

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 22, 2022 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

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
George Katsaras	District Engineer by telephone
Dan Fagen	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group

The following is a summary of the discussions and actions taken at the August 22, 2022 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:00 p.m. 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, the next item followed.

August 22, 2022

Durbin Crossing CDD

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the July 25, 2022 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. Harrah with all in favor the consent agenda items were approved to include amendments to the minutes on page 2.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2023 Budget, Considering the Imposition of Special Assessments, Considering the Adoption of an Assessment Roll and Providing for the Levy, Collection and Enforcement of Assessments

- A. Consideration of Resolution 2022-07 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023**

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

Mr. Laughlin stated currently we are looking to adopt the budget for fiscal year 2023 for the operations and maintenance, which is the money used for the upkeep of the community. We are looking at a 7.81% increase; a lot of these increases are driven by increased costs, aging of the community and repairs. We are also switching to a new landscape vendor at a higher cost.

We will open the floor for public comment.

Mr. Gedding asked why are we changing landscape companies?

Mr. Laughlin responded issues we had from the previous company. They had been here for three years and for a time they did well, then the service would go down and we sent them letters, talked with them, they would pick it up and service would decline again.

Mr. Moriarty stated thanks to the whole board for everything you do. What got my attention wasn't the dollar amount but the percentage increase from last year. Can you talk briefly about the calculus that went into that increase and what kind of work went into negotiating some of this?

August 22, 2022

Durbin Crossing CDD

Mr. Pollicino stated there was a small increase last year but before that it was four or five years. We take our responsibilities very seriously, we all live here and we were not happy with any increase but labor is up, minimum wage went up, landscaping and cost of services went up and that gets passed onto us and we have to pass it onto the residents. That 7.81% was us squeezing every possible penny we could from every vendor, negotiating every contract to the best of our ability to a point where we are switching contractors on some things.

Mr. Harrah stated the minimum hourly increase for staff was 3% or 4% of the 7%.

Ms. Estes asked how did you keep JEA the same as last year?

Mr. Pollicino stated there is no negotiation with JEA.

Mr. Laughlin stated we have been trying to zero in on the reuse.

Ms. Estes stated we have done holiday décor in the past but I didn't see anything in the budget.

Mr. Pollicino stated we pulled that out separately, it used to be included in special events, it is in there.

A resident stated the majority of the increase appears to be landscaping.

Mr. Laughlin stated landscaping and increase in hourly wages are two of the bigger ones.

No more public comment was offered.

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

On MOTION by Mr. Brownlee seconded by Mr. Harrah with all in favor Resolution 2022-07 was approved.

B. Consideration of Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll

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

Mr. Laughlin stated this will allow us to certify the roll to the county.

No public comment was offered.

August 22, 2022

Durbin Crossing CDD

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

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2022-08 was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance Team - Report**

Mr. Davidson stated I have been working with Tallman to make sure all the pond areas of concern are being addressed in a timely manner. We are doing weekly rides of all areas showing him concerns in detailing. I am trying to work out a settlement plan of action for detailing as I have noticed we have fallen behind. Last week they started pushing through some of the beds, a couple have been done and we will ride the whole property tomorrow. You will have noticed a lot of cleaning up of pond banks. We met with Yellowstone on D-10 and are working with them on getting irrigation tightened back up and meeting with their team to do a blanket spread of pre-emerge, fertilization, iron and things like that. They sent us proposals to get the work started, they will be in the end of this week to start going through our irrigation to make sure it is 100% and following that they will start the pre-emerge, fertilization and stuff like that. They also offered us help cleaning up the beds as well and areas of concern. We met with them, I gave them irrigation maps so October 1st they will be ready to go. We will probably have another meeting with them before the September board meeting to discuss what else we need to address.

Mr. Harrah stated then Tallman will be doing mowing, edging and weeding.

Mr. Davidson stated we will meet with Yellowstone to make sure they can take all that over.

B. District Counsel

Mr. Eckert stated I talked to you before about the encroachment into the easement from Aqua Pools related to a resident. We did receive the check for \$5,000, we sent them all the documentation we need to and we recorded their release of that small easement area. I will leave it up to Daniel to talk to the board about where you want to move that money.

Mr. Pollicino stated put it in the general fund.

August 22, 2022

Durbin Crossing CDD

C. District Engineer

Mr. Harrah asked did we ever get an answer on how much longer we are required to do the water quality monitoring.

Mr. Eckert stated I think the answer was they had to build out the rest of the community and one or two commercial parcels aren't built yet.

Mr. Katsaras stated that is correct.

Mr. Eckert stated you asked me to reach out to the county to see if we could irrigate our sports field with a well and I have to call the new county attorney.

D. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the fiscal year 2023 meeting schedule reflecting meetings on the fourth Monday of the month with the exception of November and December was approved.

E. General Manager - Report

1. Report

Ms. Alfano reviewed the general Manager's report, copy of which was included in the agenda package.

2. Consideration of Sports Team Application for Usage of Field

District counsel and the amenity manager will work on revisions.

F. Operations Manager - Report

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

August 22, 2022

Durbin Crossing CDD

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 26, 2022
@ 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next scheduled meeting will be September 26, 2022 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:22 p.m.

DocuSigned by:
Daniel Laughlin
B48FC211DC1144D...
Secretary/Assistant Secretary

DocuSigned by:
[Signature]
DE6FE8AA9DF041B...
Chairman/Vice Chairman