

Minutes of Meeting
Durbin Crossing
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, March 26, 2018 at 5:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, Jacksonville, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Tim Brownlee	Vice Chairman
Jason Harrah	Supervisor
Debbie Driscoll	Supervisor

Also present were:

Dave deNagy	District Manager
Michelle Kim	District Counsel
Mike Eckert	District Counsel by telephone
Stephen Howell	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Representatives of bidders on landscape maintenance request for proposals	

The following is a summary of the minutes and actions taken at the March 26, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. deNagy called the meeting to order at 5:00 p.m. and led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. deNagy called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Discussion of Matters Related to U.S. Bank Litigation

Mr. Pollicino stated I attended the mediation with Mr. Clark, the case did not settle and we will continue negotiations as deemed necessary by special counsel.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposals

Mr. deNagy stated we received five proposals for landscape maintenance.

Mr. Howell stated the proposals were received from: Bryan Hughes, Duval Landscaping, Greenpoint, R&D Landscaping and VerdeGo.

Mr. Howell stated we went through the bids and there was quite an array of concepts and we are familiar with all five companies. There were some issues in going through them with misquotes in the bids but that is where they misread it or something.

Ms. Kim stated after the proposals are received, what the Board should consider is what is on paper. After the Board selected a vendor, line items may be reconsidered. But at this time, for the purpose of selecting a proposer, the Board should consider what is on the paper first and foremost.

Mr. Eckert stated the board should consider the proposals with the numbers that are contained in the proposals as submitted to the District. No proposer is out of the running for alleged mistakes, but the Board should consider proposals as submitted.

A representative of each vendor gave an overview of their company and their capabilities and after board and staff discussion this item was tabled until the next meeting to give the board an opportunity to rank each proposal to be brought to the next meeting.

SIXTH ORDER OF BUSINESS

Discussion/Consideration of Proposal for Parcel No. 009610-001

Mr. deNagy stated this is a proposal we received for a sliver of property on 2209 by Racetrack Road across from the pond. There was a proposal from Corner Lot Development Group of \$10,000.

Mr. Pollicino stated in my opinion the proposal is inadequate, it was presented in a way that it was the CDD's idea that we were marketing this property but it seems restrictive with conditions I couldn't agree to and \$10,000 doesn't account for any legal costs the CDD may incur. My position is that we respond and say the proposal is rejected and he is going to have to

come back with a much better proposal including, a substantially higher purchase price, he has to incur all legal fees. In this proposal he has sole say on what he does with that property and I would like to know the intent.

Mr. Harrah stated the senior living community needed this parcel for their entryway and this is different from the group that wants to buy the pond. I thought the last time he came he had a real estate appraisal.

Mr. deNagy stated I can look that up.

Mr. Harrah asked who writes the letter back is that Mike or Dave?

Mr. Eckert stated I volunteer Dave. The board heard it and the board wasn't interested and the board is not interested in incurring any costs to help facilitate your development plan and the compensation was not adequate.

Mr. Pollicino stated I agree.

Mr. deNagy stated I would be happy to craft a letter.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the February 26, 2018 Meeting**
- B. Balance Sheet and Statement of Revenues and Expenses**
- C. Assessment Receipt Schedule**
- D. Impact Fee Summery Report**
- E. Check Register**

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kim stated we have been talking about, during this year's legislative session, whether the board members would be required to have ethics training; and that bill did not pass, so the Board will not be required to do ethics training.

We also heard from Karen Gutknecht, David was here a couple meetings ago asking us to release a portion of the drainage easement that we have across their lot, she did give us a satisfactory legal description, a sketch that we did not see any problem with. We also talked to

George and he also found no exceptions to it, so our next step would be to draft the partial release of the easement and go from there.

Mr. Eckert stated the proposals for the landscaping are still exempt from public records law, so if there is request from a vendor for copies of everybody else's submission, to direct that to Dave and Dave should work with me on the response.

B. District Engineer

There being none, the next item followed.

C. District Manager

Mr. deNagy stated I read through Margaret's report and we did get a request from the county property appraiser about coming to the community and having a public meeting to talk about property appraisals in St. Johns County. I let Len Rucker know about that as well and I think Margaret will coordinate that with the HOA.

Ms. Alfano stated I think their initial thought was to attend an HOA or CDD meeting and that would be the way to get this information out and we got together with them and on April 24th at 7:00 p.m. we are going to have a seminar just for the residents as we would with a financial planning seminar or any other type of event we would do for the community so it won't be tied to any entity. The seminar will deal with homestead exemption and things like that and I think it will be pretty informative for the residents.

Ms. Kim stated our concern is that if one or two board members do attend the seminar, there is still a possibility it can develop into the residents asking the board members questions regarding CDD business in which case, it can turn into a sunshine law violation. In an abundance of caution, we should notice it and have someone there to take minutes.

Mr. deNagy stated our budget season is coming up and we will be looking at the budget probably the next couple of meetings. I will get a draft out for our April meeting, May would be when we are going to do the first step in the budget process, which is approve the budget. We have to allow 60 days to lapse before we adopt our budget for purposes of levying assessments, so it will be a couple months after that before we adopt the budget. Start thinking about things budget-wise, particularly operations and capital that we might want to consider in FY19 that we haven't accounted for already in our budget.

D. General Manager - Report

Ms. Alfano reviewed her report, copy of which was included in the agenda package.

E. Operations Manager - Report

Mr. Howell gave an overview of the field operation manager's report, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

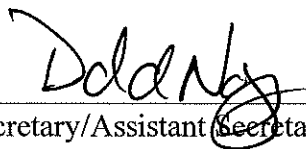
There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 23, 2018 @ 6:00 p.m. at the Durbin South Amenity Center

Mr. deNagy stated our next meeting is April 23, 2018 at 6:00 p.m. We may still have a shade meeting, but I will talk to Mr. Clark and let you know.

On MOTION by Mr. Brownlee seconded by Ms. Driscoll with all in favor the meeting adjourned at 6:22 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman