

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, January 9, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Matthew Vogel ¹	Chairman
Chuck Urban	Vice Chairman
Susan Burns	Supervisor
Kyle Rojas	Supervisor
Ryan Culton	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel by telephone
Robin Barber	All-Pro Landcare
Chrissy Barber	All-Pro Landcare
Kim Bishop	All-Pro Landcare

The following is a summary of the actions taken at the January 9, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vogel called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected supervisors

Mr. deNagy stated Supervisor Culton was sworn in just before the meeting.

¹ After the conclusion of the meeting, it was determined Supervisor Vogel had not taken a new oath of office since his re-election in November 2024. As reflected in these minutes, Supervisor Vogel was present in person at the meeting, participated in the Board's discussions, did not make any motions, and no Board votes were split.

January 9, 2025

Capital Region CDD

B. Election of Officers, Resolution 2025-03

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor Resolution 2025-03 was approved reflecting the following officers: Matthew Vogel chairman, Chuck Urban vice chair, James Oliver secretary and treasurer, Darrin Mossing, Patti Powers, Marilee Giles Daniel Laughlin and Corbin deNagy assistant treasurers and Susan Burns, Kyle Rojas, Ryan Culton, Marilee Giles, Daniel Laughlin Darrin Mossing and Corbin deNagy assistant secretaries.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 14, 2024 Meeting**
- B. Balance Sheet as of November 30, 2024 and Statement of Revenues & Expenditures for the Period Ending November 30, 2024**
- C. Allocation of Assessments**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

Consideration of Additional LDR-5 Maintenance

Mr. deNagy outlined a proposal from All Pro which included weed control, fertilization, and litter control in LDR-5. After discussion the board authorized staff to work with the chairman and All Pro on a test area.

SIXTH ORDER OF BUSINESS

Discussion Regarding Excess Revenue Funds

Mr. deNagy stated GMS was doing a full review of bond funds and the trust indentures for provisions related to excess funds in the revenue accounts. Regarding the 2021 debt service fund, staff had conversations with district counsel and decided there is not a true benefit to the district at this time, so the recommendation is to leave any funds in the debt service revenue account.

SEVENTH ORDER OF BUSINESS

Consideration of Federally Funded Subaward and Grant Agreement for Severe Storms, Straight Line Winds and Tornadoes D-4794

January 9, 2025

Capital Region CDD

Mr. deNagy stated I received an email from the Florida Division of Emergency Management that said our application for public assistance had been approved by FEMA. Individually we don't necessarily contract with FEMA for any funds that are awarded, we would be a sub-contract to the State of Florida. That would be the flow of funds.

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the subaward and grant agreement for severe storms, straight line winds and tornadoes was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Central Park Retaining Wall Repair Proposal

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the proposal from All Pro Landcare to repair the retaining wall in the amount of \$6,941.99 was approved and staff was authorized up to \$5,000 in the event there is wood rot discovered.

NINTH ORDER OF BUSINESS

Consideration of Central Park Connector Bridge Repair Proposal

On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor the proposal from All Pro Landcare for bridge repair in the amount of \$8,471.95 was approved and staff was authorized to approve up to \$10,000 in the event wood rot is discovered.

TENTH ORDER OF BUSINESS

Consideration of Temporary Access Agreement Unit 4, Phase 3

The Temporary Access Agreement is not needed as the homeowner's contractor will be utilizing the homeowner's property instead of the Mossy Creek trail. No action necessary for this item.

ELEVENTH ORDER OF BUSINESS

Presentation of Capital Reserve Study Report

Mr. deNagy stated you are on target based on this study with the money you are putting away every year.

TWLEFTH ORDER OF BUSINESS

Consideration of Blair Stone Entry Sign Proposal

January 9, 2025

Capital Region CDD

This item tabled.

THIRTEENTH 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 memorandums for November and December were included in the agenda package.

3. Special Use Permit Request

Mr. deNagy stated an FSU film student wants to do a short film at Central Park Lake on January 28th from 7 a.m. to 8 p.m. They are going to have one van that houses their equipment and they said they would park it in an area that I would find acceptable.

On MOTION by Mr. Culton seconded by Ms. Burns with all in favor the special use permit for the FSU student to film one day at Central Park Lake was approved.

Debris

Mr. deNagy stated All Pro’s burn permit was not renewed.

Ms. Bishop stated we have always burned and never had a problem. They were out a couple months ago and said no more burning.

Mr. deNagy stated there is a lot of debris building up and so far they have taken two truckloads and we have paid that invoice. Robert is looking into possible solutions with All Pro.

January 9, 2025

Capital Region CDD

Ms. Bishop stated we have about \$12,000 of debris from the past three hurricanes that we cleaned up. It has never been in our budget to haul debris; we always burned it.

Stormwater Pond SB111B

Mr. deNagy stated the long pond that runs alongside Independence Landing with Schoolhouse Road to the north and Tram Road to the south, students from Florida High have created a road and come up the lift station right off of Schoolhouse. I got a call from the city and Independence asking if there was anything we could do. I have asked All Pro to construct some temporary barriers to prevent people from driving on from Tram and at Schoolhouse.

Golf Course

Mr. deNagy stated you will recall at the November meeting we had representatives from the golf course here and they requested some information about their assessments. They subsequently sent a letter to Jim and it was circulated to district counsel, we drafted a response and hope to send that out soon. It is our position that the golf course benefits from all the landscaping within the district, and benefits from the interconnectivity of the stormwater system.

Mr. Urban asked if the letter addressed the O&M calculation question raised by the golf course?

Mr. deNagy stated the letter does address the O&M calculation.

Stormwater

Mr. deNagy stated I forwarded to you a letter from Kutak Rock about the new stormwater bill for O&M requirements. Robert and I are keeping an eye on this. I don't see any issue with because it doesn't affect current permits.

D. Manager

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Culton asked do we have an update on the stormwater letter the city sent to St. Joe?

January 9, 2025

Capital Region CDD

Mr. deNagy stated I called St. Joe yesterday for an update to the two modifications to stormwater pond FL040; they have done the work on the catch basins, but there is additional work to be done on the spillway that has not been done and there is some work at Shepherds Branch that needs to be done and to my knowledge that has not been done.

FIFTEENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting – February 13, 2025
at 6:30 p.m. at the Southwood Community
Center**

Mr. Vogel stated the meeting is scheduled for February 13, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 7:27 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

BE47E17221644E9...
Chairman/Vice Chairman