

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, April 24, 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 by telephone
William Clarke	Supervisor
Shalene B. Estes	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Sue O’Lear	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 April 24, 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.

April 24, 2024

Durbin Crossing CDD

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 25, 2024 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

FIFTH ORDER OF BUSINESS

Consideration of Request for Easement Release – 1367 Fryston Street

This item taken later in the meeting.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Fiscal Year 2024 Repair Items

This item tabled.

SEVENTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Budget and Capital Expenditures

Mr. Laughlin stated this is discussion of the proposed fiscal year 2025 budget with the proposed increases of \$62 per year on the largest lots and the balance of the lots is less than that. Most are inflation increase or contractual increases, the biggest one being the contribution to the capital reserve.

Mr. Laughlin listed all the line items with increases and after board discussion staff was directed to come back with more refined numbers, with the goal of having a smaller increase or no increase in assessments.

The next item taken out of order.

FIFTH ORDER OF BUSINESS

Consideration of Request for Easement Release – 1367 Fryston Street

Mr. Yepez outlined the request to encroach 5-feet into the drainage easement but within the property line.

April 24, 2024

Durbin Crossing CDD

Mr. Eckert stated historically the board has not approved permanent structures in the easement and the concern I have is I have had communities where we have had to go in and restore most of the lake bank and we needed all of that easement that was on the flat land so we could have equipment on the flat land digging over on the pond and that is why the easement is there. Fences we can have removed but a paver deck and pool, you can't really move that. Also, there is a more complicated county process now. It is not a variance, that is an HOA term, an easement means we have a property right over a portion of your property and the ability to use that for stormwater management and the place where you would need it is when you have to go in with heavy equipment and it would be a battle if you have to tear out a pool at that point in time. You are looking at releasing part of that easement and if you ever have to use it you are going to go back and pay for a pool and the property rights to be able to use that. An encroachment agreement doesn't work in this scenario because it is a permanent improvement that can't be removed like a fence can. The engineer can talk about the process with the county, but I encourage the board to strongly consider before you give up property rights that you may need it at some point in the future. We did have this happen in a community in this county when we had major pond renovations, and we needed that area.

Mr. Yuro stated I agree, the reason the easement is there is to provide us access. I believe there is a minimum requirement for the design standards for St. Johns County and I want to say it is 8-feet as a minimum pond easement width. The process used to be if the board, attorney and engineer were agreeable to eliminate that portion of the easement they just present that to the county as part of their permit package. The county has changed that process and now any of these types of easement revisions need to be a full replat for that portion of the plat and that has to go to the board of county commissioners. The process for the homeowner has become much more intensive.

Ms. Yepez stated we purchased the home with the assumption we could have a pool.

The request for a release of the District's easement was not approved..

EIGHTH ORDER OF BUSINESS

This item tabled.

Discussion of Location for Pickleball Courts

NINTH ORDER OF BUSINESS

Staff Reports

April 24, 2024

Durbin Crossing CDD

A. Landscape Maintenance Team - Report

Mr. Sanders gave an overview of the landscape update for April 2024, copy of which was provided in the agenda package.

B. District Counsel

There being none, the next item followed.

C. District Engineer – Discussion of Sidewalk Improvements

Mr. Yuro stated there are two issues, one is the kids walking from the cul-de-sac across the dirt making their own path and walking around the fence and by the road by the crossing, the volume of kids spilled over what the existing concrete can hold. One thing I didn't like about the previous concept is that they made it a direct shot to the road. My understanding is that the county was specific about wanting that 90° turn. I think the county will balk at anything that makes a more direct shot. I have shown by the cul-de-sac creating a new ramp and curb to get them onto a path, get them to the existing 6-foot sidewalk and along that 8-foot sidewalk installing additional fence that goes into the bushes to discourage them from walking around it and as you get towards the road, basically widening the concrete pads so they have a place to stand. I would like feedback on any adjustments.

Ms. Estes stated the only issue I see is that fence will last about a minute. Maybe have a multi-use path to bring the kids off the cul-de-sac.

Mr. Yuro stated we could.

Mr. Clarke stated go watch it in action to see where the problem is.

Mr. Pollicino asked what is the problem we are trying to solve?

Mr. Clarke stated where the proposed concrete extension is on the drawing, it is dirt and a drop off.

Mr. Pollicino stated forget the fence and just extend the pad.

Mr. Yuro stated I will go out and observe and come back to the next meeting with a recommendation.

D. District Manager

There being none, the next item followed.

April 24, 2024

Durbin Crossing CDD

E. General Manager - Report

Mr. Davidson gave an overview of the general manager’s report, copy of which was provided in the agenda package.

Mr. Fagen stated Margaret Alfano has taken an opportunity at Fleming Island Plantation in her neighborhood. Sue O’Lear is stepping in as GM, she has a great deal of experience. We have a great team here and she is a great fit for the team.

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 gave an overview of the amenity manager’s report, copy of which was included in the agenda package.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Estes stated I have been asked to bring up speed bumps from Sanctuary.

Mr. Pollicino stated it has come up before and it is a county road.

Mr. Laughlin stated you would have to get it approved but it is expensive.

Ms. Hall asked are we going to get LEDs for the north tennis courts? Do we have a plan to switch that to LEDs? It takes 20 minutes for the lights to come back on.

Mr. Davidson stated I heard these were LEDs at one point and they got switched back because of shadows.

Mr. Pollicino stated before we do anything, let’s go back in the minutes to see why the residents didn’t like it.

Mr. Clarke stated I would be in favor of extending the timer on the light if that is preferable.

Ms. Hall stated the timer on the right would turn over really fast and the one on the left was turned over in 45 minutes to one hour.

Mr. Davidson stated I will look into that.

April 24, 2024

Durbin Crossing CDD

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 20, 2024 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for May 20, 2024 at 6:00 p.m. at the same location.

On MOTION by Ms. Estes seconded by Mr. Clarke with all in favor the meeting adjourned at 7:21 p.m.

DocuSigned by:
Daniel Laughlin
9A989FE97A6A46D...
Secretary/Assistant Secretary

DocuSigned by:
[Signature]
654632A5651D43E
Chairman/Vice Chairman