

**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, October 10, 2024 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 |
| Chuck Urban | Vice Chairman |
| Susan Burns | Supervisor |
| Matthew Vogel | Supervisor |
| Ryan Culton | Supervisor |

Also present were:

| | |
|-------------------|--------------------------|
| Corbin deNagy | District Manager - GMS |
| Sarah Sandy | District Counsel |
| Robert Berlin | Operations Manager – GMS |
| Robin Barber | All-Pro |
| Chrissy Barber | All-Pro |
| Kim Bishop | All Pro |
| Several Residents | |

The following is a summary of the actions taken at the October 10, 2024 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 have noticed Waste Pro clipping the curb in the back, if they came in from the north that may not happen.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2024)

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Mr. Rojas stated the Board had a vacant seat with a term expiring in November 2024, Mr. Culton was the only person to qualify for the seat during the general election, and would be elected to the Board effective November 19, 2024. He asked the Board if they wanted to consider going ahead and appointing to the seat at this time.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor Ryan Culton was appointed to fill the unexpired term of office for Seat 4.

B. Oath of Office for Newly Appointed Supervisor

Mr. deNagy being a notary public of the State of Florida administered the oath of office to Mr. Culton. Mr. deNagy and Ms. Sandy noted they would touch base with Mr. Culton after the meeting regarding the information needed from Mr. Culton and various statutory provisions applicable to public officers.

C. Election of Officers, Resolution 2025-01

On MOTION by Mr. Urban seconded by Mr. Vogel with all in favor Resolution 2025-01 was approved adding Mr. Culton as an assistant secretary and all other officers remaining the same.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the August 15, 2024 Meeting

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor the minutes were approved as amended reflecting that there will be a slight cost to the district to provide an access license over the conservation easement.

B. Balance Sheet as of August 31, 2024 and Statement of Revenues & Expenditures for the Period Ending August 31, 2024

C. Allocation of Assessments

D. Check Register

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor the balance of consent agenda items was approved.

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FIFTH ORDER OF BUSINESS

Discussion of Blairstone Road Landscape Enhancements

All-Pro provided an overview of the proposal and described the pros and cons of planting in the Fall or the Spring. Depending on when the Board decides to proceed, there may need to be substitutions to the plant material used based on availability.

Ms. Burns requested plants that can be seen year-round.

On MOTION by Ms. Burns seconded by Mr. Vogel with all in favor the proposal from All Pro in the amount of \$18,043 for the Blairstone median enhancements was approved with the work to start in the fall of 2024.

SIXTH ORDER OF BUSINESS

Consideration of Fourth Amendment to Landscape & Irrigation Maintenance Services Agreement with All-Pro Landcare for Fiscal Year 2025

Ms. Sandy noted this was the annual renewal of All-Pro’s agreement with this being the last year in their agreement. The price increases are reflective of the original agreement.

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the fourth amendment to the landscape and irrigation maintenance services agreement with All-Pro Landcare for Fiscal Year 2025 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Amending the Fiscal Year 2024 Budget

Mr. deNagy stated this amendment reallocates funds in the general fund and capital reserve fund budgets.

On MOTION by Mr. Vogel seconded by Ms. Burns with all in favor Resolution 2025-02 was approved.

EIGHTH ORDER OF BUSINESS

Discussion of LDR-1 Stormwater Pond Letter of Intent

Mr. deNagy stated I was contacted by Kimley Horn, who is working for D.R. Horton in LDR-1 on the environmental permits and stormwater pond and they reached out because this pond is going to require additional water quality treatments and will have equipment installed

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that will be more costly to maintain than our typical equipment. Kimley Horn provided some initial estimates of maintenance costs. Based on additional discussion with them, initial costs are estimated around \$7,000/year. In order to receive their permits, DR Horton needs a preliminary letter from this district saying that we intend to accept this pond. Counsel drafted this for us and we did put in some conditions that Robert and I discussed, that they certify that it is clean and designed properly and working properly.

Ms. Sandy stated we have done letters like this in the past when requested by the developer and often the city is asking us to identify what we intend to accept on the plat. However note this letter is specifically only for the stormwater pond and related improvements. There are other items on the preliminary plat that DR Horton has identified the CDD as taking for ownership and maintenance; however, this letter is not agreeing to those at this time. Kimley Horn has already identified some items that need to be changed. Robert and Corbin will continue to work with them on the preliminary plat and we will bring back a letter to the board for the balance of those items at a later date.

On MOTION by Mr. Culton seconded by Mr. Urban with all in favor the letter of intent prepared counsel for LDR-1 stormwater pond was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Dantin Consulting

There being none, the next item followed.

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.

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D. Manager

Mr. deNagy updated the board on the progress of the cleanup of Lake Verdura that came in under budget, playground equipment holdup, Halloween preparations, and entry sign.

Mr. Berlin stated we need to construct a berm and swale between our open area and Maple Ridge to keep our water off that lot.

On MOTION by Mr. Urban seconded by Ms. Burns with all in favor staff was authorized to construct a berm/swale on district property in Maple Ridge in an amount not to exceed \$7,000.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Several residents commented on the amount of weeds growing in LDR-5 common areas and stated the weeds were spreading into resident’s yards. Residents also commented on the lack of benches in LDR-5 common areas and lakes and requested beautification of the lakes.

Mr. Rojas stated there is a little history on LDR 5, the developer and board went back and forth on different items, including irrigation and benches. The retention pond is not a lake, it is a dry retention pond that is difficult to maintain and beautification would be costly.

Mr. Berlin stated once the pond dries a little bit we will cut it down, but we don’t do it during the rainy season. He also stated that due to the developer not installing irrigation in LDR-5 and the type of sod installed, there was little ability to keep the weeds from growing.

Ms. Burns stated these weeds are not only in the open areas but in yards that homeowners are supposed to maintain. A multi-year plan needs to be put together to address large areas.

Discussion also ensued regarding the history of the ownership and maintenance responsibilities of the common areas in LDR-5, that the HOA was named on the plat as having maintenance responsibilities, and that the District had only agreed in recent years to mow those parcels.

The following items to be placed on the next agenda: benches, location of benches, weeds.

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TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – November 14, 2024 at 6:30 p.m. at the Southwood Community Center

Mr. Rojas stated the next scheduled meeting will be held November 14, 2024 at 6:30 p.m. in the same location.

The meeting adjourned at 7:25 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman