

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, November 27, 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:

Daniel Laughlin	GMS
Dave deNagy	GMS
Jennings Cooksey	District Counsel
Scott Clark	Special Counsel by telephone
Stephen Howell	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Dean Baker	Epic Pools

The following is a summary of the minutes and actions taken at the November 27, 2017 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order and led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, Mr. Laughlin stated we will take the item five out of order.

Mr. Brownlee stated before we start I want to declare a possible conflict of interest. I have filled in a form 8b that declares a possible conflict for the record. I, Timothy Brownlee have a contract with Epic Pools and Hardscape Construction, Inc. to construct a pool and screen enclosure at my personal residence. As of November 27, 2017, the project has not yet been completed and additional work and progress payments are required. As a result of having a personal contract with Epic I have not or will not participate in the board discussion with or about Epic or its representatives at the November 27, 2017 Durbin Crossing CDD board meeting. I have and will abstain from voting on any work contracts between Durbin Crossing CDD and Epic.

Ms. Driscoll stated I am going to abstain from voting also because I am still within my one year warranty on a pool put in by Epic.

FIFTH ORDER OF BUSINESS

Discussion of Matters Related to U.S. Bank Litigation

Mr. Clark updated the board on the status of the U.S. Bank litigation and stated mediation is scheduled to take place in Orlando January 17, 2018. I would like to have the board designate a representative to attend that mediation and before that takes place to schedule a shade meeting so we can discuss what might go on and what our position would be at the mediation.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor Mr. Pollicino was designated as the representative of the board at the mediation meeting.

Mr. Clark stated secondly, I want to announce on the record that I'm requesting that we convene an attorney/client privileged meeting or shade meeting at or just prior to your next regularly scheduled board meeting, which I think is December 18th. I will attend personally and we would have a court reporter and then we would meet privately out of the public arena where we can candidly discuss what is going on with the case and what our settlement posture might be and because there is a court reporter there the transcript is held confidential until the case is over then it becomes art of the public record. By doing that we are able to meet outside the sunshine, it is an exception in the statute that we are allowed to do. We will comply with the procedure under the sunshine law then all the board members can meet with me with your district manager and your regular counsel if he wants to be and that is a decision for him to make. The procedure

is you convene your regular meeting, recess and have the shade meeting then come back and end that and reconvene the regular meeting.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the shade meeting with regard to the U.S. Bank litigation was scheduled for December 18, 2017 at 5:00 p.m. during the regular meeting.

Mr. Clark left the telephone conference at this time.

FOURTH ORDER OF BUSINESS **Discussion and Consideration of Pool Resurfacing Proposals**

Mr. Harrah stated this is one of the bigger expenditures over the past few years and we are trying to make sure we are covering our bases and we are trying to get a comfort level. You have done similar projects and do you see any issues that may come up with either pool?

Mr. Baker gave an overview of his background in the construction and renovation of swimming pools, proposed timeline and sequencing of the work.

Mr. Baker left the meeting at this time and the decision on the proposals will be made later in the meeting.

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

- A. Approval of Minutes of the October 23, 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.

SEVENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**

There being none, the next item followed.

B. District Engineer

Mr. Harrah stated they are putting in a daycare beside the school and I would like to know if there will be a new entrance or if they are cutting the median.

Mr. Laughlin stated I will ask the engineer and send an email to the board.

C. District Manager

There being none, the next item followed.

D. General Manager - Report

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

On MOTION by Mr. Harrah seconded by Mr. Pollicino with three in favor and Mr. Brownlee and Ms. Driscoll abstaining from voting due to a possible conflict of interest staff was authorized to enter into a contract for the pool resurfacing with Epic Pools & Hardscape Construction, Inc. in the amount of \$70,500 for the north pool and \$137,400 for the south pool and the chairman was authorized to change the color LED lights and negotiate a price for the upgraded tile in an amount not to exceed \$4,500 along with umbrella inserts in the zero entry portion of the pool.

E. Operations Manager - Report

1. Report

Mr. Howell gave an overview of the field operation manager's report, copy of which is attached hereto and made a part hereof.

2. Parking Lot Expansion Proposals

This item was deferred to a future meeting.

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 – December 18, 2017
@ 6:00 p.m. at the Durbin South Amenity
Center**

Mr. Laughlin stated the next meeting is scheduled for December 18, 2017 at 5:00 p.m. at the Durbin South Amenity Center.

On MOTION by Mr. Brownlee seconded by Ms. Driscoll with all in favor the meeting adjourned at 7:37 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman