

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, August 13, 2026 at 6:32 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas	Chairman
Valerie Reglat	Supervisor
Kurt Christensen	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Director of Operations
Chrissy Barber	All-Pro
Kim Bishop	All-Pro
Kevin Eason	HOA
Corrie Vernick	HOA
Jim Thielen	Supervisor Elect

The following is a summary of the actions taken at the August 13, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Rojas called the meeting to order at 6:32 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I have observed in the last three years that we have been mowing and managed to contribute transferring weeds and seeds from one location to another in the Southwood residential community. I suggest with the \$10,000 that was raised for the budget, we buy some grass collection system. The damage has been done but at least this is a control. I suggest the board implement that as soon as possible.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

August 13, 2026

Capital Region CDD

- A. Approval of the Minutes of the June 11, 2026 Meeting**
- B. Balance Sheet as of July 31, 2026 and Statement of Revenues & Expenditures for the Period Ending July 31, 2026**
- C. Allocation of Assessments**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates for Fiscal Year 2026

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit in the amount of \$4,900 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Precision Sidewalk Safety Proposal

Mr. Berlin stated we need authorization for \$7,000 because that is the minimum proposal they will do.

Mr. deNagy stated we are not talking about city sidewalks we are talking about CDD maintained trails. You have already approved \$35,000 from the capital reserve fund and this expense would also be out of the capital reserve.

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the proposal from Precision Sidewalk Safety in the amount of \$7,000 was approved.

B. All Pro Proposal: Unit 1 Turf Renovation

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the proposal from All-Pro Landcare in the amount of \$10,855.72 was approved.

C. Al Pro Proposal: Unit 2 Turf Renovation

August 13, 2026

Capital Region CDD

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the proposal from All-Pro Landcare in the amount of \$10,105.72 was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Special Event Permit:
Beyond Limits Adventure 5K**

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the special event permit for Beyond Limits Adventure 5K was approved.

SEVENTH ORDER OF BUSINESS

**Public Hearing Adopting the Budget for
Fiscal Year 2027**

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the public hearing was opened.

Mr. deNagy gave an overview of the approved fiscal year 2027 budget that reflects a proposed 4% increase in assessments.

Ms. Reglat stated you said we would need to come up with approximately \$78,000 to not have an increase and it sounds like we have a lot of carry forward we can use to reduce the increase.

Mr. deNagy stated the district's actual revenues have exceeded the budgeted revenues, and total current expenditures are trending under the budgeted amount. Previous boards have looked at cost savings or additional assessment revenue that came in and applied those savings to prevent increases. You can certainly look to do that, I caution you to say that carryforward surplus is one-time funds, it is not recurring. I think what the district saw in years past where previous boards had applied surplus every year, and expenses keep growing the district hit a breaking point and one year had a 12% increase. You are talking about applying carryforward surplus in fiscal year 2027, which is only one year, so that is not an issue. I think the district has enough carryforward surplus if you want to do that.

Ms. Reglat stated we have done increases several years in a row.

August 13, 2026

Capital Region CDD

Mr. deNagy stated I think they have been around 4%. I have received two comments on the budget, one person emailed and I responded and explained and outlined the budget and he was okay.

A resident asked what is the rationale for increasing 4%? We have \$1.82 million going to All-Pro. The suggestion I had earlier I want to carry it over here for this purpose because of the aesthetics of the place and the entire area. It is mandatory almost to keep up with the aesthetics to get those grass catchers behind the equipment. The other thing in order to justify that also I suggest we get some shrubbery and beautify the north part of Four Oaks the roundabout and the unit 17 area.

With no other public comments, the Board took the following action:

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the public hearing was closed.

A. Consideration of Resolution 2025-09 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. deNagy stated this is your last opportunity to make an adjustment before you approve the resolutions to adopt the budget and certify the assessment roll. I think the district is looking at roughly \$85,000 if you wanted to do no increase. If you want to give me direction which way you want to go and whatever meets that dollar amount needs to be zero increase.

Mr. Christensen asked what are we saying? If we say use \$85,000 there is no 4% increase and all the letters have to go out again?

Ms. Sandy stated no letters have to go out. There is a potential increase this year and there was a cost associated with that. It would just be keeping the assessments at the prior year. It can always be a decision not to do the assessment increase at this time so next year if you are again considering the budget and potentially if there is needs to be a 4% increase to keep up with costs, then you would be sending out letters again and have a hearing on a potential assessment increase.

Mr. Christensen asked what is the contingency? Don't we have a contingency amount in the budget?

Mr. deNagy stated the budget includes other contingencies for \$42,800. I do want to point out the district does have a budget line item for landscape maintenance new units and street

August 13, 2026

Capital Region CDD

trees for \$5,500. I have been working with Robert and All-Pro to get a better idea of the next unit we anticipate coming online. We have been told for many months that Lake Mary is going to be transferred to the CDD but the developer still has some cleanup they must do before the CDD will accept it. Right now, it is still under the developer's control. The district is looking at \$36,000 annually to maintain that area and that would be a whole new unit.

Mr. Rojas stated no one enjoys an increase, but what would make you feel more comfortable? I want this neighborhood to look good and function how it should. If you feel that you need this 4% increase, which is \$15 a year, I value your opinion. Would the board be better off with the 4% increase?

Mr. deNagy stated look at your actuals as of July 31st. Right now, you have collected \$20,845 more than what was budgeted. There are two months left of interest earnings, you do have savings just from collecting more than you thought you would. If you wanted to plug the budget, just looking at those numbers would be okay.

After further discussion the board took the following action.

On MOTION by Mr. Rojas seconded by Mr. Christensen with all in favor the engineering budget was reduced from \$15,000 to \$10,000.

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor Resolution 2026-09 was approved as amended by reducing engineering to \$10,000, reduce assessment increase from 4% to 3% and utilize carry forward surplus for the difference to keep a balanced budget.

B. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor Resolution 2026-10 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Direct Collect Agreement with St. Joe

August 13, 2026

Capital Region CDD

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the direct collect agreement with St. Joe was approved.

NINTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, Consideration of Resolution 2026-11

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the public hearing was opened.

Ms. Sandy stated the rules of procedure are more administrative in nature and every five or so years we do a comprehensive update to reflect changes in the statutes.

Mr. Thielen asked are these more housekeeping in nature and applies with what the legislature did?

Ms. Sandy stated they do track statutes for the most part and the updates are reflective of changes made by the legislature but also some streamlining of things we found over the past five or six years.

Mr. Thielen stated you mentioned audit.

Ms. Sandy stated audit procurement, construction, maintenance, goods and materials.

Mr. Thielen stated just housekeeping, thank you.

On MOTION by Ms. Reglat seconded by Mr. Christensen with all in favor the public hearing was closed.

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor Resolution 2026-11 was approved.

TENTH ORDER OF BUSINESS

Organizational Matters

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

B. Oath of Office for Newly Appointed Supervisor

C. Election of Officers, Resolution 2026-07

This item tabled.

August 13, 2026

Capital Region CDD

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

There being none, the next item followed.

B. District Manager**Discussion of Fiscal Year 2027 Meeting Schedule**

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the fiscal year meeting schedule was approved.
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Discussion of Fiscal Year 2027 Goals & Objectives

On MOTION by Mr. Christensen seconded by Ms. Reglat with all in favor the fiscal year 2027 goals and objectives were approved.
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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

Mr. Berlin stated I brought up a couple meetings ago about connecting the Orange Avenue 6-inch irrigation main. We measured the distance and All-Pro provided a quote to put in the 6-inch pipe and drop in a wire. We would do nothing else, there is no irrigation on that side of the road. We would also remove the clock. The quote is \$27,000. It would provide more pressure for the district's irrigation. This would be a capital expense.

On MOTION by Mr. Rojas seconded by Ms. Reglat with all in favor irrigation main installation in the amount of \$27,000 was approved.
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Mr. Berlin stated there is a gentleman in the audience who has had problems in Unit 23 with parking in the greenspace in the common area and the district did some restoration work in

August 13, 2026

Capital Region CDD

there and he addressed the resident who is living there to not park there with no results. Yesterday, All-Pro put no parking signs across there as a reminder not to park on the district property. I don't think we have authority to tow cars.

Ms. Sandy stated we would have to go through a process to adopt a towing policy. On alleyways they are still technically limited jurisdiction for the enforcement.

Mr. Rojas stated let's see how the no parking signs work and we will revisit it if it is still an ongoing issue.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

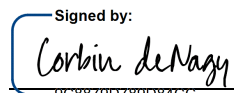
Audience Comments

A resident stated there is an issue with weeds spreading all over the place and that is very important. It is very important because there are weeds growing all over. I got estimates for my lot and it was between \$4,000 to \$8,000 to get a small yard fixed. A lot of landscapers and the city perpetuate and spread the weeds through the process of mowing.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 10 2026 at 6:30 p.m. at the Southwood Community Center

Mr. Rojas stated the next meeting is September 10, 2026 at 6:30 p.m. in the same location and there being no further business to come before the board the meeting adjourned at 7:45 p.m.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman