

Minutes of Meeting  
Canopy  
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Tuesday, May 13, 2026 at 6:05 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
Jennifer Kilinski	District Counsel
Laura Kalinoski	Lifestyle Director
Sue Barlow	Property Management
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 6:05 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

A resident stated residents are very upset and concerned about the garage sale and our activities director and lack of direction.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of Minutes of the March 11, 2026 Meeting**
- B. Balance Sheet as of March 31, 2026 and Statement of Revenues & Expenditures for the Period Ending March 31, 2026**
- C. Allocation of Assessment Receipts**
- D. Check Register**
  - 1. Non-Developer Related Expenses**

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

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Check Register**

**1. Developer Related Expenses**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement with Leon County Tax Collector for Uniform Method of Collection**

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

**SIXTH ORDER OF BUSINESS**

**Ratification of Pond Maintenance Agreement with Solitude Lake Management, LLC**

Mr. deNagy stated at the last meeting I brought forward a proposal from The Lake Doctors to treat stormwater pond 1, which is a pond behind Sweet Ridge and pond E off of Fontana. You asked me to get other quotes with a not to exceed amount of the quote from The Lake Doctors. I got multiple quotes I sent to the chairman, we talked about it and he selected Solitude Lake Management. That agreement was signed and they will do maintenance on the fountain on the Fontana pond, which was not included in the previous quote. This is for monthly treatments, which is what you need to stay on top of it.

On MOTION by Mr. Thomson seconded by Mr. Durie with all in favor the pond maintenance agreement with Solitude Lake Management, LLC in the amount of \$2,940 was ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of NextFrame Pickleball Program**

The board discussed use of courts by residents during peak hours, lesson times, amount of interest in lessons by residents, service already being offered by tennis, getting more feedback

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from residents, daytime lessons. The Board elected to defer this pending more information from the community.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Resolution 2026-06 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 12, 2026)**

Mr. deNagy stated it is my job to present a proposed budget to you, which is an estimated cost to operate the district and what assessments need to be to meet those expenditures. We will approve the proposed budget tonight and it will be on the agenda in June, July and after more discussion will adopt it in August.

Mr. deNagy then reviewed the proposed fiscal year 2027 budget that included revenues, expenditures that included administrative, maintenance, amenity center, and capital reserves. The assessment chart shows the O&M assessment is \$991 and the current fiscal year assessment is \$878 per unit, which is an annual increase of \$113 which is \$9 per month increase. We are doing minimal increases now so that years down the road we are not hitting residents with a huge increase. There are certain expenses the developer is paying now that will be paid by the district in the future, such as for maintenance of Dove Pond.

The board and staff discussed the following: Dove Pond expenses, timing of turnover, purpose of capital reserve, insurance coverage and other budget considerations.

On MOTION by Mr. Brady seconded by Mr. Thompson with all in favor Resolution 2026-06 was approved.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Kilinski stated you should have gotten a reminder from our office regarding qualifying period for general election, your form 1 deadline and your ethics training is due by December 31<sup>st</sup>.

The district got served a complaint by a party that is looking to foreclose the mortgage on an apartment site in Canopy. The district was named as a party because the district's name came up in the foreclosure commitment. We have been working collaboratively with the lawyers that filed that mortgage foreclosure. We have asked opposing counsel to dismiss the district and modify the final judgment to the extent the foreclosure is effectuated to be clear the district's assessments

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survive the foreclosure of the mortgage or keep the district in for the limited purpose of getting to the final judgment so it is clear the District's lien survives a mortgage foreclosure. The last communication we received was that they anticipated getting us out and trying to get their foreclosure commitment updated to reflect the district needs to be out. The District's lien survives as a matter of law but our preference is that is reflected in the final judgment.

At the last meeting, the Board and staff received a fair amount of communication regarding Dove Pond and some of the news media that had come up before the last meeting. The water management district came out and inspected the Dove Pond as a result of the county making some allegations that Dove Pond was having seepage. The water management district's letter that was provided to our office said the opposite, they did the inspection, they see no problems with Dove Pond and while there may be seepage, the pond was designed that way. The water management district have given very explicit direction about how the pond is managed pursuant to an operation and maintenance plan, the water management districts acknowledged on their review, Dove Pond LLC is operating the plan to code. The water management district is the permitting agency, they are the ones that have authority over the pond, the county does not, so I thought that was important to bring to your attention. We have asked for one modification to the letter. I know the Dove Pond LLC attorney is working with the water management district to get it updated. My understanding is the county had the pond maintenance on their agenda last night and we believe that agenda item has been deferred. If we get any other information that is relevant to you as a board on this issue, we will keep you informed. And because we have members of the public here, just a reminder that at the beginning of this project in 2016-2017 there was a joint project agreement that was executed between the CDD, Blueprint, the city and county regarding this district's requirement to build Dove Pond. This CDD through its own efforts, did a public bid, multiple bidders came in, there was construction engineering inspection services done by an independent engineer that was overseen by the county and Blueprint in the construction of Dove Pond. The district constructed it and it owns the improvement and it has since it has been constructed. It has always been the case, nothing has changed. The underlying real property, the dirt and underlying fee is still owned by Dove Pond LLC because they are going through permitting processes where there is a larger area tied together and the preference for all parties, the county, the district, water management district is that it remains in Dove Pond LLC's hands until that permitting process is completed. The developer has agreed since they are in the best position to

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operate Dove Pond right now to oversee the operation through a contract with the district. At some point in the future the district will want to have an independent engineer, a specialist in dams, that will take that operations and maintenance plan and do that on our behalf. Again, there is a lot of fodder about Dove Pond, but the water management district is the authority on how that dam is operated and they have done independent inspections as recently as this week and has given us a letter that said, all is well.

**B. Engineer**

There being none, the next item followed.

**C. Manager****1. 2026 General Election**

Mr. deNagy stated we do have a qualifying period coming up, from noon June 8<sup>th</sup> to noon June 12<sup>th</sup> if you want to serve on the Canopy CDD board. You can go to the Supervisor of Elections office and tell them this is what you want to do, and you can fill out the paperwork while you are there. Seat 1 currently held by Mr. Brady and 2 currently held by Mr. Ghazvini are up for election. Those are the seats you would qualify for.

**2. Report on Number of Registered Voters (621)**

A copy of the letter from the supervisor of elections reporting that there are 621 registered voters residing in the district was included in the agenda package.

**3. Annual Form 1 Filing and Annual Ethics Training**

This item discussed earlier in the meeting.

**4. Update Regarding Notice of Filing Leon County**

This item discussed earlier in the meeting.

**D. Operations****1. Report**

Mr. deNagy reviewed the operations manager's report and stated we have talked about storage in the past, and the board approved a not to exceed amount to rent a storage facility. One of the more challenging things here is having no storage space and I'm happy to look into getting some kind of storage onsite if you are interested.

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It was the consensus of the board to have staff get proposals for onsite storage to purchase or build.

**2. Pond Service Report**

A copy of the Solitude Lake Management report was included in the agenda package.

**E. Lifestyle – Budgeted Events Summary for Fiscal Year 2025-2026**

Ms. Kalinoski reviewed the lifestyle style events calendar, copy of which was included in the agenda package.

**TENTH ORDER OF BUSINESS**

**Other Business**

Additional public comments: Is there a replacement program for dead/dying plants, runoff barriers were pulled out of the pond.

The board and staff discussed issues with Massey, their performance, weeds, no irrigation poses a problem, common areas look terrible and full of weeds, Massey sprayed chemicals during the drought and were negligent, communication issues, staff will send deficiency notice and 60-day notice, cost to repair damage that occurred.

Trees behind the apartments have no pine straw and is a big eyesore. Pool inspection and repair, Baycrest is willing to do the fix we need to tell them what it is. Appearance in the entrance and dead roses. Pine straw/mulch not included in contract.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Canopy monument sign needs soft wash, get proposal from Taylor to maintain behind Unit 5 and up to the dam, club process, water cooler/bottle filler in the gym, summary of Board-approved expenditures.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 10, 2026 at 6:00 p.m. at the Canopy Amenity Center**

Mr. deNagy stated the next meeting is scheduled for June 10, 2026 at 6:00 p.m. at the same location.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor the meeting adjourned at 7:58 p.m.

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Signed by:  
*Corbin deNagy*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Jason Charvini*  
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Chairman/Vice Chairman