

Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, July 8, 2026 at 6:02 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
Mary Grace Henley	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 6:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

A resident stated we were told the key fobs can be bought by outside the community members and use the amenities.

Mr. deNagy stated the amenity center was funded through tax-exempt bonds and the district has an obligation to provide the public an opportunity to use the facility. The amenity handbook says that a non-resident user can pay two times the operation and maintenance and debt service assessment for a 70-foot lot for a 12-month pass. That comes out to be \$3,756 based on the fiscal year 2026 assessments. If you want an amenity pass to come here pay \$3,756 and you will have a key fob like a resident. Any non-resident user fee would go into the general fund that

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funds operations and maintenance. To my knowledge we do not have any non-resident users. I have had a number of people reach out to me inquiring about it, I give them the price and they say, no thank you.

A resident stated we were told that Fallschase had an opportunity to buy fobs here because they don't have an amenity center.

Mr. deNagy stated that members of the public have an opportunity to purchase an annual pass.

A resident asked does anyone monitor the cameras here daily? What is going on with the monitoring? I was her yesterday and there were over 30 children in a white van from Georgia and I didn't recognize anybody. I see that in the summer all the time.

Mr. deNagy stated we cannot talk about security procedures in the meeting. If you see something report it. We have these Report an Issue QR codes throughout the amenity center, you scan that bar code and it take you to the CDD website and you can put some information or a picture in there and it goes directly to me.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the June 10, 2026 Meeting**
- B. Balance Sheet as of May 31, 2026 and Statement of Revenues & Expenditures for the Period Ending May 31, 2026**
- C. Allocation of Assessment Receipts**
- D. Check Register**
 - 1. Non-Developer Related Expenses**

On MOTION by Mr. Durie 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

Discussion Items

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A. Suspension of Amenity Privileges

Ms. Henley reviewed the incident and the district's policies and procedures for suspension of amenity privileges. Members of District staff and members of the suspended household both gave testimony for the Board to consider, after which the board took the following action.

On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the suspension of the family was lifted effective the date of the meeting.

B. Fiscal Year 2027 Approved Budget

Mr. deNagy stated this is an opportunity to discuss the proposed budget. In the past residents have come before the board and asked for more opportunities to provide input on the budget. We talked about it in May, June and tonight and we will adopt the budget in August. Miscellaneous revenue HOA cost share and there was \$1,000 for a placeholder and we have \$19,025 and that number will go up as more homes are built in Unit 4. That offset some of the revenue we thought we were going to have. Based on the feedback you gave me at the last meeting, we made the adjustment to holiday decorations and landscape contingency. You approved the holiday decorations proposal at the last meeting for \$7,800 and the request was to move the excess and put it into landscape contingency and we have done that. Essentially, that lowers the assessment on a residential unit because the residents receive 100% of the benefit of the amenity center. The apartment site doesn't factor in that and the POA doesn't factor into that. Because we have this additional revenue it lowers their net amenity center cost for the residential units. We initially saw an assessment increase to \$991 and this would bring the O&M assessment down to \$979. By moving expenditures from amenity to common area maintenance, that lowers the benefitted assessments for the platted residential lots. You are still looking at an increase, but it is not as much as we thought. The church site, apartment site, and POA have no access to the amenity center, so they are not paying an assessment to the amenity center. Regarding Field Services, I'm proposing an increase from \$20,000 to \$28,000 for our fee. A lot of it is driven by a better understanding of the amount of time needed for this job. We did receive one other quote when Field Services first came up and that was about \$26,000. I don't anticipate increasing the fee anymore like this, it is more just to get in line with the amount of time I spend here every week. I did want to be transparent about that because it is not clear when you are looking at the budget.

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C. Resident Club Process

This item tabled.

D. Gym Water Cooler

Mr. deNagy stated Supervisor Durie asked me to get quotes on a water cooler. There seems to be one company that has cornered the market when it comes to water coolers. I just have the one quote for you, it is roughly \$700 one-time cost upfront, but I have some items for consideration since I'm only coming out here once a week. Who is responsible for accepting the weekly water delivery, replacing the water bottle, the cups, cleaning it and where would everything be stored? That storage closet is very full and we are potentially looking at a storage shed but that is outside. I'm giving you numbers and hoping for direction from you. If you don't go the water cooler route, then you continue to use the water fountain here at the meeting room.

Mr. Ghazvini asked can we investigate a permanent solution, such as running a water line and stub it through the wall?

Mr. deNagy stated I can try to get a plumber out here and see if they can run a line.

SIXTH ORDER OF BUSINESS**Ratification of:****A. Addendum to Esposito Nursery, Inc. Holiday Lighting Agreement**

Mr. deNagy stated you approved this agreement at the last meeting and nothing has changed but counsel did draft an addendum and I made it very clear to them installation must be completed no later than November 20, 2026 and removal must be completed no later than January 15, 2027.

Mr. Asbury asked can you clarify that we don't want the decorations removed too soon since the removal date only says completed no later than?

Mr. deNagy stated, yes, I will work with Esposito's to clarify we want the decorations up until January 15th.

On MOTION by Mr. Ghazvini seconded by Mr. Thomson with all in favor the Esposito Nursery, Inc. holiday lighting agreement was ratified.

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B. Lifestyle Management Services Agreement

This item tabled.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Henley stated your Form 1 financial disclosures were due July 1st. You also have four hours of ethics training that needs to be completed by December 31st.

B. Manager – Board Approved Expenditure Report

Mr. deNagy stated this was a request from Thomas and if I understood the directive, it was to show all the expenses that this board has approved in a spreadsheet, easy to digest. I have broken it down into meeting so if we need to go back to those minutes, what it was, whether it was a recurring item, a not to exceed amount, the one-time cost came in at and some notes for the board.

C. Operations

Mr. deNagy stated first is an update on a structural engineer to review the pool plans. I did speak with a structural engineer in Jacksonville and went through the process, I shared with him some information that I was able to get from Baycrest, some information that a resident pool builder gave to me and sent that to him and let him review it. He thinks what we need to do some core sampling in the pool. The core sampling that was done was around the amenity center but not where the pool is. He said ideally, he would have that information to know what soil is under the pool. You can put in an expansion joint but if there are issues with the soil you are treating the symptom and not the problem. There are things we need to work through to do that. You have to drain the pool, and I don't think anyone is interested in doing that now, I would think we would want to wait until after pool season. I want to have him come out, get eyes on the site and he said he would take the pool plans, identify areas he would like to see core sampling done and I can work with a company to get that done. He would provide a report, and we would have some direction on how we would go about fixing this problem long term, not just a short-term solution.

There is a tree down on Dempsey Mayo, Miller's is coming out Friday to take out the dead tree.

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Mr. deNagy also gave the Board an update on the City of Tallahassee letter, a pavilion fan quote, an irrigation assessment quote, dogi-pot stations have been delivered and will be installed soon, an invoice is going out to the HOA for the enhanced landscape services, and read an opinion from SOLitude Lake Management regarding no-mow zones around stormwater ponds. There was also a discussion of responsibility for downed tree branches in the District.

1. Report

A copy of the operations report was included in the agenda package.

2. Pond Service Report

A copy of the pond services report was included in the agenda package.

D. Lifestyle

Ms. Kalinoski stated in preparation in putting the lifestyle management agreement together, I will start a report that gives an outline week by week. Right now, we are working on Christmas and spring next year. Every spring and fall we do an adults only event.

Mr. deNagy stated the gym and clubhouse are going to be closed Monday, August 17th through early Wednesday, August 19th for the primary elections to be held. You approved a polling place agreement with Leon County that they can use this space for polling for Canopy residents only.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Brady asked will you explain to everyone how the election for the board works and the timeline?

Mr. deNagy stated one person ran unopposed and we have a supervisor elect in the audience.

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Ms. Henley stated we will probably swear in your new board members in December or January. They are eligible to be sworn in 14-days after the election but if there is no board meeting in that time it will be at the next meeting.

Mr. deNagy stated there is one seat with two people running and that will go to the election.

Ms. Henley stated the seats up this year are seat 1, which is currently held by Jason Ghazvini, and seat 2, which is currently held by David Brady.

Mr. Ghazvini stated a couple homeowners contacted me about the cleanliness of the pool or those things with Premier Pools. I reached out to Bobby and leaned on him about it. He was trying to come over here today and work on it. He hasn't gotten back to me on this discussion, but I asked why this is happening and the only thing he gave back to me was sometimes when the guys are cleaning someone may be using the pool. I am asking you, Corbin, to reach out to him and if this is an issue let's figure out a solution.

Mr. deNagy stated they come Monday, Wednesday, Friday and there are usually not a whole lot of people here. I did approve a proposal for \$450 for degreasing the pool tiles. We will keep pushing on it.

A resident stated they came today and I saw them brushing it, but they didn't touch the kids pool and it has algae. There was also glass on Saturday so they are not vacuuming the pool. They came on Monday and were here less than 30-minutes.

Mr. Brady stated we don't allow glass in the pool area.

A resident stated there is a robot you can put in there at night and it does a good job of cleaning.

A resident stated I work out three or four times a week and I walk through for many years and gotten a drink of water. I don't know what the problem is and some people bring their own bottles of water.

A resident stated I noticed this year the common areas coming in look terrible. I was able to put something down to address the mole crickets.

Mr. deNagy stated we have had a number of discussions on Massey's services, and they were sent a deficiency notice on a number of items.

A resident stated I was shocked and disturbed at the adult's behavior that came before us today. If this happens again, maybe you should give them another set of rules and have them

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acknowledge that they accept the rules we were given when we joined so there is not another round of “I didn’t know”. It is our responsibility to know.

Ms. Henley stated it is on record from the correspondence we issued. The difficulty is that the district can’t take disciplinary measures that it didn’t set out in advance. If we are going to set up a system where someone has to attest or admit or sign something we would have to adopt that as a policy of the district. During the board discussion you can add something like that, but it would depend on the violation.

A resident asked couldn’t we do something yearly to have their contact information updated?

Mr. Brady stated we did have their contact information. We sent it to a good email.

Mr. deNagy stated in the letter it specifies which rule was broken and it references the handbook.

Mr. Brady stated there were two issues. One was what the teen did and if that was the end of it, it would have been very quick work. I don’t know what justifies a reaction like that.

A resident stated I think the board talked about revamping the pine straw upfront. What is the update?

Mr. deNagy stated I’m going to get an updated quote from Taylor for that specific area.

A resident stated Corbin, you are doing a great job.

Mr. Ghazvini stated we are very lucky to have Corbin.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 12, 2026 at
6:00 p.m. at the Canopy Amenity Center**

Mr. deNagy stated the next meeting is scheduled to be held August 12, 2026 at 6:00 p.m. in the same location. That is our budget adoption hearing.

On MOTION by Mr. Asbury seconded by Mr. Ghazvini with all in favor the meeting adjourned at 7:52 p.m.

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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