

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, September 27, 2021 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
William Clarke	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
George Katsaras	District Engineer by telephone
Dan Fagen	Vesta
Margaret Alfano	Vesta
Danelle DeMarco	Vesta
Zach Davidson	Vesta
Jaime Constancio	VerdeGo
Billy Genovese	VerdeGo
Bruno Perez	VerdeGo
Forrest Bailey	Resident
Kevin White	ETM

The following is a summary of the discussions and actions taken at the September 27, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Roll Call

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Mr. Laughlin called the meeting to order at 6:00 p.m. and called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. White stated we were here on May 24th and talked about doing a memorial for Tristian, he then gave a brief slideshow of conceptual design ideas that included landscaping, lighting and pavers to be located at the north amenity center.

Mr. Bailey stated a lot of people in the community have lost people and the idea is to have anyone in the community dedicate a paver in memory.

The board discussed alternate locations for the memorial and Mr. White will consult with the engineer on a location and come back with a more defined plan.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the August 23, 2021 Meeting**
- B. Balance Sheet and Statement of Revenues and Expenses**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance RFP

This item tabled.

SIXTH ORDER OF BUSINESS

Consideration of Amendment to Fee Agreement with Hopping Green & Sams

Mr. Eckert stated I mentioned at the last meeting that I have relocated to St. Johns County. Currently, our fee agreement is a flat fee to attend monthly meetings and a portion of that fee was attributable to travel back and forth from Tallahassee. I think the district will be financially better off if we switch that to an hourly fee for meeting attendance. What I'm doing with the rest of the boards that are making that switch is that, in January I will come back and say here is what it would have been if we had stuck with the flat rate fee and here is what it is with the hourly fee, and I think you will see a savings. In January if you want to go back to a flat fee, you can, but I don't

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think that is going to be the solution. I'm hopeful this will save the district around \$300 to \$500 per month.

Mr. Brownlee asked is it a lower rate if an associate attends the meeting?

Mr. Eckert stated their rate is lower than mine and you would pay the lower rate. If someone came from Tallahassee, then that would be an hourly rate and I would cut their travel so you wouldn't see that. The goal is to try to reduce some of the expenses for the district.

On MOTION by Mr. Pollicino seconded by Mr. Clarke with all in favor the amendment to the fee agreement with Hopping Green & Sams to change the flat fee for meetings to an hourly rate was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team – Report

Mr. Constancio stated since our last meeting we have been doing a lot of work, we cut the property into smaller sections, which means we are going through with mowing, edging and completing the side roads, and monument signs in the main thoroughfare. Going to smaller sections is working out well.

Mr. Brownlee stated there is an abundance of weeds by the big monument and that needs to be taken care of.

B. District Counsel

There being none, the next item followed.

C. District Engineer

Mr. Katsaras stated I have been working with Zach on a couple of pond erosion issues and we are also looking at the inlet at the south amenity center and working with him on possible repairs for that.

D. District Manager

There being none, the next item followed.

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E. General Manager - Report

Ms. Alfano gave an overview of the general manager's report to include updates to the website and the new app that will have to be downloaded by the residents.

F. Operations Manager - Report

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

G. Amenity Manager – Report

Ms. DeMarco reviewed the amenity manager's report, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Evans stated I want to bring up the issue of the JEA easement on my property and several properties to the west of mine. The JEA easement is very overgrown, and the crews have not come to cut it. The tractors get stuck and cut deep ruts and it is wet even in the dry season. I spoke with JEA, and they didn't offer a solution. Some people have put in pools, and they put the dirt in the easement and graded it and that makes the situation worse.

Mr. Harrah stated we have no recourse over JEA, we can't direct them to do anything on our behalf. I think we can send a letter saying our residents are voicing concerns about the right of way being adjacent to our property and we would like them to come up with a solution to address this issue expeditiously and copy Commissioner Whitehurst and let him know the residents are concerned.

Mr. Laughlin stated I believe Justin spoke with them before and they said they can't get out there.

Mr. Eckert stated if it is CDD owned land that JEA has an easement over nobody should be dumping anything on CDD land.

Mr. Harrah stated we will write a letter and copy Commissioner Whitehurst.

A resident stated people are using the right turning lane from Tollerton as a straightaway anyway. For those of us who live on Tollerton we have to sit and wait until everybody merges and next to me is a right turn lane I could be using, but that is not being used.

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I have lived here nine years and had no idea there was an app and I will let my neighbors know as soon as the app is available.

I had a tree fall and it took out my fence and I reached out and was told if any tree falls it is not the CDD responsibility. Then I heard that since that happened other people had the same situation, and this turned into a huge conversation on a forum on Facebook and some said you did nothing and others said you came out and cut up the tree and threw it back in the preserve. It seems there isn't a consistent response with how this is treated.

Mr. Harrah stated there is a beetle we are dealing with that is killing those pines and if a resident noticed behind their house in the preserve a tree that is dead and provides the CDD with notice of that fact, it is our responsibility to cut that tree down.

Mr. Eckert stated the law in Florida is if you as a property owner have notice of a defective tree, which is the term the law uses, then you need to remediate that tree, usually take it down or cut off the limb that is defective. If you don't have any notice of it and a tree just falls then it is not the CDDs obligation to go on private property and remove it.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – October 25, 2021 @ 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is October 25, 2021 at 6:00 p.m. in the same location.

On MOTION by Ms. Hall seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:18 p.m.

DocuSigned by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Peter Pollicino
DE5FE8AA9DF041B...
Chairman/Vice Chairman