

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 8, 2026 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas <i>by telephone</i>	Chairman
Chuck Urban	Vice Chairman
Matthew Vogel	Supervisor
Valerie Reglat	Supervisor
Kurt Christensen	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager
Kim Bishop	All-Pro
Chrissy Barbor	All-Pro
Kevin Eason	HOA
Lisa Alcorn	Resident
Kurt V. Christensen	Resident
Jillian Green	Resident
Mark S. Levine	Resident

The following is a summary of the actions taken at the January 8, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated on the agenda is an item on Unit 17 trees. There have been some ideas for that, but Four Oaks and Blair Stone are part of our backbone roads, which means the median and the right of way is the responsibility of the CDD. There is concern about the noise and

January 8, 2026

Capital Region CDD

Matthew Vogel, Valerie Reglat, and Kurt Christensen assistant secretaries.

FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit**

Mr. deNagy stated under internal controls it says the results of our tests disclosed no instances of non-compliance or other matters that are required to be reported, under the report to management there are no current year findings and no prior year findings. This is a clean audit.

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the fiscal year 2025 audit was accepted.

FIFTH ORDER OF BUSINESS**Discussion of Unit 17 Landscape Maintenance**

Mr. deNagy stated at the last meeting this was brought up, and you asked this to be on your agenda for this meeting. Just a continuation of that conversation, Robert had given you four different paths you could follow. This is an opportunity for you to discuss how you would like to proceed with the Unit 17 maintenance.

Mr. Berlin stated the first option is it stays the same, All-Pro mows is 26 times a year. Second option is to abandon the right of way and turn it back over to the homeowners. You have precedent of that on Mossy Creek and Grove Park. In my opinion that is not good, it is the main entryway coming in and you have houses along there, some are renters and you are going to have mismatch mowing. That is not the look you want. The third option is to have a motion to look into that with All-Pro and see what we can put in there tree-wise. I would meet with the city to make sure I have the latest information on lines of sight where Shady View hits Four Oaks. The last option is the District could work with the City and see if they will come in and plant whatever saplings they have at this time of year that meets their requirements. The District would make each homeowner take care of them. It is not a tree; it is just a stick. All-Pro could manage that and in either case if you wanted something a little more instant then you are going to pay for a tree. There is very little maintenance on the tree as it grows. The homeowners have water and would irrigate the trees. The cheapest option is to have the City forest that area with whatever tree they have. Status quo doesn't cost you anymore than you are paying now but there is nothing there. It is a good place for some sort of landscaping.

January 8, 2026

Capital Region CDD

After discussion the board decided to keep the status quo with All-Pro maintaining the area and staff would work with City on a partnership to see if planting saplings would benefit the area.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the December 11, 2025 Meeting**
- B. Balance Sheet as of November 30, 2025 and Statement of Revenues & Expenditures for the Period Ending November 30, 2025**
- C. Allocation of Assessments**
- D. Check Register**

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manger

There being no comments, 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.

2. Operations Memorandum

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

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Rojas stated I started attending meetings six years before I was elected to the Board and have seen how it has evolved. We have a good staff, and our board works well together, and I appreciate every single one of you. Thank you for always looking out for Southwood and what's best for the Board.

Mr. deNagy stated Supervisor Burns was listed as a community liaison I didn't know at this time if you want to make changes to the community interest, we can certainly do that.

January 8, 2026

Capital Region CDD

The community interest will be as follows: Roadways – Supervisor Urban, Landscaping Conservation Areas – Supervisor Reglat, Parks and Recreation/Bike Trail System – Supervisor Reglat, Budget/Bond Refinancing – Supervisor Christensen, HOA Coordination – Supervisor Rojas, City/County Coordination – Supervisor Vogel and Community Liaison – Supervisor Vogel.

Mr. Vogel stated you did a great job last year and I want to thank you for all the work. What is the status of the light pole?

Mr. deNagy stated it has been moved.

Mr. Berlin stated the new entry sign is lit but we haven't had any viable sunshine since last Friday. I have the light turned off and will check it tomorrow to see if we are getting enough light to charge the battery.

Mr. Urban stated this is for All-Pro, in our project by the Town Center on Four Oaks, when will you start that?

Ms. Barber stated we were waiting for spring, but we can do that whenever you want it. We can start now, winter has been mild.

Mr. Urban stated I would like to start it.

NINTH ORDER OF BUSINESS

Audience Comments

A resident stated I have talked to people about what they wanted and people have issues with safety in that street because travel at high speeds.

Mr. Berlin stated there are concurrency requirements. Blair Stone and Four Oaks will be four-laned and this was since the beginning this is nothing new. You are going to keep the two-lanes on Four Oaks and Blair Stone you cannot change the four-lane of the roundabout; we cannot social engineer the people who go through there going to FSU or to play golf or just homeowners trying to get home. Putting up a hedge along there is not going to slow anybody down.

A resident stated it is not going to slow them down, but it will buffer the noise.

January 8, 2026

Capital Region CDD

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 12, 2026
at 6:30 p.m. at the Southwood Community
Center**

Mr. Vogel stated the next meeting is scheduled for February 12, 2026 at 6:30 p.m. in the same location

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 7:32 p.m.

Signed by:

Corbin deNagy

3C8879D789D84CC...
Secretary/Assistant Secretary

DocuSigned by:

Kyle Rojas

FDC54015AB70470...
Chairman/Vice Chairman