

MEMORANDUM

TO: Board of Supervisors, Capital Region Community Development District

FROM: Joseph A. Brown

RE: Attorney's Monthly Activities Report, February 2010

DATE: March 8, 2010

This memorandum provides a brief status report on pending matters currently being addressed by our office and a general statement of our activities for the month of February in connection with our representation of the Capital Region Community Development District. If you have any questions regarding these or other matters, please contact us at your convenience.

1. Operations and Maintenance Related Matters: During February, I provided only limited assistance in connection with miscellaneous operational and maintenance related matters in response to supervisor inquiries and in support of other District staff, including with regard to the District's depository and District meeting notice requirements.
2. Construction Related Matters: I provided significant construction related legal assistance during February in connection with Unit 35 project construction and the failure of certain concrete pipes installed as part of the Unit 35 project. I intend to discuss this matter with the Board in conjunction with the District Engineer in detail at the March 11th Board meeting. In addition, I prepared two agreements between the District and the St. Joe Company regarding funding of capital improvements included in the Series 2008A project. Copies are included in the agenda package for the Board's March 11th meeting and I intend to discuss them in detail with the Board at that time.

Hopping Green & Sams

Attorneys and Counselors

March 8, 2010

Board of Supervisors
Capital Region Community Development District
c/o District Manager
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32311

**Re: Legal Fees for 2010
Capital Region Community Development District**

Dear Board Members:

Since our firm was retained in 2000, we have charged the Capital Region Community Development District ("District") fees, at an hourly rate, for the provision of legal services. At that time, we indicated that those hourly rates would be reviewed annually by the firm. Our hourly rates were last updated on January 1, 2007. No attorney enjoys having to propose increased billing rates to a client; however, we have set new billing rates for existing clients for 2010 based upon our costs of doing business, increases in the experience and expertise of our attorneys and market trends. This letter sets forth our proposal for an adjustment in our legal fees charged to the District. We have enjoyed the opportunity to work with the District and appreciate this opportunity to address our rates.

With respect to fees for our services, my current standard hourly rate is \$295; the District is charged \$210. Joe Brown, an associated in the firm who has handled a wide array of District matters, has a current standard hourly rate of \$225; the District fee is \$160. We recognize the impact a fee increase has on the District's fixed budget and propose to discount our current standard hourly rates. For my work on behalf of the District, I propose an adjustment to \$225 per hour. For Joe, I suggest a rate of \$170. Other work by attorneys in the firm would also be performed at their established rates. Any such rates may be discounted from time to time. I request these changes be made effective January 1, 2010.

As we have in the past, we will endeavor to keep our fees as low as possible to you, while maintaining our professional and ethical obligations to provide service. We do not expect these rates to negatively affect the District's budget.

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We welcome the opportunity to discuss this proposal with you further. If you have any questions, please feel free to call.

Very truly yours,

HOPPING GREEN & SAMS, P.A.

Brian A. Crumbaker
For the Firm

Enclosure

Accepted:

Mary Lee Kiracofe
Chair, Board of Supervisors

Date: _____

Hopping Green & Sams

Attorneys and Counselors