

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, April 9, 2026 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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| Kyle Rojas | Chairman |
| Matthew Vogel | Supervisor |
| Valerie Reglat | Supervisor |
| Kurt Christensen | Supervisor |

Also present were:

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| Corbin deNagy | District Manager |
| Sarah Sandy | District Counsel |
| Kim Bishop | All-Pro |
| Jayur Mehta | FSU |

The following is a summary of the actions taken at the April 9, 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 I want to know what the CDD is doing in conjunction with the City of Tallahassee to try to make St. Joe meet its commitments. I understand Orange Avenue was supposed to be 4-laned all the way in.

Ms. Sandy stated development entitlements and the PUD requirements and things of that nature remain in the jurisdiction of the City. The CDD does not have any kind of zoning, development regulation or enforcement oversight.

A resident stated we pay money every year to the CDD and have a financial interest in making sure St. Joe does what it is legally obligated to do. I think we should have somebody on

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the board act as a liaison with the city on staying in touch with what is going on. This is not the first time St. Joe has done this across the state.

Mr. Rojas stated the city is aware of Southwood’s position on this. The money we do collect does go back into Southwood. We maintain the infrastructure and a big part of our budget goes to All-Pro. The roads are a city issue and it is an issue for all of us. We are all waiting for the next step. Is the city going to hold their feet to the fire?

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 12, 2026 Meeting**
- B. Balance Sheet as of February 28, 2026 and Statement of Revenues & Expenditures for the Period Ending February 28, 2026**
- 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.

The next item taken out of order.

SIXTH ORDER OF BUSINESS

Consideration of Agreements

- A. Amendment to the License Agreement with FSU**

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the second amendment to the license Agreement with FSU to extend the term of the license agreement to August 31, 2027 was approved.

FOURTH ORDER OF BUSINESS

Discussion Items:

- A. Draft Fiscal Year 2027 Budget**

Mr. deNagy stated this is the first step in your fiscal year 2027 budget process. I want to know your priorities and what you would like to see in the proposed budget that I will bring back to the next meeting.

- B. All-Pro Fuel Surcharge**

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The Board discussed general support for approving the fuel surcharge subject to putting certain limitations in place, such as a six (6) month limitations and setting a base price for fuel that would dictate if a fuel surcharge applies or not.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor a fuel surcharge was approved for All-Pro in an amount not to exceed \$2,000 per month with authorization to Mr. Christensen to work with staff to finalize a work authorization reflecting the terms discussed by the Board.

FIFTH ORDER OF BUSINESS

Ratification of Temporary Access Agreement

On MOTION by Mr. Rojas seconded by Mr. Christensen with all in favor the temporary access agreement with Brian A. and Danielle B. Kelley was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Agreements

A. Amendment to the License Agreement with FSU

This item taken earlier in the meeting.

B. Vendor License Agreement with Zoman Bakeries, LLC

This item was tabled. Supervisors requested the vendor come back to the next meeting with more information.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated there were some changes to sovereign immunity limitations this past legislative session with an increase from \$200,000 per person and \$300,000 per incident to \$350,000 per person and \$500,000 per incident. That could have some effect on insurance costs moving forward.

I received outreach from an attorney for Four Star who we had been in communication with before. He is working with them on the Weldon Farm Subdivision, which is northeast of Southwood, it is approximately 130 acres and for the most part is outside the district. There are 6.36 acres within the CDD boundary, consisting of the most northwest corner of the district. I

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looked at this previously and Robert and Corbin have looked at it. At one point they asked if we would do a boundary amendment to take it out. That would take a lot of effort to take out a small area that they are planning for green space, the entrance into their community off Southwood Plantation Road and there are not going to be any lots in it. Their goal was to not have O&M assessments on that portion of the land long term. I let them know if it wasn't an assessable use then they would not receive an O&M assessment, but they would have to pay off the debt assessment that is associated with the land, which they did when they purchased the property. They reached out again now because they are getting closer to platting and wanted to reconfirm that the 6.36 acres would not be assessed. They are not asking for anything formal right now. Assuming all the things they are talking about are true – that is it is going to be common area, they are going to have an HOA maintain it, not have the CDD maintain it, and it is not going to have any residential or commercial use - there would not be any O&M assessments allocated to it from the CDD. I think we would like to get some confirmation in writing that all these those are going to occur.

B. District Manger

Mr. deNagy stated just a reminder to file your form 1 by July 1st if you haven't already done that. Qualifying period is from noon June 8th through noon June 12th. Robert did talk to the City of Tallahassee about Halloween. They are looking ahead and the police will have difficulty on Halloween because there is an FSU home game they are playing Clemson and a FAMU home game all on the same day. They essentially told us they are not going to be able to provide nearly the manpower they have done in the past. All-Pro employees wear reflective vests get on their gators and man the stations. We have had success in the past and I wanted to make you aware that it looks like this year we won't have that same police presence and we will ask All-Pro.

Robert proposed \$25,000 last meeting for trail grinding, it is not a feasible option for All-Pro to do it and we would like authorization to contract with the vendor we have been using. I see this as a capital reserve item.

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| On MOTION by Mr. Vogel seconded by Mr. Christensen with all in favor staff was authorized an amount not to exceed \$25,000 for trail grinding work to be taken out of capital reserves. |
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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. Christensen stated I don’t think this is a new idea but put some live oaks on the median on East Orange between Biltmore and College.

Mr. deNagy stated we talked about live oaks in that median before.

I received an email today, a facility use request for May 2, from the HOA and the Church at Southwood. They have a Reel Friends Fishing Tournament at the Catfish Pond, from 9 a.m. to 11 a.m.

Mr. Rojas stated they used to do that every year, it was a nice event.

On MOTION by Mr. Vogel seconded by Mr. Christensen with all in favor a special use permit was approved for the HOA and Church at Southwood for use of the Catfish Pond from 9 a.m. – 11 a.m. on May 2, 2026.

NINTH ORDER OF BUSINESS

Audience Comments

A resident asked when you were working on the Town Center did you include the grills around the trees? Is that part of the budget?

Mr. Rojas stated Robert is out of town and we didn’t touch on that too much.

A resident stated another question on the budget, the beautification project around the entrance. Will you include Unit 17 as part of the beautification?

Mr. Rojas stated I have made my position clear on that.

Mr. Vogel stated we will probably have a couple options.

A resident stated four-wheelers go around the pond off Shady View.

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Mr. Rojas stated if it is an issue, reach out to the police. I haven't seen that and I'm there all the time. I have only seen All-Pro down there doing their job.

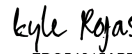
TENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 14, 2026 at 6:30 p.m. at the Southwood Community Center

Mr. Rojas stated the next meeting is scheduled for May 14, 2026 at 6:30 p.m. in the same location and adjourned at 7:57 p.m.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman