert Berlin | GMS Consultant |
| Justin Fallis | Field Operations |
| Kevin Eason | HOA |
| Corrie Vernick | HOA |
| Kim Bishop | All-Pro |

The following is a summary of the actions taken at the November 13, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked can we have a discussion and explore the possibility of planting fruit trees in the right of way between the sidewalk and the street in front of houses from Shady View intersection at Blair Stone Road to the roundabout and come in through Four Oaks up to Shady View Lane?

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Mr. Rojas stated it is my understanding it is the homeowner's responsibility to take care of the easement and that falls under the HOA and ARC if I'm not mistaken. I would check with them to see if that is a possibility.

Ms. Patel stated we have a house under construction, and we would like to remove a tree so we could have a wider driveway.

Mr. Fallis stated they called me at the beginning of the week, and I met with Mr. & Mrs. Patel. There is a particular tree that is in the way of their right of way for their driveway. You would still have three trees on both sides of the driveway, and it would look a lot better with that tree removed.

Mr. Berlin stated it is a city right of way but is on a strip that we maintain. We maintain Hemingway the same way we did Mossy Creek. I think they are asking permission to remove the tree and basically as long as they assume all responsibility, get a permit to remove it and take it out, all the cost is theirs, anything they break they repair.

Ms. Burns stated if anybody wants to do something we should have a written proposal. We shouldn't make a decision on five minutes of discussion without seeing the property.

Ms. Sandy asked is this a time sensitive item that needs to decision at this meeting?

Mr. Patel said yes the contractor is looking to pour the driveway within the next week.

Ms. Sandy stated we are in public comment period, and we can amend this agenda so we can have a formal item for the board to consider and get more details into the minutes.

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| On MOTION by Ms. Reglat seconded by Ms. Burns with all in favor the agenda was amended to add consideration of removal of a tree at 3219 Hemingway. |
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Mr. Rojas asked are there any public comments about the removal of a tree in front of 3219 Hemingway Boulevard?

Ms. Burns asked when are you closing?

Ms. Patel stated January.

Ms. Burns stated I don't have any problem with them taking the tree out. We need to document it and do everything to straighten up the process instead of coming in here the day before somebody wants something and we have no backup, and it is not on the agenda.

A resident stated the space between the curb and sidewalk is not under the HOA.

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Mr. Berlin stated it was previously decided that certain areas needed to be maintained by the District because of the location. For years he tried to get on street parking there, now he wants trees there, but we still maintain that grassy strip. You can always stop maintaining it the same way you stopped maintaining Mossy Creek, you can just say we are not doing it anymore and it falls back on the homeowners, or it just doesn't get done.

THIRD ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Approval of the Minutes of the October 9, 2025 Meeting**
- B. Balance Sheet as of September 30, 2025 and Statement of Revenues & Expenditures for the Period Ending September 30, 2025**
- C. Allocation of Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS**Consideration of Removal of Tree at 3219 Hemingway Boulevard**

Mr. Rojas asked are there any comments, questions, concerns or direction from the board members.

Ms. Burns stated I would like a written proposal.

Ms. Reglat stated I agree, a written proposal with photos. I don't think we have an objection, but we need to document the record.

Ms. Sandy asked is the board asking that this come back to the next meeting for approval?

Ms. Burns stated I don't need it to come back at the next meeting, it can be passed to Robert to approve but we need a record.

Mr. Berlin stated I want to look at the plans, Justin and I will go over it and draft something and send it to the Manager, Counsel and the Chair. I want to get a good idea of how they located the tree, and you will have a paper trail just as you are asking for.

On MOTION by Ms. Reglat seconded by Ms. Burns with all in favor the removal of a tree at 3219 Hemingway Boulevard was approved subject to oversight by District field operations staff.

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FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy stated we do have the fully executed encroachment agreements, and they have been recorded.

B. District Manager

Mr. deNagy stated as a follow-up to that the city's contractor moved the electric service outside the fence and the light pole is scheduled to be moved November 17th. I reached out to both homeowners and gave them the total legal and recording cost incurred by the district which was \$917 per homeowner. When we receive the checks, we will deposit that in the general fund.

C. 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.

Mr. Fallis stated there was a recent trip and fall at the sidewalk along Riverton Trail and the District's insurance provider has received a notice of claim. We reviewed the area and called in a contractor to address a few of the concrete flights that need to be repoured. There is a company called Precision Sidewalk Safety, and they told us they can fix the sidewalks in an amount not to exceed \$10,000.

On MOTION by Ms. Burns seconded by Ms. Reglat with all in favor staff was authorized to contract with Precision Sidewalk Safety for total repair of the Riverton Trail sidewalks in an amount not to exceed \$10,000.

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

Ms. Burns asked when do we vote on the chairman for the next year? It is usually November. I'm concerned when the chairman is not here two meetings in a row.

Mr. deNagy stated we can bring it back if the board feels that we need to.

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Mr. Rojas stated look into that and if you feel that it needs to go on the agenda, we will put it on the agenda.

Ms. Burns stated for the audience comments we always put on here regarding agenda items listed below. Anything not on the agenda should be at the end because it just delays us doing business and this is a business meeting. We want to hear from our audience but if we make sure that is done at the end of the meeting, I think that would work better.

Mr. Rojas stated that is a good idea and we should practice that moving forward.

SEVENTH ORDER OF BUSINESS**Audience Comments**

A resident stated I want the board and staff research to be placed on an agenda so the staff would do their research and come up with a solution for that idea. The rest of the place has the canopy situation, and this area is an open space, and we try to beautify the place for people instead of for dogs. If you decide to do fruit trees it would be something people can eat. It's called urban landscaping, urban fruit scaping.

EIGHTH ORDER OF BUSINESS**Next Scheduled Meeting – December 11, 2025
at 6:30 p.m. at the Southwood Community
Center**

Mr. Rojas stated we will meet again December 11, 2025 at 6:30 p.m. in the same location and we are adjourned at 7:10 p.m.

NINTH ORDER OF BUSINESS**Adjournment**

Mr. Rojas stated are adjourned at 7:10 p.m.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman