

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, June 11, 2026 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

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

The following is a summary of the actions taken at the June 11, 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 asked are there any thoughts on installing shrubbery in the median?

Mr. Vogel stated I don't believe there has been any further development. We are going to wait to see what beatification budget we have for next year and what possible projects at that point.

A resident stated I'm concerned about the metal frame around the trees at the Town Center.

Mr. Vogel stated we were also going to wait until we figure out what we are doing with the sidewalk.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Supervisor Urban

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On MOTION by Mr. Christensen seconded by Mr. Vogel with all in favor Supervisor Urban's resignation was accepted.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

C. Oath of Office for Newly Appointed Supervisor

D. Election of Officers, Resolution 2026-07

Items B, C, and D were tabled.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the May 14, 2026 Meeting**
- B. Balance Sheet as of April 30, 2026 and Statement of Revenues & Expenditures for the Period Ending April 30, 2026**
- C. Allocation of Assessments**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

Consideration of Renewal Agreement with The Lake Doctors for Pond Maintenance

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the agreement with The Lake Doctors for pond maintenance was approved.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Approved Budget

Mr. deNagy stated this is the proposed budget you approved at the last meeting. Chairman Rojas asked if we could bring the engineering line item down \$5,000 from the proposed \$15,000 and we can do that and maybe move that money to landscape enhancement and we can do that now or at the public hearing. It was the consensus of the Board to wait to make any changes at this point.

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SEVENTH ORDER OF BUSINESS**Consideration of Items Related to Weldon Farms (Southwood Plantation Drive)****A. Draft Plat****B. Resolution 2026-08 Regarding Assessment Status of 6.36 Acre Weldon Farms Subdivision Parcel within District Boundaries**

Ms. Sandy stated we received a letter from the attorney for Fourstar as we requested providing representations that they have been making to us in emails to formalize that. The agenda refers to a resolution, but the most appropriate response would be for GMS to provide an estoppel letter.

Mr. deNagy stated typically we would charge for an estoppel, and we can ask them to see if they want something more formal such as an estoppel we can do that. Alternatively, we would just provide a letter acknowledging receipt of their letter and that, in reliance of the representations, the property would not be assessable.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the letter from Fourstar's counsel was accepted and staff was directed to respond confirming that based on the letter's representations, the 6.36-acre property in the Weldon Farms subdivision that lies within the CDD boundaries would not be assessable.

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

There being none, the next item followed.

B. District Manger

Mr. deNagy stated we have had a couple instances lately where contractors and vendors have come in and out of CDD common area making ruts. The process now is that the ARC sends us the agenda and we review it for any items that may look like someone is going to use CDD common area. We had one that slipped through because it was labeled as Landscape Modification/Patio Update. It turns out these homeowners were ripping out their patio, built a new one. It was clear there was no way to get to the back of the property. There is one way to get to it and that is off Biltmore and Spider Lily and trucks are driving to the back of the property

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through CDD-maintained property. I contacted the HOA and I offered a couple of suggestions to hopefully help the situation. In the application process, I suggested a question to the contractor about how you are going to access the property. From that information, then we can provide information back to the ARC to say we have a condition to give to the homeowner. You need to ask our permission and enter into a temporary access agreement with the District. Additionally, when the homeowner finally gets approval from the ARC, there is a letter that goes out with stipulations, and it says, if you are going to access your neighbor's property you need to get their permission. I suggested adding additional language about accessing common area, grassy areas, or any property that is not your property. In those cases, the homeowner needs permission. We are in discussion on that.

Your final reminder to file your form 1 by July 1st and complete your ethics training 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

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

3. Facility Use Application (Southwood July 4th Celebration)

Mr. Berlin stated someone wants to put up a flagpole near to where they put the stage for the 4th of July. We will go out and locate the irrigation.

Mr. deNagy stated in the agenda package is a facility use application for the 4th of July event.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the facility use application for the 4th of July event was approved.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

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TENTH ORDER OF BUSINESS

Audience Comments

A resident asked can you give me the language that outlines the maintenance of the ponds?

Ms. Sandy asked are you asking for the legal requirements?

A resident stated legal requirements, procedure and what needs to happen. Is there a document I can look at?

Mr. deNagy stated each pond is under an operation and maintenance permit that outlines expectations of what is going to happen with that pond.

A resident stated over the years some trees have grown. Are those trees required? Did they happen by accident? Last time they mowed in Unit 17 they left the stuff and how is that going to affect the health of the pond? Are you doing anything proactive about mosquitos? How do I know it is done by procedure?

Mr. Berlin stated we are in here for 27 years since GMS has taken over this aspect, we have only had a notice of violation. We have had no violations. We don't spray for mosquitos. We don't put fish in the ponds for mosquitos. I sent you all that information. Call Leon County and have them come out.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 9, 2026 at 6:30 p.m. at the Southwood Community Center

Mr. Vogel stated the next meeting is scheduled for July 9, 2026 at 6:30 p.m.

The meeting adjourned at 7:08 p.m.

Signed by:

Corbin deNagy

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Secretary/Assistant Secretary

DocuSigned by:

Kyle Rojas

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Chairman/Vice Chairman