

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, April 9, 2025 at 6:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Chairman
Tom Asbury	Vice Chairman
David Brady	Supervisor
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

Corbin deNagy	District Manager
Jennifer Kilinski	District Counsel
Laura Kalinoski	Lifestyle Director
Sue Barlow	HOA
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated I would like to ask if there are plans to have more beautification projects around the neighborhood.

A resident asked are you going to deal with the trees that were knocked down by the hurricane last fall by the lake?

Mr. Ghazvini stated I have reached out to a couple of tree companies; I haven't gotten a bid, but I will follow-up on that.

A resident stated there is a big weed problem that needs to be dealt with.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

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- A. Approval of Minutes of the February 13, 2025 Meeting**
- B. Balance Sheet as of February 28, 2025 and Statement of Revenues & Expenditures for the Period Ending February 28, 2025**
- C. Allocation of Assessment Receipts**
- D. Check Register**

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

FOURTH ORDER OF BUSINESS**Ratification of Amendment to Truly Tailored Landscaping Agreement**

Mr. deNagy stated we opened irrigation and landscape maintenance services up to bid and that was because this board approved a dollar amount above the bid threshold of \$195,000. Subsequent to that meeting your landscape contractor, Truly Tailored agreed to reduce the price below the bid threshold to \$194,880.00. There was also an amendment to the scope of work, and there was a slight adjustment in the statutory language.

Ms. Kilinski stated there were statutory changes that we clarified in that amendment. We talked extensively last time about the bid process; we had a good scope of services and to the extent we do need to go through the bidding process in the future we would use that as a starting point.

On MOTION by Mr. Asbury seconded by Mr. Brady with all in favor the amendment to the landscaping agreement with Truly Tailored was ratified.

FIFTH ORDER OF BUSINESS**Discussion of Common Area Turf Maintenance**

Mr. deNagy stated this is between the amenity center and Blue Blossoms, just outside this parking lot where the gas line was put in. This has come up at several meetings and Supervisor Thomson asked to have this on the agenda. This is discussion of the board as to how you would like to proceed.

Mr. Ghazvini stated Corbin reached out to me in preparation of the meeting and I have numbers and costs. It ends up being from a sod and material basis about \$2,700 and between the equipment and time it is about \$500. About \$3,200 is what would be needed to go in and replace or fill those areas with centipede sod between the clubhouse and the homes.

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Ms. Kilinski stated because it is in front of the board and on the agenda and you want to approve it, I think we can approve a not to exceed number tonight. We don't need a formal scope; we can do a small draft agreement to get the work done.

Mr. Ghazvini stated after we sod it, I want to make it clear that we may lose some.

On MOTION by Mr. Durie seconded by Mr. Brady with all in favor staff was authorized to have the gas line area sodded in an amount not to exceed \$3,200.

SIXTH ORDER OF BUSINESS

Consideration of Events Storage

Ms. Kalinoski stated since we stated doing events we have accumulated things. I have been storing all our event stuff in my personal storage and we are outgrowing that space. Now is the time to start looking at getting storage closer to this area. I have called around and it is around \$250 per month for a 10 X 10 storage unit.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor staff was authorized to obtain a storage unit in an amount not to exceed \$3,500 per year.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Integrated Pest Management (IPM) Services

Mr. deNagy stated because of resident complaints about ants I contacted several pest management companies and heard back from two, one of which was Paul's Termite and Pest Control. I looked at quarterly pest and ant control service here at the amenity center for \$300 per visit and five mailbox locations at \$120 per quarter for pest and ant control. Next was Arrow Exterminators for quarterly service for the amenity center and mailbox kiosks and that was \$1,000 a year. If there is something different you want to see let me know.

Mr. Durie requested more information about the treatments.

Mr. deNagy stated I will bring back more information at the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Weed Control Services

After discussion of the areas of concern, the board took the following action.

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On MOTION by Mr. Thomson seconded by Mr. Brady with all in favor Jason Ghazvini was authorized to be the point person to obtain no less than three bids for the priority list of rights of ways, common areas and stormwater miscellaneous areas for weed control services and the chairman was authorized to approve an amount not to exceed \$75,000.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated as a reminder we have ethics training requirements again and you have until December 31, 2025 to complete the training. If you need us to recirculate the email with the links just let me know. You also should have been getting updates on the legislative session. Bills are moving rapidly through the senate and house, and we will provide a recap of anything that may affect special districts.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Durie asked about beatification and landscaping lighting in the round-a-bouts.

Mr. deNagy stated I reached out to the city and explained exactly what I was looking to do, adding solar lighting in the roundabouts at Welaunee and Dempsey Mayo and was told they had to be powered, cast lights. There is no power over there and you would have to bore under Welaunee and right now they are not interested in doing that. I didn't think the board would be interested in boring under Welaunee but if that is something you are interested in, we can bring back.

Mr. Durie stated not interested at this time.

At the June 12th meeting I will have the proposed budget for fiscal year 2026, the high-water mark that we will approve at that meeting. Residents can provide feedback at that meeting or any time after that meeting up to the budget adoption at the August meeting, they can send it to me.

TENTH ORDER OF BUSINESS

Other Business

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Additional audience comments: Manner the meeting was held is atrocious not allowing residents to comments on items as they come up, budget for sod is wasted, consider ornamental rocks, turf may not survive, many companies that do weed and feed also do exterminating service at the same time, not opposed to having a storage unit onsite to save money, some perennials have survived and some have not and they need to be filled in, move all meetings to 6 p.m., availability of agenda, update of the retention pond cleaning, sod on retention pond bank, finish infrastructure before finishing ponds, mailbox kiosk relocation, a lot of litter, status of extension of roadway, what is in the murky retention pond, midges and clumps of algae, snipe signs in common areas, future fire station, move broken equipment, paint retaining wall between walking trail and private property, thanks for installing shrubs.

ELEVENTH ORDER OF BUSINESS**Supervisors Requests**

Additional supervisor comments: Budget for maintenance person, get an arborist to assess the trees and bushes that are under duress.

TWELFTH ORDER OF BUSINESS**Next Scheduled Meeting – June 12, 2025 at 1:00 p.m. at the Canopy Amenity Center**

Mr. deNagy stated the next meeting will be held June 12, 2025 at 1:00 p.m. in the same location.

The meeting adjourned at 7:28 p.m.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman