

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, February 12, 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	Chairman
Matthew Vogel	Supervisor
Valerie Reglat	Supervisor
Kurt Christensen	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	GMS Operations
Chrissy Barber	All-Pro
Kim Bishop	All-Pro
Kevin Eason	HOA

The following is a summary of the actions taken at the February 12, 2026 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 stated in Unit 17 we need to put some small easy to take care of trees such as kumquat. I also suggest we put some evergreen trees in the median area where the large trees are. It would discourage people from parking in the median area and beautify the place.

The next item taken out of order.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the January 8, 2026 Meeting**
- B. Balance Sheet as of December 31, 2025 and Statement of Revenues & Expenditures for the Period Ending December 31, 2025**

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Capital Region CDD

C. Allocation of Assessments

D. Check Register

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

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2026-03
Requesting the Leon County Supervisor of
Elections to Conduct the District’s General
Election**

Ms. Sandy stated the seats up for election this year are seat 1 held by Mr. Urban, seat 3 held by Mr. Rojas and seat 5 held by Mr. Christensen. The qualification period is from noon June 8th to noon June 12th.

On MOTION by Mr. Vogel seconded by Mr. Christensen with all in favor Resolution 2026-03 was approved.

FOURTH ORDER OF BUSINESS

**Discussion of Unit 17 Landscape
Maintenance**

Mr. Berlin stated you directed staff to look into landscaping Unit 17 at the roundabout. The City has an adopt a tree program, I inquired about, but they denied the request. The District could purchase trees and put them in for approximately \$1,000 each tree but there are several factors including obtaining City of Tallahassee permission to plant in the right-of-way, line of sight mapping expenses, and a possible requirement from the City to utilize root barriers. I’m looking for direction before we investigate further.

The board discussed line of sight issues, maintenance, issues with fruit trees in the median, cost, put it in a future budget but took no action at this time.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for Landscape
Enhancement**

On MOTION by Mr. Rojas seconded by Mr. Christensen with all in favor the proposals from All-Pro for landscape enhancement for unit 10 and unit 26 in the total amount of \$8,438.51 was approved.

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SIXTH ORDER OF BUSINESS

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- C. Allocation of Assessments**
- D. Check Register**

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

There being none, the next item followed.

- B. District Manger**

Mr. deNagy stated at your June 12th meeting we announced there were 3,883 voters as of April 15, 2025, as reported by the Leon County Supervisor of Elections. They have since come back and asked us for a district boundary map. We provided a boundary map, and they redid their precincts and recalculated their estimated registered voters. According to their estimates, there is currently approximately 3,675 active registered voters and with this change it increased that number by approximately 850 and for an estimated total to 4,525.

Mr. Berlin stated a resident who paid for 20 trees wants to put up a memorial plaque for his wife and the consensus of the board was to let him do that.

Mr. Berlin stated I want the board to approve a not to exceed \$25,000 and finish grinding the concrete in Central Park and move on to the Unit 10 trail.

After discussion, All-Pro was requested to write up a business plan to purchase the equipment and to share contact information for their outside vendor with Robert.

- 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.

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EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

A resident stated if someone brings up an item to the board it is for the welfare of the community. We need to see what we can do about trees instead of what we cannot. We don’t need something huge but something smaller to fit the space in Unit 17 instead of being a nuisance and look at the root system for limited spaces.

TENTH ORDER OF BUSINESS

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

The meeting adjourned the meeting at 7:38 p.m.

Signed by:
Corbin deNagy
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Secretary/Assistant Secretary

DocuSigned by:
Kyle Rojas
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Chairman/Vice Chairman