

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, June 10, 2026 at 6:04 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

Jason Ghazvini	Chairman
Steve Durie	Supervisor
Toby Thomson	Supervisor

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order 6:04 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated thank you so much for the cover that is going up over our mail kiosk.

A resident stated at one of the meetings there was a discussion about some abnormality with the shallow end of the pool. How was that resolved?

Mr. deNagy stated an update will be provided under Staff Reports.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of Minutes of the May 13, 2026 Meeting

B. Balance Sheet as of April 30, 2026 and Statement of Revenues & Expenditures for the Period Ending April 30, 2026

C. Allocation of Assessment Receipts

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D. Check Register – Non-Developer Related Expenses

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

FOURTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Check Register – Developer Related Expenses**

There being none, the next item followed.

The next item taken out of order.

Lifestyle – Resident Club Process

Ms. Kalinoski stated Corbin and I put this together with what he has used in the past. It talks about alcohol coming in and we have a no alcohol policy, but this would not prohibit a small group under 10 people to bring a bottle of wine and share it or something of that nature.

Mr. deNagy stated at the last meeting we talked about a process if a resident wanted to start a club and this is a form we use at another district. It is a little lengthy and was for a highly amenitized district, may be more than we need here, but it is a conversation starter to see what other districts do and an opportunity for you to provide direction to us.

Mr. Ghazvini asked is there a way to gauge interest?

Ms. Kalinoski stated once an application is received, I can put it out in a newsletter that way it is very clear on what someone wants and what the board approves.

Mr. deNagy stated typically CDDs don't fund any sort of resident club; it is all self-funded. You are looking at potential use of the facility, using more paper towels, and there is a lot more trash and recently at another district there was a nominal club fee to cover those incidental costs.

Ms. Kilinski stated in many of our client highly amenitized or 55+ communities this is a popular way to process clubs/community use and in the current version of the forms, there is a party event attendant option so if you have an event that you expect a lot of people or have alcohol being served then the district reserves the right to require you to hire a private party attendant at the cost of the club and not the CDD.

The board and staff discussed the following: Alcohol allowed under proposed policy for groups under 10, let residents provide feedback, resident only clubs, bring back to the next meeting to get feedback from residents.

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FIFTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2025 Audit Report**

Mr. deNagy stated there was a note about delinquent assessments about Canopy Acquisition LLC failing to pay their share of the prior fiscal year assessments and I will talk about that momentarily, but they did pay recently but it is noted in the audit. They are in litigation about design defects we talked about before. In the management letter there were no current year findings or recommendations. It was a clean audit.

On MOTION by Mr. Durie seconded by Mr. Thomson with all in favor the fiscal year 2025 audit report was accepted.

SIXTH ORDER OF BUSINESS**Consideration of Holiday Lighting Proposals**

Mr. deNagy stated two meetings ago you tasked the field operations manager to get some holiday lighting proposals. I reached out to four companies and heard back from Esposito Garden Center Nurseries Landscaping and that proposal is in your agenda package. One vendor did not respond, two vendors responded and I scheduled times with them, but they didn't show up. We have \$15,000 in the budget.

On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor the proposal from Esposito Garden Center Nurseries Landscaping in the amount of their proposal was approved and staff was directed to verify the installation and removal dates and ownership of lighting.

SEVENTH ORDER OF BUSINESS**Discussion Items:****A. Fiscal Year 2027 Approved Budget**

Mr. deNagy stated this is an opportunity to move items around or make reductions.

Mr. Durie asked can we reduce the holiday lighting line?

Mr. deNagy asked do you want to move that to another line? If you reduce the total expenditures that will not reduce the overall assessments. Instead, it will reduce developer contributions. It is fine to leave it as it is because you have two more months before adoption.

Mr. Durie stated right now the grass is growing like crazy, but we also don't realize 100% as to why the weed grasses are growing where it used to be more sod. Something has stressed out our common areas, could have been drought, Massey with pest application but something has

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affected the overall look of or common areas. I would like to have the grass cut very week in the summer and it doesn't need it in the winter at all.

Mr. deNagy stated the contract is 22 cuts a year, every two weeks.

Mr. Durie stated I would like to see them concentrate more in the summer when everything is growing.

Mr. deNagy stated January and February is one cut a month, March through June is two cuts a month, July through August is three cuts per month, then service goes down to two cuts a month in September and October and November, December one cut a month. If we increase the number of mows that will push the contract over the bid threshold.

The board discussed having one vendor for maintenance and pest control so there is no finger pointing, start with plats, to get acreage of greenspace, to prepare maintenance map, deficiency letter, modify bid, get proposal for engineer to pull all the CAD files together to give us one file, then try to find a vendor to do both maintenance and pest services, then decide to go out to bid or not, staff to gather information to combine services.

B. Resident Club Process

This item taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Kilinski stated just a reminder about filing the form 1 by July 1st and you have until the end of the year to complete your four-hours of ethics training.

B. District Manager

Mr. deNagy stated I mentioned the Canopy Acquisition LLC note in your audit report. We have a statement dated May 19, 2026 from the Leon County tax collector that showed Canopy Acquisition LLC paid their assessment. That included back assessments for 2024, 2025 and 2026 and was \$350,142.87 and \$190,000 went to debt service and a little over \$160,000 went to O&M. You will see that reflected in next month's financials.

The qualifying period for the two vacant seats for the Canopy CDD ends Friday at noon. If you are interested in serving on this board go to the supervisor of elections office and file to run.

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I checked before the meeting and there are two people who have qualified for one seat. There is a seat that has no qualified applicants right now.

At the last meeting a resident said he would contact his structural engineer to see if they could help with the pool. I have been in contact with the resident and am still trying to get a structural engineer onsite.

I recommend we add two more stations along the sidewalk near the amenity center, and it was the consensus of the board to have staff do that.

I was contacted by someone who wanted to put in a vending machine at the amenity center. My concern is where it would go, the Lanai seems to be the only place, but I would be concerned about foot traffic. If this is something you would like to explore, I can have them come to a future meeting and make a presentation. It was the consensus of the board to have the vendor attend a future meeting to give a presentation.

C. Operations

1. Report

Mr. deNagy gave an overview of the operations report, copy of which was included in the agenda package.

2. Pond Service Report

A copy of The Lake Doctors, Inc. and Solitude Lake Management reports were included in the agenda package.

D. Lifestyle

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

Other Business

Ms. Barlow stated the gnats are bad at the pavilion. I had Ashley take the two fans out of the gym last weekend. Bringing the fans down a foot or two would help.

Staff was directed to get a quote to add extensions to the fans.

TENTH ORDER OF BUSINESS

Supervisors Requests

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Mr. Thomson stated I signed the agreement between the CDD and the HOA. Can you please provide an overview of that agreement?

Mr. deNagy stated this is an agreement the board approved with the HOA for enhanced landscaping services in Unit 4 and Unit 5. We are already doing the work.

Mr. Thomson stated I have been working with Corbin and he spoke with a gentleman at the City of Tallahassee about road issues and addition speed humps, and signage at the first roundabout and striping at the second roundabout. These issues have been dragging out for quite some time. Corbin was able to get a city official out last week. I would like to authorize Corbin to write a formal letter to the city outlining the issues.

Mr. deNagy stated the issue we are talking about is on Welaunee coming up to Education Way roundabout, the sign was knocked down, and they put the sign back up, but the sign does not accurately reflect the street striping inside the roundabout. It shows the inside lane can continue on Welaunee but the striping says you can't do that. It has been pending for a number of months. The other issue was striping on the Dempsey Mayo roundabout. The last item is on Meadow Vista in those cul-de-sacs there are speed humps but you can go around them. I'm happy to send a more formal letter from the board saying we would like these issues addressed.

Mr. Ghazvini stated I think we need to be specific in what we want to happen.

On MOTION by Mr. Durie seconded by Mr. Thomason with all in favor Supervisor Thomson was authorized to work with the manager on the formal letter to the city on road issues.

Mr. Durie stated I want to give direction to Corbin to work with Truly Tailored on the dead shrubs.

Mr. deNagy stated I talked to them today and he said he has the material and he can install them next week. My concern is without active irrigation if we don't get sufficient rain, it is just going to die again. I would like to hold off until winter to install.

Staff will assess irrigation sources, time of installation, temporary irrigation line, assessment of long-term plan for irrigation.

Public comments: Condition of stormwater ponds and banks, gnats, additional application of pine straw would be \$18,712.50, landscape contingency, increased mowing, overgrown weeds

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by lift station, qualifying for specific seats, supervisor of elections will walk you through the process.

ELEVENTH ORDER OF BUSINESS

Closed Session: Consideration of Security Camera Proposals

The board went into a shade session to consider security camera proposals.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the proposals from Tek Pro Inc. were approved in an amount not to exceed \$1,600.00.

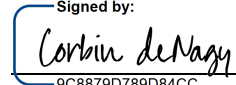
The board closed the security session and went back into open session.

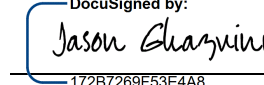
TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 8, 2026 at 6:00 p.m. at the Canopy Amenity Center

Mr. deNagy stated the next meeting is scheduled for July 8, 2026 at 6:00 p.m. in the same location.

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

Signed by:

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman