

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Thursday, December 12, 2024 at 1:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Chairman
Thomas Asbury, Jr.	Vice Chairman
David Brady	Supervisor
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

Corbin deNagy	District Manager
Roy Van Wyk	District Counsel
Mary Grace Henley	District Counsel by telephone
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 1:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. deNagy administered the oath of office to Thomas Asbury, Jr. and Steve Durie.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the results of the Landowners Election

Mr. deNagy stated the landowners' election was held November 14, 2024 and 403 votes were cast for Thomas Asbury, Jr. for seat 5.

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On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor Resolution 2025-01 was approved.

C. General Information for New Supervisors

Mr. Van Wyk gave an overview of the public records law, open meetings law, sunshine law, form 1 financial disclosure and ethics training.

Mr. Thomson joined the meeting at this time and Mr. deNagy administered the oath of office to him.

D. Election of Officers, Resolution 2025-02

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor Resolution 2025-02 was approved reflecting Jason Ghazvini as chairman, Thomas Asbury, Jr. vice chair, David Brady, Steve Durie and Toby Thomson assistant secretaries, James Oliver Secretary and Treasurer, Daniel Laughlin, Corbin deNagy, Darrin Mossing, Marilee Giles and Matthew Biagetti assistant secretaries and assistant treasurers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 22, 2024 Meeting

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor the minutes of the August 22, 2024 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Acceptance of Minutes of the November 14, 2024 Landowners' Meeting

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the minutes of the November 14, 2024 landowners' meeting were accepted.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Governmental Management Services, LLC.

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On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the agreement with Governmental Management Services, LLC transferring services from the Central Florida Office to the North Florida Office was ratified.

SEVENTH ORDER OF BUSINESS

**Ratification of Audit Engagement Letter with
Grau & Associates for Fiscal Year 2024 Audit**

On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor the audit engagement letter with Grau & Associates to perform the fiscal year 2024 audit in an amount not to exceed \$4,600 was ratified.

EIGHTH ORDER OF BUSINESS

**Consideration of Amendment to Truly
Tailored Landscaping for Price Increase**

Mr. deNagy stated we received a \$900 per year price increase from the landscape contractor. The total monthly cost is \$16,950 and the additional service is for Dove Pond and some of the trail system.

Mr. Ghazvini stated we had scope items being maintained by Premier staff or Premier Landscape crew and one of those items was the Dove Pond dam trailway that goes across and trail system that goes from next to the lift station in Canopy Unit 5, runs behind the houses and goes to the dam and greenway. This is working with Taylor to make this part of his scope as he cuts each time. That way it is on a better routine than what we had with our guys.

Mr. Durie asked who is responsible for maintaining the easements between houses as an example the easement that goes to the retention pond.

Mr. Ghazvini stated if your lot line is encumbered by an easement that is your responsibility to maintain that area. There is an easement on Ardmore that gives people access to the trail system, but the expectation is that is theirs to maintain.

Mr. deNagy stated I am working with Taylor and district counsel to update the scope of services.

Ms. Henley stated the invoice in the package is for \$16,950 but we have an updated invoice for \$16,850.

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

ELEVENTH ORDER OF BUSINESS Other Business

A resident asked is there an update on the speed bumps striping and reflectors? When will the retention pond be cleaned up?

Mr. Ghazvini stated one speed hump is missing on the plan. I'm hoping they install that next week and once that happens the striping will be done.

Some of the city staff wants us to clean up the pond and some of the city staff doesn't want to be responsible on the backend of the pond to do any cleanup themselves with the construction going on.

A resident stated there is trash in our yard every morning from the construction workers building houses across from us that needs to be dealt with. I heard that our mailboxes will not have the overhang and there is no pull out to get off the street. Will there be parking?

Mr. Ghazvini stated that pad sits on an easement for the City of Tallahassee and the city will not permit a structure over that. If homeowners reached out to the city and say you want it, I would be happy to build it. When we started the process we were not doing cluster mailboxes and after building started the post office made a change to cluster mailboxes and we had to build them where we could fit them.

A resident stated drivers of concrete trucks arriving very early are very loud, and there is a noise ordinance that you cannot make that kind of noise before 7 a.m.

A resident asked will shrubs be put up by the lift station to help mitigate the noise?

Mr. Ghazvini stated I will follow-up and see if I have it finalized. I will get the installation date out to everybody.

A resident stated the mailboxes on Sweet Valley Heights still do not have lights.

A resident asked are the umbrellas being replaced?

Mr. Ghazvini stated we replaced not just umbrellas but tables and chairs.

A resident stated at the amenity center we need someone on a regular basis who is responsible for checking the area for repairs, maintenance, etc.

A resident stated I think you have to hire a company to do the fertilization and pest control on the common areas because I don't think that Truly Tailored does that. Weeds have taken over the common areas.

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Mr. Ghazvini stated staff will get proposals and bring them back to the next board meeting for consideration.

A resident stated many CDDs meet in the evening and there is no reason we can't do the same.

After discussion, staff was directed to look at adjusting the April meeting to accommodate a night meeting.

Mr. Van Wyk stated I have been doing this for 25 years and the attendance is about the same whether it is a day or evening meeting.

Mr. Durie asked can we have some delineation between the CDD and HOA? Now with Toby and I on the board, I'm nervous about getting inundated with HOA related questions. The amenity center is an example, the CDD maintains it and the HOA manages it, because Sue shows up. She is HOA not CDD.

Mr. Ghazvini stated she is getting compensated by the CDD.

Mr. Durie stated then she is paid from this budget. What about maintenance, janitorial? The trashcans are overflowing. I don't know how often it gets checked.

Mr. Ghazvini stated they clean it multiple times a week. That is CDD. The CDD has all the common areas. The only thing the HOA is doing for Canopy is architectural control. The HOA doesn't have any land or common space in Canopy to maintain.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Thomson stated I live in Unit 4 where the road curves out and they installed a speed bump and people just drive that curve without the bump. I took a screenshot of the area and emailed it to Corbin. People speed around it to avoid it. What would be involved in putting an equivalent speed bump on the area that juts out?

Mr. Ghazvini stated we will talk to city streets and traffic and tell them what is going on. They are going to want to put a device to measure cars driving through and the speed. We will address it from an HOA perspective.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 13, 2025 at 1:00 p.m. at the Canopy Amenity Center

Mr. deNagy stated the next meeting is scheduled for February 13, 2025 at 1:00 p.m. in the same location.

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On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the meeting adjourned at 2:25 p.m.

Signed by:

Corbin deNagy

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Secretary/Assistant Secretary

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Jason Ghazvini

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Chairman/Vice Chairman