

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, November 14, 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
Matthew Vogel	Supervisor
Ryan Culton	Supervisor

Also present were:

James Oliver	District Manager
Sarah Sandy	District Counsel
Robert Berlin	GMS Operations
Corbin deNagy	GMS Operations
Representatives of SouthWood Golf Course	
Representatives of Florida Elite Soccer Program	

The following is a summary of the actions taken at the November 14, 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

Mr. McMurray stated we have an issue with billing, we are paying for something and don't get any service. We are paying \$17,000 a year and don't receive anything for that.

Mr. Oliver stated everybody in the CDD pays assessments and I believe that land was assessed before you bought it. If you received an estoppel letter during the purchase, the CDD assessments were disclosed before you bought the golf course. If that is not the fact, say so but I think you were aware that there was debt and assessments levied on this property before you purchased it, and you made the business decision to purchase it.

Mr. McMurray stated true and we are paying that.

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Mr. Oliver stated every landowner pays operations and maintenance assessments.

Mr. McMurray asked how do you calculate that? That is our question.

Mr. Oliver stated we will show you how both debt and O&M is calculated on all lands within the district. I can also send you a copy of the budget and that is what every landowner in the district pays operations and maintenance assessments for.

A resident stated my concern is about the landscaping. I want to make sure to get a touch of gold holly where the yellow plant is.

Mr. deNagy stated we talked about this and I communicated that to All Pro and it was not readily available. They worked with the City of Tallahassee to get approval on certain landscaping given the height restrictions for planting the medians.

A resident stated my city and county taxes went up and my CDD assessments went down. I want to thank you.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the October 10, 2024 Meeting**
- B. Balance Sheet as of September 30, 2024 and Statement of Revenues & Expenditures for the Period Ending September 30, 2024**
- C. Allocation of Assessments**
- D. Check Register**

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

The next item taken out of order.

SIXTH ORDER OF BUSINESS

Discussion of License Agreement for Soccer Program

Mr. deNagy stated we have two programs that operate out here in the greenspace. I was contacted by Soccer Shots because they wanted to move their program from Friday to Monday. There is another organization, Florida Elite, out there on Mondays. In going through this I realized we don't have a formal agreement with either company. Right now, Florida Elite is operating under a long term waiver and Soccer Shots did a special use permit. The question to the board is do you want to formalize an agreement that allows staff to work with these programs when we have things like this.

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Ms. Sandy stated there is a form of license agreement in the agenda package used for more of an ongoing activity. The special use permit that was previously used was more of a one-time thing. We would like to approve the license agreement to be used as a general form going forward and have the board reapprove both programs continuing at this time.

On MOTION by Mr. Vogel seconded by Mr. Urban with all in favor the form of the license agreement was approved.

On MOTION by Mr. Urban seconded by Mr. Culton with all in favor for continued use of the District facilities by Florida Elite for soccer programming was approved.

FOURTH ORDER OF BUSINESS

Discussion of Common Area Maintenance in LDR-5

Mr. deNagy stated this is a continuation of the conversation we had at the last meeting. A couple residents asked for benches in LDR 5. Mr. deNagy presented a proposal for park furniture in LDR-5 including four benches, a doggie pot, and one trashcan.

Several residents spoke about concerns with weeds in the common areas.

Ms. Sandy explained that the common areas are owned by St. Joe and were dedicated to the SouthWood HOA on the plats. After discussion, staff was directed to contact St. Joe to see if they would deed the property to the district before a decision can be made to install four benches, a doggie pot and trashcan. In addition, staff was directed to get pricing for additional mowing and possible weed treatments in LDR-5.

FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2024

On MOTION by Mr. Urban seconded by Mr. Culton with all in favor the engagement letter with Berger Toombs Elam Gaines & Frank to perform the fiscal year 2024 audit in the amount of \$3,925 was ratified.

SIXTH ORDER OF BUSINESS

Discussion of License Agreement for Soccer Program

This item taken earlier in the meeting.

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SEVENTH ORDER OF BUSINESS

Election of Officers

On MOTION by Mr. Rojas seconded by Mr. Culton with all in favor Matthew Vogel was appointed chairman and Chuck Urban was appointed vice chairman.

SIXTH 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.

D. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – December 12, 2024
at 6:30 p.m. at the Southwood Community
Center**

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Mr. Rojas stated the next meeting is scheduled for December 12, 2024 at 6:30 p.m. in the same location.

The meeting adjourned at 7:30 p.m.

Signed by:

Secretary Assistant Secretary

Signed by:

Chairman/Vice Chairman