



**CAPRON TRAIL
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
AUGUST 18, 2025
1:30 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.caprontraileddd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT
Premier Citrus
14885 Indrio Road
Ft. Pierce, Florida 34945
REGULAR BOARD MEETING
August 18, 2025
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 19, 2025 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Letter from SFWMD about Exotics in the Conservation Areas.....Page 5
- I. Engineer's Report
- J. Attorney's Report
- K. Field Maintenance Report
- L. Administrative Matters
 - 1. Financial Report.....Page 6
- M. Board Member Comments
- N. Adjourn

AFFIDAVIT OF PUBLICATION

Special District Services Capron Trail
Capron Trail Comm. D
Capron Trail Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

10/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$149.00	
Tax Amount:	\$0.00	
Payment Cost:	\$149.00	
Order No:	10646309	# of Copies:
Customer No:	1125991	1
PO #:	Capron 2024/25 mtg	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CAPRON TRAIL COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Capron Trail Community Develop-
ment District will hold Regular
Meetings in the offices of Premier
Citrus located at 14885 Indrio Road,
Fort Pierce, Florida 34945 at 1:30
p.m. on the following dates:
October 21, 2024
November 18, 2024
December 16, 2024
January 20, 2025
February 17, 2025
March 17, 2025
April 21, 2025
May 19, 2025
June 16, 2025
July 21, 2025
August 18, 2025
September 15, 2025

The purpose of the meetings is to
conduct any business coming before
the Board. Meetings are open to the
public and will be conducted in
accordance with the provisions of
Florida law. Copies of the Agendas
for any of the meetings may be
obtained from the District's website
or by contacting the District
Manager at (772) 345-5119 and/or toll
free at 1-877-737-4922 prior to the
date of the particular meeting.

From time to time one or more
Supervisors may participate by tele-
phone; therefore a speaker tele-
phone may be present at the meet-
ing location so that Supervisors may
be fully informed of the discussions
taking place. Said meetings may be
continued as found necessary to a
time and place specified on the
record.

If any person decides to appeal any
decision made with respect to any
matter considered at these meet-
ings, such person will need a record
of the proceedings and such person
may need to ensure that a verbatim
record of the proceedings is made of
his or her own expense and which
record includes the testimony and
evidence on which the appeal is
based.

In accordance with the provisions of
the Americans with Disabilities Act,
any person requiring special accom-
modations or an interpreter to
participate at any of these meetings
should contact the District Manager
at (772) 345-5119 and/or toll-free at 1-
877-737-4922 at least seven (7) days
prior to the date of the particular
meeting.

Meetings may be cancelled from
time to time without advertised
notice.

Capron Trail Community Develop-
ment District
www.caprontrailcdd.org
PUBLISH: ST. LUCIE NEWS
TRIBUNE 10/10/24 #10646309

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 19, 2025**

A. CALL TO ORDER

District Manager Stephanie Brown called the May 19, 2025, Regular Board Meeting of the Capron Trail Community Development District (the “District”) to order at 1:30 p.m. at the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945.

B. PROOF OF PUBLICATION

Ms. Brown presented proof of publication that notice of the Regular Board Meeting was published in the *St. Lucie News Tribune* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as required by law.

C. ESTABLISH QUORUM

Ms. Brown stated that the attendance of Supervisors David Bass, Buster Hunter and Tom Jerkins constituted a quorum, and it was in order for the meeting to proceed. Mr. Stewart was absent.

Also in attendance were: District Managers Stephanie Brown and Frank Sakuma of Special District Services, Inc.; and District Attorney Ruth Holmes of Torcivia, Donlon, Goddeau & Rubin, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

Staff asked for the addition of approval and ratification of the authorization to inspect the above ground impoundment. The amended agenda was approved on a **motion** made by Mr. Bass, seconded by Mr. Hunter. The **motion** passed unanimously.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 17, 2025, Regular Board Meeting

The March 17, 2025, Regular Board Meeting minutes were approved, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Hunter. The **motion** passed unanimously.

**Note At approximately 1:31 p.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing on the Fiscal Year 2025/206 Final Budget.*

G. PUBLIC HEARING

1. Proof of Publication

The Notice of the Public Hearing on the Fiscal Year 2025/2026 Final Budget was published on April 29, 2025 & May 6, 2025, in the *St. Lucie News Tribune*, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

There were no public comments.

3. Consider Resolution No. 2025-02 Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

After Board discussion, Mr. Bass made a **motion**, seconded by Mr. Hunter adopting Fiscal Year 2025/2026 Final Budget, as presented. The **motion** passed unanimously.

**Note At approximately 1:32 p.m., Ms. Brown closed the Public Hearing on the Fiscal Year 2025/2026 Final Budget and reconvened the Regular Board Meeting.*

H. OLD BUSINESS

There was no old business to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2025-03 Adopting Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-03 presented, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Bass made a **motion**, seconded by Mr. Jerkins, adopting Resolution No. 2025-03 Fiscal Year 2025/2026 Meeting Schedule. The **motion** passed unanimously.

2. Approve & Ratify Annual Impoundment Inspection

After Board discussion, Mr. Jerkins made a **motion**, seconded by Mr. Bass, approving and ratifying the annual inspection of the above ground impoundment. The **motion** passed unanimously.

J. ENGINEER’S REPORT

Ms. Brown shared several items submitted by the District Engineer.

K. ATTORNEY’S REPORT

Ms. Holmes went over the “roadway speed limits” question posed by the Board at a previous meeting. She advised there should be an agreement with the Sheriff’s office in order to set speed limits that would be enforced by law enforcement. After Board discussion, it was determined that staff should speak with the landowners to try and work out speed issues amongst property owners.

L. FIELD MAINTENANCE REPORT

Mr. Bass gave an update on power unit rebuild, which should be back in two weeks. Both pump repairs were completed. Pump 2-B has major issues that require a quote for repairs (should have for next meeting). Repairs already completed should have coverage for hurricane season, at least through October 2025.

M. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Brown advised that the Financial Report was included in the Board package. She also reminded the Board of the required annual ethics training to be completed by December 31, 2025, and will send out the links to access the trainings.

N. BOARD MEMBERS COMMENTS

There were no further comments from the Board Members.

O. ADJOURMENT

There being no further business to come before the Board, the meeting was adjourned at 1:45 p.m. There were no objections.

Secretary

Chairman



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

August 06, 2025

Todd Wodraska
Capron Trail Community Development District
2501 Burns Road Suite A
Palm Beach Gardens, FL 33410
CERTIFIED MAIL NO. 7020 0640 0000 5303 3999

Delivered via email

**Subject: Capron Trail Basin 4 Grove
Second Notice of Noncompliance
Environmental Resource Permit (ERP) No. 56-00745-S
St Lucie County**

Dear Mr. Wodraska:

In previous correspondence dated February 01, 2022 (enclosed), and as communicated by South Florida Water Management District (District) staff on July 25, 2025, notice was provided regarding noncompliance with the above referenced ERP. As discussed, an inspection on June 16, 2025 shows that the conservation areas are still in noncompliance with the Special Conditions of the ERP.

Per the conditions of the ERP and Rule 62-330.350, Florida Administrative Code (FAC), correction of the noncompliance items indicated in previous correspondence is required. Please correct the noncompliance item within 15 days of the date of this letter.

If you have any questions or require additional assistance, please contact Brian Randle at 863-462-5260 x3011 or via email at brandle@sfwmd.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Vazquez".

Gregory Vazquez, PWS
Section Leader, Environmental Resource Bureau

eEnclosures: Location Map ([56-00745-S_LocMap_20210520.pdf](#))
First Notice of Noncompliance ([56-00745-S_ENV_NonComp1_20220202.pdf](#))

This document is filed in the RegPermitting system under Permit Number 56-00745-S via the Application/Permit Section on the Search Records home page

Capron Trail
Community Development District

**Financial Report For
July 2025**

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
JULY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Jul-25	Year To Date Actual 10/1/24 - 7/31/25
REVENUES			
ADMINISTRATIVE ASSESSMENTS	52,969	324	348,099
MAINTENANCE ASSESSMENTS	288,194	0	0
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	0	15,206
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	0	0
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	4,440	0	0
OTHER INCOME	0	0	0
INTEREST INCOME	840	0	3,442
DEVELOPER CONTRIBUTION - EXTRAORDINARY	0	0	0
TOTAL REVENUES	\$ 361,649	\$ 324	\$ 366,747
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	12,000	12,510	15,810
MANAGEMENT FEES	24,000	2,000	20,000
LEGAL FEES	4,000	0	1,704
AUDIT FEES	3,800	0	3,400
INSURANCE - LIABILITY	7,505	0	7,531
LEGAL ADVERTISING	1,050	0	689
POSTAGE AND DELIVERY	325	0	124
OFFICE SUPPLIES/MISCELLANEOUS	1,750	135	1,635
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,750	146	1,458
ADMINISTRATIVE CONTINGENCY	2,835	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,190	\$ 14,791	\$ 52,526
MAINTENANCE EXPENDITURES			
MOWING	27,000	0	13,598
FUEL & OIL	115,500	0	75,428
AQUATIC MAINTENANCE	17,565	0	4,974
OPERATIONS MANAGEMENT	40,000	0	28,912
ROADWAYS & CULVERTS	11,600	0	10,395
CANAL REPAIR & MAINTENANCE	8,400	0	0
RESERVOIR REPAIR & MAINTENANCE	10,000	0	1,151
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	46,000	0	78,753
INSURANCE - MAINTENANCE	0	0	0
MISCELLANEOUS MAINTENANCE	855	0	5,625
TOTAL MAINTENANCE EXPENDITURES	\$ 276,920	\$ -	\$ 218,836
TOTAL EXPENDITURES	\$ 336,110	\$ 14,791	\$ 271,362
REVENUES LESS EXPENDITURES	\$ 25,539	\$ (14,467)	\$ 95,385
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,187)	0	(13,680)
DISCOUNTS FOR EARLY PAYMENTS	(14,187)	0	(4,896)
EXCESS/ (SHORTFALL)	\$ (2,835)	\$ (14,467)	\$ 76,809
CARRYOVER FROM PRIOR YEAR	2,835	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (14,467)	\$ 76,809

Notes: Premier Citrus Management Invoices Received Through May 2025

Bank Balance As Of 7/31/25	\$ 165,999.21
Accounts Payable As Of 7/31/25	\$ 14,791.43
Accounts Receivable As Of 7/31/25	\$ -
Available Funds As Of 7/31/25	\$ 151,207.78

Capron Trail Community Development District
Budget vs. Actual
October 2024 through July 2025

	Oct 24 - July 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-1399 · Carryover from prior year	0.00	2,835.00	-2,835.00	0.0%
01-3100 · Admin Assessments	54,059.80	52,969.00	1,090.80	102.06%
01-3200 · Maintenance Assessment	294,039.37	288,194.00	5,845.37	102.03%
01-3201 · Facilities & Service Agre Admin	2,361.56	2,361.00	0.56	100.02%
01-3202 · Facilities & Service Agre Maint	12,844.86	12,845.00	-0.14	100.0%
01-3203 · Direct Bill 24 Exp. Area Admin	0.00	4,440.00	-4,440.00	0.0%
01-3830 · Assessment Fees	-13,679.53	-14,187.00	507.47	96.42%
01-3831 · Assessment Discounts	-4,895.67	-14,187.00	9,291.33	34.51%
01-9410 · Interest Income (GF)	3,441.55	840.00	2,601.55	409.71%
Total Income	348,171.94	336,110.00	12,061.94	103.59%
Expense				
01-1310 · Engineering	15,810.00	12,000.00	3,810.00	131.75%
01-1311 · Management Fees	20,000.00	24,000.00	-4,000.00	83.33%
01-1315 · Legal Fees	1,704.00	4,000.00	-2,296.00	42.6%
01-1320 · Audit Fees	3,400.00	3,800.00	-400.00	89.47%
01-1450 · Insurance (Liability)	7,530.66	7,505.00	25.66	100.34%
01-1480 · Legal Advertisements	688.76	1,050.00	-361.24	65.6%
01-1513 · Postage and Delivery	123.75	325.00	-201.25	38.08%
01-1514 · Office Supplies	1,634.87	1,750.00	-115.13	93.42%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1750 · Website Management	1,458.30	1,750.00	-291.70	83.33%
01-1755 · Administrative Contingency	0.00	2,835.00	-2,835.00	0.0%
01-1803 · Aquatic Maintenance	4,974.00	17,565.00	-12,591.00	28.32%
01-1815 · Miscellaneous Maintenance	5,625.00	855.00	4,770.00	657.9%
01-1822 · Mowing	13,598.69	27,000.00	-13,401.31	50.37%
01-1823 · Fuel & oil	75,427.69	115,500.00	-40,072.31	65.31%
01-1824 · Operations Management	28,912.34	40,000.00	-11,087.66	72.28%
01-1825 · Roadways & Culverts	10,395.36	11,600.00	-1,204.64	89.62%
01-1826 · Canal Repair & Maintenance	0.00	8,400.00	-8,400.00	0.0%
01-1827 · Reservoir Repair & Maintenance	1,151.00	10,000.00	-8,849.00	11.51%
01-1828 · Drainage Engine/Pump Repair Mai	78,752.83	46,000.00	32,752.83	171.2%
Total Expense	271,362.25	336,110.00	-64,747.75	80.74%
Net Income	76,809.69	0.00	76,809.69	100.0%

Capron Trail Community Development District
Balance Sheet
As Of July 31, 2025

	Operating Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings	165,999.21	0.00	0.00	0.00	0.00	165,999.21
CSB	165,999.21	0.00	0.00	0.00	0.00	165,999.21
Total Checking/Savings						
Total Current Assets	165,999.21	0.00	0.00	0.00	0.00	165,999.21
Other Assets						
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	0.00	458,847.00	0.00	458,847.00
Infrastructure (Grass Carp System)	0.00	0.00	0.00	29,374.00	0.00	29,374.00
Infrastructure	0.00	0.00	0.00	6,062,836.00	0.00	6,062,836.00
Equipment	0.00	0.00	0.00	5,000.00	0.00	5,000.00
Depreciation - Infrastructure	0.00	0.00	0.00	-6,057,126.00	0.00	-6,057,126.00
Depreciation - Equipment	0.00	0.00	0.00	-5,000.00	0.00	-5,000.00
Amount Available In DSF	0.00	0.00	0.00	0.00	0.00	0.00
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Assets	0.00	0.00	0.00	493,931.00	0.00	493,931.00
TOTAL ASSETS	165,999.21	0.00	0.00	493,931.00	0.00	659,930.21
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	14,791.43	0.00	0.00	0.00	0.00	14,791.43
Accounts Payable	14,791.43	0.00	0.00	0.00	0.00	14,791.43
Total Accounts Payable						
Other Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Current Liabilities	14,791.43	0.00	0.00	0.00	0.00	14,791.43
Long Term Liabilities						
Special Assessment Debt (2002)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00	0.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Liabilities	14,791.43	0.00	0.00	0.00	0.00	14,791.43
Equity						
Retained Earnings	74,398.09	0.00	0.00	-6,062,126.00	0.00	-5,987,727.91
Net Income	76,809.69	0.00	0.00	0.00	0.00	76,809.69
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	6,556,057.00	0.00	6,556,057.00
Total Equity	151,207.78	0.00	0.00	493,931.00	0.00	645,138.78
TOTAL LIABILITIES & EQUITY	165,999.21	0.00	0.00	493,931.00	0.00	659,930.21