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Minutes of Meeting
Canopy
Community Development District

The regular meeting of the Board of Supervisors of the Canopy Community Development District was held Wednesday, August 12, 2026 at 6:04 p.m. at the Canopy Amenity Center, 2877 Crestline Road, Tallahassee, Florida.

Present and constituting a quorum were:

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| Jason Ghazvini | Chairman |
| Thomas Asbury, Jr. | Vice Chairman |
| David Brady | Supervisor |
| Steve Durie | Supervisor |
| Toby Thomson | Supervisor |

Also present were:

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| 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 6:04 p.m. and called the roll.

**SECOND ORDER OF BUSINESS** **Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS** **Approval of Consent Agenda**

**A. Approval of Minutes of the July 8, 2026 Meeting**

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

**C. Allocation of Assessment Receipts**

**D. Check Register**

**1. Non-Developer Expenses**

Mr. deNagy explained there are two items included in the check register that are developer pass-through expenses that are being separated for approval: Ox Bottom Mortgage Holdings LLC

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for $3,695.24 and PaycheckGA LLC for $1,796.26. For this Consent Agenda, these will be removed so all Supervisors can approve the remaining check register.

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| On MOTION by Mr. Thompson seconded by Mr. Asbury 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**

Mr. deNagy explained this Consent Agenda is for the two items included in the check register that are developer pass-through expenses.

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| On MOTION by Mr. Thompson seconded by Mr. Brady with three in favor and Mr. Ghazvini and Mr. Asbury abstained based on previously filed Form 8B, the consent agenda developer related expenses were approved. |

**FIFTH ORDER OF BUSINESS Discussion Items**

The next item taken out of order.

**Vending Machine Proposal**

Michelle Wilson provided an overview of her company The Handy Andy Vending. After discussion, the Board tabled this item.

**A. Field Operations Management Services Fees for Fiscal Year 2027**

Mr. deNagy stated this is a continuation of what I mentioned at the last meeting, that this year's fee was $20,000 and I'm proposing a fee up to $28,000 that is still under the original budget estimate of $30,000. The change is a better reflection of the amount of time that is required.

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| On MOTION by Mr. Durie seconded by Mr. Thompson with all in favor the field operation management fee for fiscal year 2027 was approved. |

**B. Resident Club Process**

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Mr. deNagy stated we saw this two meetings ago, we had it on the last agenda but was not included in the agenda package. It is included in the agenda package for another opportunity to see if there is any feedback from residents. It is giving Laura some guidance on setting up new clubs.

After discussion the board took the following action.

> On MOTION by Mr. Ghazvini seconded by Mr. Durie with all in favor the resident club process was approved as amended: remove no. 5 of the guidance document, change approval process from board of supervisor to staff (district manager and lifestyle director) and to bring it to the board if something stands out.

**C. Vending Machine Proposal**

This item taken earlier in the meeting.

**SIXTH ORDER OF BUSINESS** **Ratification of Engagement Letter with Grau & Associates for Fiscal Year 2026 Audit**

> On MOTION by Mr. Thompson seconded by Mr. Brady with all in favor the engagement letter with Grau & Associates to perform the fiscal Year 2026 audit was ratified.

**SEVENTH ORDER OF BUSINESS** **Consideration of HVAC Service Agreement**

Mr. deNagy stated I was under the impression the district had an HVAC service agreement with Watts, but that agreement must have lapsed. I obtained three proposals for your consideration.

Mr. Ghazvini stated Watts was the original installer and since the proposals are comparable, I would stay with Watts so that there is no finger pointing.

> On MOTION by Mr. Durie seconded by Mr. Ghazvini with all in favor the agreement with Watts Heating & Plumbing, LLC in the amount of $797.88 for annual maintenance was approved and district counsel was authorized to draft an agreement for this service.

**EIGHTH ORDER OF BUSINESS** **Public Hearing Adopting the Budget for Fiscal Year 2027**

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Mr. deNagy stated you approved the proposed budget in the May meeting and reviewed it in the June and July meetings, mailed notice to all homeowners of the proposed increase in assessments went out July 15, and the public hearing was advertised in the Tallahassee Democrat.

Mr. deNagy then gave an overview of the approved budget that included revenues, administration, maintenance, amenity center and capital reserves.

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| On MOTION by Mr. Ghazvini seconded by Mr. Brady with all in favor the public hearings were opened. |

A resident stated I want to understand what you said, once the developer no longer had a position on the board there will no longer be developer contributions even though they still own land in the community.

Mr. deNagy stated they pay an assessment on the property they own but there will no longer be developer contributions. That is a deficit funding agreement where they would cover any costs that assessment payers wouldn't be covering.

Mr. Durie asked are we comfortable that we captured all the developer expenses, there are no outliers out there, no surprises?

Mr. deNagy stated not that I'm aware of. I feel that we captured everything but if there were a large expenditure that came through, the district will approve a deficit funding agreement with Ox Bottom Mortgage and if there were an issue the district would go back to that agreement.

A resident stated you mentioned a number for lifestyle of $40,000. Is that for all the events? Is everything incorporated in that number?

Mr. deNagy stated that would be compensation for the lifestyle director and in addition to that there is $41,000 for the events, to bring in food and vendors.

A resident asked is that compensation for a full-time position? Part -time position? How did you come to that number?

Mr. deNagy stated we have an agreement approved by the board with PaycheckGA LLC. We anticipate we will have that at the next meeting to finalize that, but it outlines the expectations are of the board for the lifestyle director will do, to put on the events, manage the clubs, and that is amount that was agreed to.

A resident stated if you are looking for ways to cut the budget I can talk about one club in particular, the mahjong club is pretty self-sustainable she sets up the tables which is appreciated

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but not needed. I'm just looking at how the compensation is divided, because I'm not sure there is a lot of work that is put into a lot of these clubs and events. I don't know what the resident participation is. I see that as a steep number for what I see on the board and certain activities.

Mr. Asbury stated the total budget is $876,000 and for communities like this lifestyle is very important.

Mr. Brady stated managing the clubs is an insignificant part of the position.

Mr. Thomson asked how many events do we have a year?

Ms. Kalinoski stated six big ones and ten smaller ones.

Mr. Asbury stated lifestyle is something we interact with and recently we approved a $76,000 to weed, pest and fertilize the median grass area. Expenses are unreal. If we have to start looking at expense cuts, we need to look holistically at it.

A resident stated as a resident we look at what number it started at and where it is going to go. You are going to be leaving the board and it is going to go to the homeowners so there is going to be more expenses put on us. Budgets don't go down they go up. Over the years what is going to happen? It is easier to keep things in control one year at a time. It is just going to keep going up.

Mr. Asbury stated at the last meeting we added a report that tracks how much we as a board implemented cost-wise and 12 months prior and we are continuing to track that.

A resident stated if you come in under budget that goes into the reserves. Is there a cap if you keep coming in under budget?

Ms. deNagy stated if there is excess cash at the end of the year and looking at the budget for the next year, I have seen some boards use carry forward surplus to apply to prevent or reduce an increase. It is one-time money so if there are increased costs the Board could use this cash to mitigate any sort of increase.

Mr. Brady stated you also have to have capital to survive. The budget year ends September 30th and we don't get any tax revenue until December so you have to have some carry over money because you still have expenses in October and November. You get your tax bill and you pay it and the county sends us a check starting in December.

A resident asked does the developer still pay on lots that have been built on with a home that has not sold?

Mr. deNagy stated yes, they pay the same as you.

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Mr. Brady stated land that is not platted is one fee and once it is platted whether there is a home built or not it will be paying the full assessment.

Mr. deNagy stated the timing is when it goes on the tax roll.

Ms. Kilinski stated we call it developer contribution. What that means is that the developer is contributing funds to the District to offset would be assessments to property. When a government appropriates a budget, for example $1 million, it has to have a funding source for all $1 million. One way to do it is all the land in the District is going to get their share based on benefit received of that million dollar by a non-ad valorem assessment, that is the assessment that shows up on your tax bill. This developer has said, instead of a million dollars we are going to give the district $75,000, now you are reducing that million dollars to lands by that $75,000 and over time the developer has contributed hundreds of thousands of dollars each year to make your assessments lower. At some point in the future probably next fiscal year that $75,000 number that is in your budget will now be assessed to lands not just a cash contribution from the developer to lower your assessments. That is what is going to fall off. I think the question that we can't answer today is how much may the assessment go up. For example, there could be a church parcel that becomes a commercial parcel, their assessment is going to go way up based on intensity/density of use. That could make up almost all of that $75,000. There could be more platted lots, platted lots pay a higher assessment level than undeveloped property. If those lots are platted next year there will be more assessment basis from that. It is very difficult to predict today when you still have active development and rezoning going on to know is the $75,000 going to be absorbed by the entire community or is it going to be absorbed by these few parcels. That is the difference between an assessment that is on the tax bill and the developer saying to the district we are going to guarantee you $75,000 this year so the assessment is not going up any more than it needs to be. They are also funding a short fall on the budget so if something catastrophic happens this year or something unanticipated they are saying to the district so you don't have an assessment increase for additional reserves we are saying we will potentially fund that expenditure. At some point that goes away in every community.

A resident asked from an assessment point of view here, does it benefit residents to have more homes or have the church become a commercial tract?

Ms. Kilinski stated it depends on the use. You have a methodology for an apartment site as an example.

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Mr. Brady stated a church is not assessed, it's a couple hundred dollars a year whereas if it were a senior living center it would be thousands. It would be a huge financial asset to the community. There being no other public comments, the Board took the following action:

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| On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the public hearing was closed. |

**A. Consideration of Resolution 2026-07 Relating to the Annual Appropriations and Adopting the budget for Fiscal Year 2027**

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| On MOTION by Mr. Brady seconded by Mr. Ghazvini with all in favor Resolution 2026-07 was approved. |

**B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027**

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| On MOTION by Mr. Ghazvini seconded by Mr. Asbury with all in favor Resolution 2026-08 was approved. |

**C. Consideration of Budget Deficit Funding Agreement with Ox Bottom Mortgage Holdings, LLC**

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| On MOTION by Mr. Brady seconded by Mr. Durie with all in favor the fiscal year 2027 deficit funding agreement with Ox Bottom Mortgage Holdings, LLC was approved. |

**NINTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

Ms. Kilinski stated this is your quarterly reminder about your ethics training.

**B. Manager**

**1. Fiscal Year 2027 Goals and Objectives**

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| On MOTION by Mr. Thompson seconded by Mr. Durie with all in favor the fiscal year 2027 goals and objectives were approved. |

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**2. Fiscal Year 2027 Meeting Schedule**

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| On MOTION by Mr. Durie seconded by Mr. Asbury with all in favor the fiscal year 2027 meeting schedule was approved as amended to hold all the meetings at 6:00 p.m. |

**C. Operations**

**1. Report**

Mr. deNagy gave an overview of the operations report for July, copy of which was included in the agenda package and got direction from the board to have the high traffic areas mulched by Taylor in an amount not to exceed $4,000, which is within his spend limit.

**2. Pond Service Report**

Mr. deNagy stated the Solitude Lake Management report was included in the agenda package, and I did talk to them about their performance and they did a more aggressive treatment in the sump pond. He is coming out next week to retreat.

**3. Board Approved Expenditures Report**

A copy of the new expenses approved by the Board was included in the agenda package.

**D. Lifestyle**

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

**TENTH ORDER OF BUSINESS Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS Supervisors Requests**

A resident stated I'm interested in the actual service they are doing for water retention pond by Dove Pond. Last year we could not be on my front porch. The back of my house backs up to a water retention pond and I can use my front porch again, so what are they doing that has made such a difference? I'm talking about midge flies.

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Mr. deNagy stated the Lake Doctors put in thousands of Gambusia minnows and sprayed a bacterial treatment to address the midge flies.

A resident stated the sump pond is overgrown around the edge. Four of five years ago you resolved the algae problem and it has been fine for years until this year. Now there is an algae problem.

Mr. deNagy stated I think the concern is about the no-mow zone that I asked Taylor to do around the pond per UF-IFAS Best Management Practices.

Mr. deNagy stated if it is 98° and sunny, you are going to have algae. Solitude is coming out once a month now and treating both stormwater ponds.

The Board discussed the no-mow zone and gave direction to maintain it around 18 inches in height.

Mr. Ghazvini stated now that the CDD is collecting HOA dues for bushhogging in the area on the backside of Unit 5 Dove Pond, I want to sit down with Corbin and create some landmarks of whose responsibility is where and create a map so we can understand Taylor's responsibility, the bushhogging tied to the HOA and whatever else is out there.

Mr. Thomson stated on the monument sign we talked about previously if it could be soft washed. Has that been done?

Mr. deNagy stated yes.

**TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – October 14, 2026**

Mr. deNagy stated the next meeting is scheduled for October 14, 2026 at 6:00 p.m. in the same location.

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

Signed by:
Corbin deNagy
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Secretary/Assistant Secretary

DocuSigned by:
Jason Ghazvini
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Chairman/Vice Chairman