

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, June 12, 2025 at 1:00 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	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
Laura Kalinoski	Lifestyle Director
Sue Barlow	HOA
Laura Durie	Resident
Cheri Garbark	HOA
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated I want to discuss the pool repair and any concerns with the cracks in the pool. There are leaks that could compromise the clay underneath and create a sinkhole. Addressing this sooner than later is important. I want to talk about the weeds on the agenda because I know there isn't irrigation in the area. It looks like a jungle.

United Swim Club

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A representative of United Swim Club gave a presentation of the swim club and requested use of the pool for swim lessons.

Residents asked the following: The use of lap lanes while lessons take place, student/teacher ratio, length of lessons, age of participants, teach survival, fees on website, never had private lessons before, must be licensed by CDD, lessons limited to residents, timing of lessons.

After discussion, the board took the following action.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor district counsel was authorized to prepare a license agreement with United Swim Club for use of the district's pool in the morning and early afternoon for swim lessons for residents and the chairman was authorized to execute the agreement.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 9, 2025 Meeting

On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the minutes of the April 9, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposals

A. Weed Control Services

B. Integrated Pest Management (PM) Services

Mr. Ghazvini stated I reached out to six companies and three could not handle our size. The three companies are, Premier Landscape Management, Massey Services, and Hall Pest Control. I have a proposal from Premier, I'm expecting one from Massey. Hall will have one next week. I need all the proposals then sit down with each and provide that information to Corbin. If the proposals come in under \$75,000, we can act on that before the next board meeting.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Leon County Tax Collector for Uniform Collection

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the agreement with Leon County tax collector was ratified.

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SIXTH ORDER OF BUSINESS

Consideration of Proposal for Legal Services with Kilinski Van Wyk

Mr. Van Wyk stated in your agenda package is a proposal for a slight increase in fees. It is a stair step, an increase in 2025, 2026 and a smaller increase in 2027.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor the proposal for an increase in fees for legal services from Kilinski VanWyk was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Audit

Mr. deNagy stated this is a clean audit, with no issues.

On MOTION by Mr. Thomson seconded by Mr. Brady with all in favor the fiscal year 2024 audit was accepted.

EIGHTH ORDER OF BUSINESS

Discussion of Pool Repair

Mr. Ghazvini stated I reached out to the company who built the pool to do an assessment, but he is terminally ill. Tempool out of Jacksonville did come out and they said it is one of two things; when a pool like this has a crack it is either on the marcite or it is into the concrete. The question is how much water we are losing and Gulf Coast Leak Detection is coming out and they will test to verify where the leak is. Edgewater Pool has also been out to look at the pool and they are both working on proposals. The gentleman from Tempool said based on the shape it is most likely a delamination of the marcite from the concrete. The crack runs to one of our drains. The proposals may change based on what we get from Gulf Coast Leak Detection.

Mr. Thomson requested District Counsel review the contract from the pool builder.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 13, 2025)

Mr. deNagy stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and sets the public hearing for August 13, 2025 for its final consideration;

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Mr. deNagy gave an overview of the proposed budget including revenues, administrative, common area maintenance, amenity center, and capital reserves. There is no proposed assessment increase for this year.

On MOTION by Mr. Durie seconded by Mr. Brady with all in favor Resolution 2025-04 approving the proposed fiscal year 2026 budget and setting the public hearing for August 13, 2025 at 6:00 p.m. was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being non, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. deNagy stated I reviewed and renewed the general liability insurance through the Florida Municipal Insurance Trust that was due May 31st and that was done. I heard from a number of residents about making residents aware of when CDD meetings are in addition to what is required by statute and that is being done. We have signs posted the week of the meeting.

Ms. Kalinoski stated they are on all the calendars, bulletin boards and the newsletter.

1. Report on the Number of Registered Voters (528)

A copy of the letter from the supervisor of elections indicating there are 528 registered voters residing in the district was included in the agenda package.

2. Annual Form 1 Filing & Annual Ethics Training

Just a reminder that the form 1 filing is due by July 1st and the ethics training is due by December 31st.

3. Approval of Check Register Summary

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On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor the check run summary was approved.

4. Balance Sheet & Income Statement

On MOTION by Mr. Brady seconded by Mr. Thomson with all in favor the balance sheet and income statement were accepted.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors Requests

Mr. Durie requested cubbies in the gym to keep things off the floor.

Ms. Kalinoski stated staff is working on this.

Mr. Durie asked about trash in stormwater retention pond in Unit 5 and the process of cleaning stormwater ponds.

Mr. Ghazvini stated they are working with the City of Tallahassee.

A resident asked for clarification of number of registered voters.

A resident stated the current amenity policies set unreasonable restrictions on residents using the amenity, restricting guests to 4, and amenity reservations. She will forward proposed rental policy.

After additional discussion from several residents, Mr. deNagy stated this will be added to the next agenda for Board discussion.

Additional public comments included discussion on amenity center staffing in budget, duties of amenity center staff, conflicting rules, people eating and drinking in the pool, questions regarding \$39,000 budgeted for activities.

Mr. deNagy explained that Premier will no longer be paying for activities and staffing. This cost will come from the CDD.

Mr. Durie stated the agenda needs to be accessible, so residents are aware of the issues.

Mr. deNagy stated the agenda and package is available on the website one week prior to the meeting. He also stated Laura is starting to put out notice in the newsletter when the CDD

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meetings are scheduled. He also stated he put signs out this Monday to make residents aware of the meeting. Residents can reach out in advance of the meeting to ask questions.


Mr. Thomson stated he would like to look into irrigation for the CDD common areas. He also requested working towards a part-time field operations employee and requested a possible scope of services and cost for this service to be reviewed at the next meeting. This position would fill the gaps between what the HOA and Developer does.

THIRTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – August 13, 2025 at
6:00 p.m. at the Canopy Amenity Center**

Mr. deNagy stated the next meeting is scheduled to August 13, 2025 at 6:00 p.m. at the same location.

On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor the meeting adjourned at 3:03 p.m.

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman