

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, August 28, 2017 at 6:00 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
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Debbie Driscoll	Supervisor

Also present were:

Dave deNagy	District Manager
Mike Eckert	District Counsel
George Katsaras	District Engineer
Stephen Howell	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Daniel Laughlin	GMS
Tom Rowand	R&D Landscaping
Troy Miller	R&D Landscaping
20 residents	

The following is a summary of the discussions and actions taken at the August 28, 2017 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 6:00 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 Affidavit of Publication

A copy of the affidavit of publication of the public hearing was included in the agenda package.

FIFTH ORDER OF BUSINESS Discussion of Matters Related to US Bank Litigation

Mr. deNagy stated I checked with Scott Clark there is no update at this time. Scott and I are meeting with a judge in Orlando on Tuesday to try to get this case resolved without going through extended litigation.

SIXTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of Minutes of the July 24, 2017 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.

R&D Landscape

Mr. Rowand gave an overview of the landscaping and indicated that there were no material issues.

SEVENTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2018 Budget

- A. Consideration of Resolution 2017-08 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2018

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was opened.

Mr. deNagy gave a brief overview of the proposed fiscal year 2018 budget revenues and expenditures split between administrative, amenity center and grounds maintenance and bond funds, resulting in a proposed increase of \$388,392, the largest of which is the capital reserve fund, attorney fees for the U.S. Bank litigation, water and reuse, Vesta Amenity Management, landscape maintenance and irrigation repairs. Based on the lot size there is an O&M increase and as an offset we refunded bonds earlier this year and reduced the debt on the bonds so the debt portion of the assessment is going down and the net effect is minimal. The people who will see an overall, material increase are the ones who paid off their bond debt.

Mr. Pollicino stated we refinanced the bond, we did a capital reserve study that showed we were slightly underfunded and we rolled the savings into the capital reserve fund.

Ms. Hall stated I spent the majority of my lifetime managing country clubs and master planned amenities and it is a rare situation where you find a capital reserve fund that has enough money in it. The capital reserve study covers things that need to be replaced but doesn't account too much for things we might want to have in the future. By funding the capital reserve with the additional money we can add and enhance our playgrounds, fix things that need to be fixed and overall it will help us stay competitive with the other communities.

Mr. Brownlee stated if anyone has specific questions about the capital reserve it is on our website along with the cash flows.

Mr. Schodowski stated I want to understand, I am being penalized because I paid off my CDD Bond when I bought my house.

Mr. Pollicino stated you are not being penalized and my bond was paid off as well. It is going to impact you and it is going to impact me. You can't consider it a penalty you have to consider both sides.

Mr. Brownlee stated the people who paid off the bond paid off the present value of the bonds so they are saving the interest from whenever was paid to when the bond expires. The people who paid it off saved a lot of money.

Mr. Gouger asked the U.S. Bank situation is that \$75,000 attorney fees for this year related to that issue? How much longer do you think it may take?

Mr. Pollicino stated it is active litigation and I can't speak to the particulars; however, \$75,000 in attorney fees will be money well spent. You can meet with Dave after the meeting if you have any further questions.

Mr. deNagy stated \$75,000 is for next fiscal year.

Mr. Heisner asked let's say we settle or win that case, what happens to that money?

Mr. Pollicino responded take that question offline.

Mr. Heisner asked wasn't the capital reserve study based on the old amount?

Mr. Brownlee responded no, we just had a new one done and it is online.

Mr. Heisner asked is there a maximum that you would take the capital reserve to?

Mr. Brownlee responded if we don't want to do any projects.

Mr. Pollicino stated it comes down to resident demand, adding to the pool, playgrounds and parking is all capital reserve. If the board decides they don't want to do those things anymore then we would look at no increase for the next number of years in the capital reserve or possibly a decrease.

Ms. Darabon stated we pay twice for O&M what our friends are paying in Julington Creek. In retirement how much do we want to pay to live in our home that will never go away? If we can't keep our O&M down maybe we should hire the guys at Julington Creek because they are keeping their numbers down. Why are we paying so much?

Ms. Hall asked how many homes are in Julington Creek feeding that fund?

A resident stated they are three times the size. Three times the amount of people are sharing the O&M costs.

Mr. Brownlee stated their HOA fees are higher because they handle a lot of stuff rather than the CDD and ours are low.

Mr. Pollicino stated our budget has been flat for at least three years with no increase.

Mr. Rodgers stated we had a savings from the refinance but I know it is a lot because of the 19% increase based on the size of my lot. Nothing goes up 19% now and is the 19% forever?

Mr. Pollicino stated next year it we could decide that we have enough money in the capital reserve.

Mr. Rodgers asked why don't you put a date on it?

Mr. Pollicino stated why would we? We need to make those decisions each year based on the budget.

Mr. Eckert stated legally each budget year is its own and you revisit it May through August the next year.

No further public comment was offered.

On MOTION by Mr. Brownlee seconded by Ms. Hall with all in favor the public hearing was closed.

Mr. deNagy stated Resolution 2017-08 adopts the budget with a total increase of \$388,392 and on the second page is the appropriations section and I will fill that in based on the budget we just talked about.

On MOTION by Mr. Harrah seconded by Mr. Brownlee with all in favor Resolution 2017-08 was approved.

B. Consideration of Resolution 2017-09 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2018

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the public hearing was opened.

Mr. deNagy stated this resolution is based on the budget that was just adopted and will allow staff to prepare the assessment roll and direct bills where needed and an outline of that information is in section 3.

Mr. Brownlee asked do we direct bill anyone?

Mr. Eckert responded we do, there are a couple property owners that we still direct bill simply because they are not developed yet and we are more likely to collect if we direct bill versus go on the tax roll. There are a couple of commercial pieces that I know are included in the direct bill and we also have a timing issue with the county because the county only recognizes developed lots as of a certain date so that if lots are platted after that we can't go on the tax roll for those so we have to direct bill those as well.

Mr. Brownlee stated then almost everybody is on the tax bill.

Mr. Eckert responded yes, probably 90% of the property is on the county tax bill. Dave's office prepares the direct bills and sends them out.

A resident asked on the budget that was just approved we don't have a vote?

Mr. deNagy stated it is the board who approves the budget, the five members that represent the community.

A resident stated we don't have a say.

Mr. Harrah stated you do have a say. Every month we have a CDD meeting, posted in advance, you have your due diligence as residents here to keep us honest. If you come to the meetings, you hear us talking about expenses, improvements and CDD fees. We encourage everyone to come to the meetings and make your voice heard, we are all a community here.

Mr. Pollicino stated at the past few meetings we had two residents come. This is the most we have had in about two years. I'm glad you are here, we are happy to explain, everything we do is transparent, everything is posted online, we all live here as well. These seats are up every four years and we encourage people to run for the CDD and HOA.

Mr. Brownlee stated I understand there are open seats on the HOA all you have to do is raise your hand and you are on the HOA board.

No further public comment was offered.

On MOTION by Mr. Harrah seconded by Ms. Driscoll with all in favor the public hearing was closed.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2017-09 was approved.

Mr. deNagy stated I want to thank our staff and board for all the work on the budget this year.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10
Correcting Tables 2 & 3 of the Series 2006-1
Bond Final Supplemental Assessment
Methodology & Series 2006-2 Bond
Repayment Update Dated June 1, 2009**

Mr. Eckert stated we prepared this resolution, which ties into the next agenda item dealing with consideration of suspension of a true-up payment. Essentially when we were looking at the assessments that the former GMAC parcel and now D.R. Horton parcel should be paying we ran across a mistake in the methodology that was prepared by a prior methodology consultant, not Dave's office, but the one that was used with the bonds. They had the amount for townhomes less than 1,800 square feet wrong in terms of the assessment so all this is doing is correcting two tables in that assessment report. It is just a clerical error that didn't flow through

on two tables and we need to get it corrected for when we reference these issues going forward. There won't be an impact on the district financially in any way but it would be good to have this cleaned up.

On MOTION by Mr. Brownlee seconded by Mr. Harrah with all in favor Resolution 2017-10 was approved.

NINTH ORDER OF BUSINESS

Consideration of Suspension of True Up Payment

Mr. Eckert stated in your agenda package is the email that I sent to Dave and copied the chairman regarding the Palisades project, the townhome project. That property when we first looked at doing our methodology a long time ago was scheduled for 150 condos and 150 townhomes. It since has been converted to just townhomes but closer to the 300. That created more assessment revenue for the district because a townhome has a higher ERU factor than a condo unit. In the methodology there were two true up triggers, one is based on the amount of impact fee that was paid and the other was based on the number of units but because in this property we made that switch from 150/150 to basically 290+ townhomes that property will generate more assessment revenue than was originally contemplated. However, because of the impact fee issue there is a true-up payment technically that we could demand from the developer; however, we would probably be in a position of over collecting on our bonds. I'm asking the board to not forgive or relieve any kind of a true-up payment but just to suspend the application of it until we see how those commercial properties end up being developed. If in fact those commercial properties end up being developed as they are entitled to and as we planned, we will end up over collecting. Suspend it for now and we will wait and see and if it is owed then we will deal with it then.

On MOTION by Mr. Pollicino seconded by Ms. Driscoll with all in favor suspension of the true-up payment for the Series 2006-1 Bonds described above was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-11 Designating the Primary Administrative Office and Principal Headquarters of the District

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Mr. deNagy stated Resolution 2017-11 designates the primary administrative offices and principal headquarters of the district. Both of those offices would be at the GMS office at 475 West Town Place, Suite 114, St. Augustine, Florida.

On MOTION by Ms. Hall seconded by Mr. Harrah with all in favor Resolution 2017-11 was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Vacating a Portion of a Drainage/Maintenance Easement at 258 Glen Laurel Drive

Mr. Eckert stated because we are talking about hardscaping and things like that going in there you would be giving up and abandoning a portion of that easement or releasing that easement.

Mr. Harrah stated when you say giving up, let's assume that we have a bank failure in that area and we need to tear out the hardscape to fix our bank, we are not losing that right.

Mr. Eckert stated you are if you release the easement like you have done before. If you release that then you are done with that and if you need to get back on that property you are going to end up paying for it. The other option is to somehow informally allow an encroachment but you are going to end up most likely with a problem with the homeowner and again, I don't know the folks who are here today but houses sell to different people and the new owner certainly won't understand whatever deal might have been able to get worked out here. That is why we have done release of the easements so that we don't have that future litigation potential. From an engineering perspective we have always asked will this interfere with our maintenance of the pond banks or if we have to reconstruct the pond banks or for us to access what we need to do. Those are the engineering questions and beyond that it is a policy question for the board.

Mr. Pollicino asked what is the answer to that question?

Mr. Katsaras responded it will hinder it. Usually these easements are at the top eight feet so you have a relatively flat area to take equipment around. If you release that easement if a contractor ever had to do work on that pond bank they are going to have to get into a sloped area. It can be done it is not as easy.

Mr. deNagy stated we had a similar issue at Turnbull Creek and we had some pond banks where they actually had to level out the bank.

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Mr. Katsaras stated they can add dirt make another area within the sloped part then you have to rebuild that once you are done.

Mr. Brownlee asked you are going to put a pergola on this area?

Mr. Mione stated I have some plans.

Mr. Adam Pratt stated these show some of the perspectives, site plans as well, pool location versus property lines, one shows the pergola placement versus the property lines, kitchen location and hardscape location of the pavers. Everything does meet with any county requirements. As far as pool setback, structure setback, the hardscape setbacks meet county requirements. The main thing we are exceeding into currently is the drainage easement.

Mr. Harrah asked how far into the easement will you be?

Mr. Adam Pratt pointed out the location on a sketch. The pavers exceed 6 ½ to 7 feet into the drainage easement, the pergola will be about 3 ½ feet into the easement and 6 ½ feet from the property line.

Mr. Pollicino stated typically we rely on George's input if it impacted and I believe he said no impact.

Mr. Adam Pratt stated the pavers are moveable, the two pergola is permanent but we can do whatever we need to do to create a level area for you we can do that.

Mr. Harrah stated if we have an erosion issue and it runs behind the pavers we have given up our easement and we want to fix the bank and the property owner you sold the house to says, I want all my pavers replaced, we have to agree on a fee for this. It brings it into a legal debate on trying to repair our bank and their pavers. I want to protect the district's interests for those scenarios if it ever comes up.

Mr. Eckert stated if the board wants us to try to look at a way to do that we can. Has the HOA approved it?

Mr. Adam Pratt stated our steps so far, Dave and myself and Justin have been on constant communications to try to figure out the process. The very first thing we did was spoke with Herb Boyett and he said we need to get with the HOA or the CDD so I met with someone at the HOA and he led me to Dave at the CDD. Our process was to get the partial release of the easement form the CDD, following through release of that easement would then be St. Johns River Water Management and the county already said they are going to approve it if it is set within all the guidelines of the county, all the setbacks from the county.

Mr. Eckert stated if you get the release from the district. Because the county looks at that and says you can't build it on the easement unless we release that easement.

Mr. Adam Pratt stated that is correct, we must get a release of easement from the CDD.

Mr. Harrah stated I don't have an issue with it if we can work out some language that protects the district.

Mr. Eckert stated you are going to have to record a document and it is going to be binding on that property owner that basically whoever they sell to is going to be responsible and it is going to be open ended monetarily in terms of what they are responsible for. I'm not giving legal advice to anybody other than this board but when you go to sell your property and somebody looks at that and says how much can I be on the hook for it is an issue. You need to think about that if you are telling me you want to release it but come up with some other way to recover the cost.

Mr. Pollicino stated my suggestion would be if you could work with Mike at your cost to come up with some type of agreement I'm satisfied.

Mr. Eckert stated I will continue to work for the district, I won't be able to work for you or the resident, my bills go to the district you would just be agreeing to reimburse the district for the costs that are incurred. We can talk after this meeting and I can give you a card and somebody can call me and we will try to figure out some way to do it. I can tell you that typically in this situation because it is hardscape and because you are so close to the edge of the pool we see those not approved a lot of times.

Ms. Hall asked isn't it similar to what we do with the fences, if they put up a fence that is fine but they have to take it down if we need to get back to the easement?

Mr. Eckert stated it is similar but in this particular case you are being asked to give up a property right, which is different than an easement that isn't interfering with your rights. It is much different but it can be done if in fact the board wants to do that as policy.

Mr. Rucker stated I think it is dangerous territory if the board is giving up certain rights. When the board is looking at anything that encroaches on our property make sure our houses don't get flooded.

TWELFTH ORDER OF BUSINESS

**Consideration of Use of District Property by
a Pool Contractor Abutting 201 Hunston
Way**

Mr. Brownlee stated it looks like they want to go on the backside of the wall so the contractor can go in. There is a big tree between the house and the wall.

Mr. Harrah stated they need a right of way permit from the district.

Mr. Eckert stated we just need to give them a license agreement to go across that and basically we would be doing that to make sure that any damages are restored.

Mr. Harrah stated it should be subject to providing access by pedestrians and bicycles, no storage of materials on district property and to restore the area to the original condition.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor a staff was authorized to prepare a license agreement for the easement area abutting 201 Hunston Way subject to the resident paying the associated costs and the engineer to provide a plan for pedestrian use during construction, and the homeowner/contractor to restore the area to the original condition.

**THIRTEENTH ORDER OF BUSINESS Consideration of Use of District Property by
a Pool Contractor for 157 Quail Creek**

This item tabled.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel – Discussion of Palisades Entryway Landscape Maintenance

Mr. Eckert stated the first item is the Palisades entryway and there are some maps in your agenda package. We previously talked about this and you budgeted for it. We anticipate the actual legal documents to convey title to the entries and roadway stretch will be brought to your September meeting. We did not want to bring those earlier because we didn't want you to take on the maintenance of those before your next fiscal year but we wanted to make sure you understood the actual land that is being proposed to be dedicated to the district. There was a little piece that was in there that I think was not included in what you saw before but the majority of it was. You will see the legal documents at your September meeting.

The second issue is and I have not provided the district any advice on this because I have previously stated that our firm also represents the Aberdeen CDD. There are two ponds up by Racetrack Road, we started the work on a title search per the Board's direction and then got word back from the title company that there were two different tracks of deeds they would have to search and everything and it was going to be about \$1,000 and I didn't authorize that because

when I talked to you before I think it was maybe \$300 to \$500. I had our real estate person who has been working with the title company give me his opinion and he does believe that Aberdeen owns that parcel based on what he saw without going through a formal title search. Where we are today is there are two ponds owned by Aberdeen, they were platted to Aberdeen but they are within your permit responsibilities. It is not in Aberdeen CDD boundaries or anywhere near Aberdeen CDD boundaries but probably was something that happened when the communities were more linked than they are today. I have not asked you for a conflict waiver to give you advice on this nor have we asked Aberdeen to give a conflict waiver to give advice on this. We can do that if you want but I would encourage the board to have the discussion then direct the chairman in which way that you want to go then you can tell us if you want us to do anything at all.

Mr. Harrah stated let's assume we do the title search we all agree it is Aberdeen's and we want to make the switch we have to do a permit modification with St. Johns River Water Management District. How would that happen?

Mr. Katsaras stated you would do a partial transfer for O&M responsibilities to Aberdeen.

Mr. Brownlee asked is this costing us anything to maintain right now?

Mr. Eckert stated yes, it is included within our maintenance of the ponds. I can't give you advice until I have a conflict waiver from both districts and I'm bringing the matter to your attention and suggesting that maybe Peter reach out to the chairman of the Aberdeen board and they have a discussion to decide.

Mr. Pollicino stated okay.

B. District Engineer – Discussion of Expanding Parking at the North and South Amenity Centers

Mr. Katsaras stated Margaret came back and said they wanted to take the last one we did, added about 10 spaces. This one nets 25 and we estimate about \$83,000 but that does not include your soft costs that include engineering, permitting, surveying, landscape, irrigation and site lighting. I estimate the engineering to be somewhere in the \$15,000 to \$20,000 with the permitting with St. Johns County. Landscape, irrigation is probably around \$4,000 and site lighting we do have upgraded lighting out there so it might be a little bit more but we might be

able to reuse some of the lights that are there now. I don't have an estimate on that but I suspect \$2,000 or \$3,000 for that, all together probably \$110,000.

Mr. Pollicino stated let's get out an RFP or whatever we need to get some hard numbers.

Mr. Katsaras asked is this something you want us to proceed on engineering because to go to bid you are going to need engineering plans that shows grading and drainage the amount of fill, etc. I can give you a work authorization to do it then I can prepare the plans and send them to Margaret and we can start sending them out.

Mr. Eckert stated just to be clear if you are talking about a \$200,000 estimate you are not subject to the competitive bidding laws. Although I agree getting the specifications so you can compare apples to apples it may be to your advantage to have George and other people reach out to the contractors they know that do this work rather than just rely on an advertisement.

Mr. deNagy stated we will have a work authorization for the September meeting and try to get bids for the October meeting.

Mr. Katsaras stated if you give a not to exceed today then we can start working on it.

On MOTION by Mr. Brownlee seconded by Ms. Hall with all in favor a work authorization for engineering work with ETM for additional parking spaces to the north and south amenity centers in an amount not to exceed \$30,000 was approved.

C. District Manager – Discussion of Fiscal Year 2018 Meeting Schedule

Mr. deNagy stated you have the fiscal Year 2018 meeting schedule indicating meetings on the fourth Monday with the exception of the December and May meetings will be on the third Monday.

On MOTION by Mr. Pollicino seconded by Ms. Driscoll with all in favor the fiscal year 2018 meeting schedule was approved.

Mr. deNagy stated I handed out proposals from R&D for additional landscaping services in Fiscal Year 2018, the first one is County Road 2209 the Russell Sampson intersection north of Racetrack Road the amount is \$9,216 and the second one is the Palisades at Durbin Crossing entry features at a cost of \$16,200. Both were included in your FY18 budget.

Mr. deNagy opened the floor for audience comments on the two proposals and there being none, the public comment section was closed.

Mr. Harrah asked in other communities you are involved in typically they have single-family homes and townhomes in your experience the CDD maintains the townhome entrances that is not part of their HOA? I'm curious as to how this typically works.

Mr. Eckert stated the concern is uniformity in terms of entryways to different areas.

Mr. Harrah asked do you think that is in line?

Mr. Howell stated it is now because the last time we approached the subject it was just the entrances then they came back to us and said no, this is the north side of the north entrance all the way down the side of the road to the south side. That is part of the regular maintenance in there. We had to switch it from the original bid and included the section between it in the 2209 and bring that portion back up to the entrances.

Mr. Harrah asked do they pay HOA to us and their own group?

Mr. Eckert stated they pay CDD fees to us I'm sure they have their own HOA with their own HOA fees. The issue is just the consistency in terms of the district's approach to what they are maintaining and what they are not because you can get into a situation where somebody questions their assessments if they are not being treated consistently. We are not doing anything on that right now we are just updating you that when you get the legal documents at the next meeting those are the areas it is going to include and this is the actual bid so they can start maintaining it on October 1. You could approve this subject to you actually taking the conveyance at your September meeting. They are just trying to get ahead of this a little bit making sure the contractor is geared up to maintain it.

Mr. Harrah asked who is maintaining it now?

Mr. Howell responded R&D but they work for the HOA as well.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposals from R&D Landscaping were approved and staff was authorized to prepare the standard form agreement for this work.

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 is attached hereto and made a part hereof.

FIFTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Ms. Rodgers stated I would like to know if there are any guidelines regarding when homeowners mow their grass. It seems ridiculous that it is out in the gutter and they can't be bothered to be swept up or anything. Some of the big trees that are planted along the parkway on the north side right next to a streetlight why would you do that when eventually the tree will die and you have to take it out or it will cause damage to the light. Several lights are out and you want more money from us for capital reserve and you can't get all the lights working in here? Trees by the cricket pitch have been mowed around, knocked over, they are still laying on their sides why haven't they been taken out and replaced?

Ms. Hall stated that is not our park that is the county.

Mr. Pollicino stated the first comment about the grass is an HOA issue. The CDD is common areas and amenities.

Mr. Howell stated as far as the trees on the parkway that was part of the county regulations as far as landscaping when the development was done and the streetlights are put in by code.

Mr. Katsaras stated what happens a lot of times is different parties do different things, some do landscape, some do the lighting and they don't talk to each other. If it becomes a safety issue usually the tree will go and the light will stay.

Mr. Bongu stated thank you for taking feedback from the residents. Regarding the lighting on the tennis courts that is very poor. USTA has standards and I ask that you take care of it. There is no water on the fields for the kids who play sports and the north amenity center closes very early compared to the south club. There is a water fountain out here that people can use but in the north there is no water fountain. If something can be done it would be appreciated.

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Ms. Alfano stated that is planned for next fiscal year.

Ms. Hall stated I want to comment on the tennis courts too. A lot of clubs are trying to upgrade courts to LEDs and they are all getting the same complaint so it is going to take some experimentation.

Mr. Bongu stated when you make a request on the website there is no tracking system.

Mr. Harrah asked how do you decide if it is an HOA or CDD responsibility

Ms. Alfano stated currently on the website there is a contact us portion that you submit a request, questions comes directly to me and then I can respond to you accordingly to tell you if it is the HOA or this. It won't have a specific ticket number but the date and time.


Mr. Rucker asked where are the results of the survey that went to the residents?

Mr. Pollicino stated it is posted on the website.

SEVENTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 25, 2017 @ 6:00 p.m. at the Durbin South Amenity Center**

Mr. deNagy stated the next meeting is scheduled for September 25th at 6:00 p.m. in the same location.

On MOTION by Mr. Brownlee seconded by Mr. Harrah with all in favor the meeting adjourned at 8:02 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman