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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, September 10, 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 by telephone
Robert Berlin	GMS Operations
Kim Bishop	All-Pro
Chrissy Barber	All-Pro
Robin Barber	All-Pro

The following is a summary of the actions taken at the September 10, 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**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Consent Agenda**

A. Approval of the Minutes of the August 13, 2026 Meeting

B. Check Register

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

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FOURTH ORDER OF BUSINESS **Consideration of Special Event Permit: FSU Film**

Mr. deNagy stated this request is in your agenda package and came from FSU College of Motion Picture Arts student filming. We get these requests from time to time. This one we are bringing before you because of the length of time the students want to use the space, October 9, 2026. They wanted it all day.

Mr. Rojas asked do they have insurance and all that we always require?

Mr. deNagy stated we will work with the student on the insurance.

Mr. Vogel asked is this going to limit the use of the playground area for the kids?

Mr. deNagy stated this isn't at the playground. I think they are talking about the trees on the far side of the playground.

Mr. Berlin stated we try to direct them to the area by the butterfly garden.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the request for the special event permit by FSU Motion Picture Arts student filming was approved.

FIFTH ORDER OF BUSINESS **Discussion of Request for Conveyance of Longfellow Road Parcel**

Mr. deNagy stated there are multiple common areas within the parent parcel, this request is specific to the common area that is highlighted on the map in the agenda package. It is sandwiched between the golf course and Longfellow Road. It is my understanding the person who is purchasing the home next to the common area would like to ask the district if they could buy that to extend their lot. The district has done this in the past and the board authorized district counsel to finalize all the documents, get an appraisal, make sure there is fair market value, and the district would ask the homeowner that they pay all those cots.

Ms. Sandy stated typically the district makes sure there are no improvements in the property or need for the property by the District for the operation of its CIP, which Corbin and Robert confirmed both. Additionally, the buyer would typically get an appraisal on its own and bring that to the Board, with an offer price to purchase the property, before the Board approved moving forward with the sale.

Mr. Rojas stated I'm not going to vote on this issue, I'm representing the buyer.

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After discussion staff was directed to work with the buyer on the possible purchase of the parcel, including let the buyer know the District was open to discussing selling parcel and asking the buyer to get an appraisal and bring the Board an offer at the next meeting.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager – Update to Agreement for Amenity Management and Operations & Maintenance on Site Services

Mr. deNagy stated I'm asking for authorization to work with the chair and district counsel to finalize an agreement that essentially would move field operation services that we currently have through GMS, which is me and Robert, from GMS to a sister company called CALM. Nothing will change in terms of the scope or hours, or price, the only change would be it wouldn't be GMS it would be CALM. It would not change me as district manager, that would still be GMS, but it would for the field operations agreement. There is no cost to the district, GMS would cover District counsels costs since it is coming from GMS.

On MOTION by Mr. Vogel seconded by Ms. Reglat with all in favor the Chair and District Counsel were authorized to finalize separating out the District Management and Field Operations Agreement and the chair was authorized to execute the revised agreements to be ratified at the next meeting.

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.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

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Mr. Vogel stated I appreciate Corbin looking into the trash dumping going on at the Town Center.

Mr. Christensen stated something to consider for our beautification budget is on Orange we have a huge median strip of grass that comes down from Mossy Creek to Jasmine Hill to Biltmore to be consistent coming in from Blair Stone with trees down the middle and coming in from Orange we have trees in the median. But there are no oak trees in that wide open space. It would be a nice beatification process to be considered in the budget.

Mr. Berlin stated I agree, it doesn't look like anything else in Southwood.

Mr. Rojas stated we will get a quote from All-Pro for the next meeting.

EIGHTH ORDER OF BUSINESS **Audience Comments**

Mr. Bishop asked what happened to the American Flag?

Mr. Berlin stated I have the original flag that they used, and they didn't want to spend the money on a flagpole. I started using the boy scout's flag.

Mr. Davis stated my brother intends to use that parcel of land as a buffer.

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – October 8, 2026 at 6:30 p.m. at the Southwood Community Center**

Mr. Rojas stated the next meeting is scheduled for October 8, 2026 at 6:30 p.m. in the same location and the meeting adjourned at 7:10 p.m.

Signed by:
Corbin deNagy
9C8879D789D84CC...
Secretary/Assistant Secretary

DocuSigned by:
kyle Rojas
FDC54015AB70478...
Chairman/Vice Chairman