

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, April 13, 2023 at 2:03 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Tom Asbury	Chairman
Jason Ghazvini	Vice Chairman
John "Al" Russell	Supervisor
Colleen Castille	Supervisor
David Brady	Supervisor

Also present were:

Jim Oliver	District Manager
Jennifer Kilinski	District Counsel
Laura Kalinoski	Events Coordinator
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the regular business meeting to order at 2:03 p.m.

SECOND ORDER OF BUSINESS

Public Comment Period

Items brought up by residents: Timeline of residents planning events, alcohol restrictions, residents drinking beer in the pool, ability to turn off fob, developer funded portions of the budget, after hours contract, bunco and bingo, golf carts driven recklessly by underage drivers.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the February 23
2023 Meeting**

On MOTION by Mr. Russell seconded by Ms. Castille with all in favor the minutes of the February 23, 2023 meeting were approved as presented.

April 13, 2023

Canopy CDD

FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee’s Recommendation, Approval of Audit Criteria and Authorize Staff to Public an RFP for Auditing Services

Mr. Oliver stated earlier the audit committee met and reviewed the evaluation criteria.

On MOTION by Mr. Ghazvini seconded by Ms. Castille with all in favor the recommendation of the audit committee was accepted and staff was authorized to notice the request for auditing services.

FIFTH ORDER OF BUSINESS

Consideration of Assessment Methodology and Assessment Proceedings Funding Agreement

Mr. Oliver stated the assessment methodology has not yet been completed, it will be completed within the next 24 hours or so. To move this along we would like to consider continuing this meeting for the purpose of approving the assessment methodology.

SIXTH ORDER OF BUSINESS

Discussion and Board Guidance Regarding Fiscal Year 2024 Budget Process

Mr. Oliver stated we will probably move the June meeting up to late May so that we can deal with the assessment process. Since we are meeting anyway, we will want to present the proposed budget at your May meeting and still adopt the budget in the August timeframe. We will lock in that May date when we meet next week.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with the Leon County Tax Collector

Mr. Oliver stated next is consideration of an agreement with the Leon County Tax Collector. The tax collector collects the assessments on the property tax bills and there is an agreement signed each year by the district and this is to enforce a 3% commission that is collected by the tax collector.

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the agreement with the Leon County Tax Collector as approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

April 13, 2023

Canopy CDD

A. Attorney

Ms. Kilinski stated we finally got the Welaunee 3B clearance done, it has been fully refunded.

Just clarification on the golf carts; the CDD doesn't own the roadways, so the CDD does not have any enforcement authority over the golf carts. All of the golf cart laws have been preempted to the state with a little bit of allowance of more restrictive guidelines that can be implemented by cities and counties, but these streets have not been approved for golf cart use. In terms of the district taking action the only thing we can do is public service announcements reminding people of what the law is but we have no enforcement authority whatsoever. What you do is call the City of Tallahassee police department. It is a problem across Florida. These are city owned roadways, the City of Tallahassee is going get sued. We don't have onsite staffing here so we have some problems sometimes with people traversing CDD property.

Ms. Castille stated if residents wanted to use golf carts then collectively they would have to ask the City of Tallahassee.

Mr. Kilinski stated you can petition as Southwood did. We have had districts that have done that successfully. It is not inexpensive, they have to do traffic studies and that sort of thing, but you can petition the city to allow golf carts.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated staff receives emails and calls from time to time with issues that need to be addressed at the amenity center, trees to be trimmed, trees to be straightened up, I typically contact the developer and it is addressed relatively quickly and I appreciate that. It is not always the case in CDDs. We try to close the loop with the resident when that occurs.

As to bunco and bingo, I did talk with counsel about this, it has been a problem in a lot of CDDs. It is not that we don't want to allow people to have fun, it is just problematic for a governmental entity such as the CDD to cross the line when it comes to the prizes that are associated with that, that can be considered gambling.

April 13, 2023

Canopy CDD

Ms. Kilinski stated there is an exception for penny ante games. I have a district that was doing bingo and we didn't know they were doing bingo with larger hands not doing it pursuant to law and an FDOT bus that took a bunch of them to jail. We do have policies that we could implement on penny ante games that includes bunco, poker those kinds of things, hands can't exceed \$10 for prizes or money. Bingo is allowed but you have really specific provisions; you have to actually have a non-profit or veterans organization run the game for you and I have a couple districts that do that; they have a partnership with a veterans association that they have a lease agreement to run bingo. There are still limitations on how much money can be distributed, but there are organizations that will run it for you.

Ms. Kalinoski stated for the social aspect, a resident can play bunco and other games without any monetary aspect, just the social aspect of gathering together. I have put in the newsletter that anybody who wants to put anything together just let me know and we will block it off on the calendar.

Mr. Oliver stated last month we briefly discussed rental fees and guest limits at private events. I think the board wants to find the right balance per use of these facilities, make them as available as possible to all the residents in the community. I think we can finetune that. The board at any time can change their amenity center policies. I don't think we will be able to solve it today. Let's take another look at those, bring back ideas from other districts.

i. Approval of Check Register Summary and Requisition Summary

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor the check run summary and requisition summary were approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

April 13, 2023

Canopy CDD

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 06/08/23 at 2:00 p.m. at the Dorothy B. Oven Park

Mr. Oliver stated the next meeting is listed for June 8, 2023 and that will probably change to May.

On MOTION by Ms. Castille seconded by Mr. Ghazvini with all in favor the meeting was continued to April 18, 2023 at 1:00 p.m. in the same location for the sole purpose of dealing with the assessment methodology.

DocuSigned by:
Jim Oliver
D1BA5E5E7410410...
Secretary/Assistant Secretary

DocuSigned by:
[Signature]
9FCFBE9D6DEC43B...
Chairman/Vice Chairman