

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, April 8, 2021 at 6:30 p.m. at the Southwood Information & Sales Center/The Naumann Group, 3196 Merchants Row Boulevard, Suite 120, Tallahassee, Florida.

Present and constituting a quorum were:

Kyle Rojas	Chairman
April Johnston	Vice Chairperson
Corbin deNagy	Supervisor
Andrew Wiggins	Supervisor

Also present were:

James Oliver	District Manager
Joe Brown	District Counsel
Robert Berlin	Operations Manager - GMS
Keith Dantin	Engineering Consultant (by telephone)

The following is a summary of the actions taken at the April 8, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

The Pledge of Allegiance

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. **Approval of the Minutes of the March 11, 2021 Meeting**

- B. Balance Sheet as of February 28, 2021 and Statement of Revenues & Expenditures for the Period Ending February 28, 2021**
- C. Allocation of Assessments**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04
Ratifying Actions Related to Issue of Series
2021 Bonds**

Mr. Brown stated after a bond closing to provide some extra coverage for all the actions taken by staff and the board, we prepare a resolution that will ratify and approve those actions.

On MOTION by Mr. Wiggins seconded by Ms. Johnston with all in favor Resolution 2021-04 was approved.

SIXTH ORDER OF BUSINESS

**Update Regarding Request for Relief Related
to PUD Amendment**

Mr. Dantin stated they are having an administrative hearing tomorrow at 9:30 and they will have a certain amount of time for the administrative judge to make his recommendation and from there it goes back to the commission for them to make a ruling.

SEVENTH ORDER OF BUSINESS

**Request for Installation of Crosswalk
(Longfellow & Grove Park)**

Mr. Berlin stated at the last meeting Supervisor deNagy brought up a crosswalk at Longfellow and Grove Park, which is on the eastern end of the community center. There is a crosswalk on the island at that end but there is not one that lines up with it on the Grove Park side at Longfellow. I had the city come out and look at it to see if it was plausible to allow a crosswalk there and they agreed that we could put one there. They would enter into a gentleman's agreement with the district to allow us to get a contractor to put it in on that side and update the line on the other side to make it compliant, they would stripe it and sign it. They would pay for that and we would pay for concrete.

It was the consensus of the board for staff to get a quote for the work and bring that back to the next meeting.

that entrance signage in the district's property. Once they stake out where they want the sign the surveyor draws a box and legal description around it and that will be their easement. They won't be able to put it just anywhere and it will be limited to that box.

On MOTION by Ms. Johnston seconded by Mr. deNagy with all in favor the access and maintenance easement agreement for Classical School signage on district property was approved.

TENTH ORDER OF BUSINESS

Board Guidance Regarding Preparation of Fiscal Year 2022 Proposed Budget

Mr. Oliver stated we are going to start the FY 22 budget process at our next meeting. Typically, we approve a proposed budget then refine it over next couple of months and have your budget hearing in conjunction with your August meeting. We will bring you a budget that will be on the high side and through board discussion with staff we can pare that down some and make a decision whether or not that would cause assessments to increase.

One thing we want to focus on this year is the capital reserve fund for repairs and replacement. The fund has a current balance of \$46,000. For FY21, the recommended contribution for capital reserves was \$95,000, according to the Capital Reserve Study prepared by Reserve Advisors in 2018. The District budgeted a contribution of \$89,000. The consultant's recommended contribution for FY 22 is \$135,000. We will also review service contracts to see if they have a built-in price escalation or increases for FY22.

ELEVENTH 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.

3. Variance Report

A copy of the variance report was included in the agenda package.

E. Manager

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

Ms. Johnston stated Susan did call me about the volleyball court and concerns over parking. I acknowledge that parking can be challenging there. I don't know what our options are moving forward but Susan, as the HOA liaison I commit to you moving forward that when we have discussions that may affect them, I will come to you so I can make sure I represent HOA concerns.

Ms. Burns stated we are going to have a lot more houses and a lot more people and the more amenities we have whether it is us or you we need to look forward and work together to get things solved.

Mr. Rojas stated as a reminder, don't reply to all on emails.

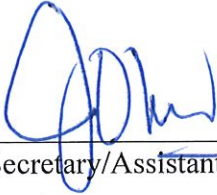
THIRTEENTH ORDER OF BUSINESS Audience Comments

Mr. Luis Rojas stated I try to read the agenda before I come to the meeting and it wasn't online at 3 p.m. today. It is online now and Florida Statutes says it should be on there seven-days before the meeting. The only thing you had at 3:00 p.m. was the minutes from the February meeting. Every other time it is usually on there but this time it didn't happen.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 10, 2021 at 6:30 p.m.

Mr. Rojas stated the next meeting is June 10, 2021 at 6:30 at the Southwood Information and Sales Center.

The meeting adjourned at 7:14 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman