

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 25, 2024 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
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Shalene B. Estes	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Danelle DeMarco	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Kyle Sanders	Yellowstone

The following is a summary of the discussions and actions taken at the March 25, 2024 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.

March 25, 2024

Durbin Crossing CDD

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the February 26, 2024 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the consent agenda items were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Fiscal Year 2024 Repair Items**

This item was tabled.

**SIXTH ORDER OF BUSINESS**

**Discussion of Location for Pickleball Courts**

After discussion staff was directed to bring back to the next meeting a drawing of the proposed courts at the south amenity, the acreage required from the open green space, the price to convert two tennis courts to pickleball and converting tennis courts with temporary lines, along with the proposed costs.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Classifying Surplus Tangible Property**

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2024-03 was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Appointment of Mediation Representative(s) for Epic Pool Litigation**

Mr. Eckert stated there likely will be a mediation soon and I suggest the board consider appointing the chairman as the mediation representative and appoint an alternate in the event he is unable to attend.

March 25, 2024

Durbin Crossing CDD

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor Mr. Pollicino was appointed as the representative for the Epic Pool mediation and Supervisor Estes was appointed as an alternate.

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

Mr. Sanders gave an overview of the March landscape maintenance report.

**B. District Counsel**

Mr. Eckert stated we did discover that we got our interlocal agreement and maintenance agreement recorded for the water meter. We were waiting for the county to provide us with the documents, but they recorded them anyway, which is great and I provided that to staff.

**C. District Engineer**

Mr. Yuro stated I did see the sketch from Zach on the sidewalk by the school crossing and it makes sense to me. Did you want to do something closer to the cul-de-sac where the kids are walking across creating a dirt path? If you want to move forward with something, we will need an exhibit and get approval from the county.

Mr. Harrah stated bring a rendering and the cost to us in April so we can have a discussion.

**D. District Manager**

Mr. Laughlin stated I have reached out to multiple developers about impact fees in the area and asked them to contact me. As far as the D.R. Horton sale, Cheryl Fulks, our assessment administrator, has been in contact with D.R. Horton. Right now, the sale needs to be approved by the board of commissioners and that is on their April agenda. Once we get the authority for that we will finalize the agreement and they will transfer the money into an escrow account.

We have two seats that will be up for election this November, seat 4 Supervisor Clarke and seat 2 Supervisor Hall. We can send an eblast out about the qualifying period in June.

**E. General Manager - Report**

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

March 25, 2024

Durbin Crossing CDD

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

**TENTH ORDER OF BUSINESS                      Supervisor’s Requests and Audience Comments**

Mr. Pollicino stated I will not be at the next meeting.

Ms. Estes stated I printed out the layout of the district owned property and expressed her desire to protect District property.

Mr. Eckert stated the other thing we talked about was whether we could work with the county to give the county a conservation easement over some land so there would be someone else a person desiring to access over District land would have to deal with if they were going to claim that they needed access over the District’s land for something.

**ELEVENTH ORDER OF BUSINESS                      Discussion of Security Matters**

This item was tabled.

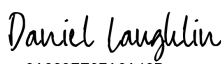
**TWELFTH ORDER OF BUSINESS                      Next Scheduled Meeting – April 22, 2024 @ 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting will be held April 22, 2024 at 6:00 p.m. in the same location.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the meeting adjourned at 7:04 p.m.

March 25, 2024

Durbin Crossing CDD

DocuSigned by:  
  
9A989FE97A0A46D...  
Secretary/Assistant Secretary

DocuSigned by:  
  
054092A5051D43E...  
Chairman/Vice Chairman