

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, May 14, 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	Director of Operations
Kim Bishop	All-Pro
Chrissy Barber	All-Pro
Kevin Eason	HOA

The following is a summary of the actions taken at the May 14, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Sabitsch asked are you going to talk about item 4, the fuel surcharge?

Mr. Rojas stated yes, we talked about it briefly at the last meeting and Kurt worked on it and he will give us an update when we get to that line item.

A resident stated in the Town Center on Merchants Row I think they are looking at changing something with the pavers. Is that something we can talk about at some point?

Mr. Berlin stated there are pavers and the PUD calls for two things to happen on that property and the other side of the townhouses as well as the existing buildings. It allows for a building overhang that hangs over into the right of way. It also allows for the sidewalk because

May 14, 2026

Capital Region CDD

of this overhang and trees and diagonal parking it allows for the sidewalk so they can get a full 5-foot sidewalk to encroach on private property. Right now as it stands 5-foot of those pavers lies on Josh’s property. That is the actual sidewalk. That gives the clearance necessary to miss the tree rings. We have kicked around the idea of pulling the pavers out, repouring a sidewalk to meet the city standards, which would be a 5-foot walk to get rid of the possible liability. Josh has asked us to hold off while he is doing construction. We need to talk about that down the road but not right now during construction.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the April 9, 2026 Meeting**
- B. Balance Sheet as of March 31, 2026 and Statement of Revenues & Expenditures for the Period Ending March 31, 2026**
- C. Allocation of Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Agreements

- A. Vendor License Agreement with Zomad Bakeries, LLC**

This item tabled.

- B. Leon County Tax Collector for Uniform Method of Collection**

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the agreement with the Leon County Tax Collector was approved.

- C. Memorial Donation Agreements**

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the request from Natalie Meiner for a plaque on an existing bench in accordance with the memorial donation agreement was approved.

May 14, 2026

Capital Region CDD

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the request from Alyssn Kelly for a plaque on an existing bench in accordance with the memorial donation agreement was approved.

FIFTH ORDER OF BUSINESS

Consideration of Work Authorization with All Pro Regarding Fuel Surcharge

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the work authorization with All-Pro regarding fuel surcharge was approved, subject to adding the standard work authorization language.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 13, 2026)

Mr. deNagy reviewed the proposed budget and stated we are looking at a 4% assessment increase in fiscal year 2027. The main driver is the increase for the landscape and irrigation maintenance contract.

Mr. Rojas stated that Corbin and Robert and the rest of the GMS team have been doing a great job.

On MOTION by Mr. Vogel seconded by Mr. Christensen with all in favor Resolution 2026-05 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure

Ms. Sandy provided an overview of the proposed changes to the rules of procedure.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor Resolution 2026-06 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

May 14, 2026

Capital Region CDD

Ms. Sandy stated I spoke with Corbin about the request from Four Star to have the district confirm that that property within the district boundaries in Weldon Farms off Southwood Plantation would not be assessed based on their representations to us. The best way to move forward is to have them submit a letter to the district saying this is our intended use of the property that will be common property and owned by the HOA and the board adopt a resolution acknowledging the letter and based on those assumptions that it would not be subject to the O&M assessment in the foreseeable future. This will provide the District a record with respect to the property. The Board directed staff to move forward based on the recommendation.

B. District Manger**1. 2026 General Elections**

Mr. deNagy stated there are three seats open for election this year, Seats 1, 3, and 5. The qualifying period is from noon June 8th to noon June 12th.

2. Report on the Number of Registered Voters (5,211)

A copy of the letter from the supervisor of elections reporting that there are 5,211 registered voters residing in the district was included in the agenda package.

3. Annual Form 1 Filing & Annual Ethics Training

Mr. deNagy stated just a reminder that your form 1 is due by July 1st and your ethics training is due to be completed by December 31st.

C. Property Management Report**1. All Pro Reports**

A copy of the All-Pro reports was included in the agenda package.

2. Operations Memorandum

Mr. Berlin reviewed the operations memorandum, copy of which was included in the agenda package.

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

May 14, 2026

Capital Region CDD

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Sabitsch stated kudos for the landscaping on Four Oaks to replace the No Parking sign. I'm requesting that the common area by my house be rehabbed. I need to know the correct way to request that be done.

Mr. Berlin stated I will take a look at that area.

Mr. Wickham stated there is a development in the planning stages behind my house and who is going to maintain that and who owns it the HOA or not. The city said any trees under 4" can be clear cut. I want to leave a barrier between my house and the retention pond.

Mr. Rojas stated unfortunately I don't think we have much of a say when they are purchasing property and following city rules.

A resident stated I suggest a Google search on the dwarf inkberry boxwood or dwarf Chinese holly for the right of way of Unit 17. Any shrubs in that median would bring it up and be a deterrent for the dogs to go on the grass. You can put it on the median side to deter cars from parking on both sides.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 11, 2026 at 6:30 p.m. at the Southwood Community Center

Mr. Rojas stated the next meeting is scheduled for June 11, 2026 at 6:30 p.m. and adjourned the meeting at 7:23 p.m.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman