

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, May 20, 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
William Clarke	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Margaret Alfano	Vesta/Amenity Services Group
Sue O'Lear	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Kyle Sanders	Yellowstone

The following is a summary of the discussions and actions taken at the May 20, 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**

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There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Minutes of the April 24, 2024 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

**FIFTH ORDER OF BUSINESS**

**Discussion of Location for Pickleball Courts**

This item was tabled.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04 Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption**

Mr. Laughlin stated Resolution 2024-04 approves the proposed fiscal year 2025 budget and sets the public hearing for August 26, 2024 for final adoption. We incorporated the changes that we discussed last month, and we are proposing a 3.61% increase.

Ms. Hall joined the meeting at this time.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2024-04 was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance Team - Report**

Mr. Dougherty stated we are asking for some consideration of the wording in our agreement to consider 3” main line repairs. We were under the impression that they were all 4” main lines. We are not looking to go back but in the future we would like you to consider an amendment to the agreement.

Mr. Harrah stated work with Zach on that and bring it to the board.

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**B. District Counsel**

Mr. Eckert stated we did provide some comments on the impact fee sale agreement. Those comments were accepted, and the sale contract is signed. Now it is going through the county process to see about getting them transferred.

In terms of the pool litigation, Epic brought in a sub-contractor, and I anticipate they will be pointing fingers at each other.

**C. District Engineer**

Mr. Yuro stated at the last meeting I was asked to look at the sidewalk crossing. I talked to the crossing guards, talked to the sheriff's deputy who works there and I have an updated exhibit. There is a lot of volume, and they all agree if you want it to accommodate the kids you need more concrete there. What I now think would be appropriate is doubling the width of the sidewalk coming into it and there is an existing stormwater structure I'm trying to avoid. I would eliminate the 90° turn of the fence. They are not using it now.

Mr. Pollicino stated check to make sure we can get rid of that.

Mr. Yuro stated I can reach out to the county and tell them what we are trying to accomplish and get some feedback and bring it back to you.

Ms. Hall stated I think that 90° was intended to slow the kids down so they wouldn't go right into the road. Can you put rumble strips or something there?

Mr. Yuro stated I'm sure we could build something in there. You may also want to consider a couple of benches for parents to sit and wait in the afternoon.

**Request for Easement Release**

Mr. Yepez stated I was here last meeting and I'm requesting a release of easement on the rear of my property to facilitate the building of a pool. I was told if it were done for me it would have to be done for everyone else. What I'm requesting has been approved in the past by the same pool builder. There are other phases where someone had built a pool without the permission of the CDD and after the fact you released it. I want to abide by all the rules, but I want a release of 5-feet from the rear property line.

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Mr. Eckert stated eight years ago I gave the same speech as I gave at the last meeting and the board voted four to one, some different board members to approve a release of five feet of the easement. I always have a concern, which is why I brought it up and as the community gets more and more developed and you lose more and more easements through releases or encroachments it becomes more problematic. I have also in the last eight years seen a lot more pond bank repairs. It is within your discretion to release the easement. I'm always going to tell you that you need to think long and hard about giving up that property right.

Mr. Clarke stated that was eight years ago and some of us were not on the board. There are other pools that didn't get a variance. There is a chance that they will not be able to sell their house. If we have not approved in the past eight years, I would be hesitant to do this.

Mr. Eckert stated this board does not approve pools, all this board has to do is decide if you want to give up a property right or not.

There was no action taken on this item.

#### **D. District Manager**

##### **1. Report on the Number of Registered Voters – 4,431**

A copy of the letter from the supervisor of elections indicating that there are 4,431 registered voters residing in the district was included in the agenda package.

##### **2. Reminder of the Qualifying Period for the Upcoming Election**

Mr. Laughlin stated the qualifying period for the upcoming election is from noon June 10<sup>th</sup> to noon June 14<sup>th</sup>.

#### **E. General Manager - Report**

Ms. Alfano gave an overview of the general Manager's report, copy of which was included in the agenda package and stated we have received a request from the Creekside Swim Team with regard to the use of our pool from August 12<sup>th</sup> to November 10<sup>th</sup>. This is a five-day a week schedule and if we run into maintenance or a chemical situation, we could ask the swim team to work with us in those instances and we will do our best to give them a 48-hour notice. They are requesting one home meet here.

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On MOTION by Mr. Clarke seconded by Mr. Pollicino with all in favor the request of Creekside High School for Option 1 to use the pool for the upcoming season for a fee of \$500 was approved and district counsel was authorized to prepare and agreement for this use.

**F. Operations Manager - Report**

Mr. Davidson reviewed the field operation manager’s report, copy of which was included in the agenda package.

**G. Amenity Manager – Report**

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

Ms. Hall stated Champion’s Swim, I want all the kids to learn to swim. Is there a way to separate it from the actual practice time? You have the six-lanes of the kids swimming, then Champions is roping off a whole section. Can we alternate either have swim lessons or the swim team? Is there a way to avoid leaving the residents with a tiny section to swim?

Ms. Alfano stated wish granted. That dual use of the pool will end at the end of this month when dolphins go to their morning swim.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Ms. Hall stated you never know when you can get a tennis court because the games can be 2-3 hours, but in pickleball they play 11 points, and you rotate out. There could be 20 people waiting to play pickleball and you know you are still going to get a court. At some point I would like a court management system so we can look on the app and see that a court will be available at a certain time, or you can reserve a court.

A resident stated Veteran’s has an issue with players at Pickleball courts and a reserve system is necessary. There is an issue with sidewalk parking. While walking here there were three cars blocking our entrance and we had to walk in the road.

Mr. Eckert stated there is nothing we can do to regulate that from the CDD perspective. It’s the county and perhaps the HOA has a covenant that says you can’t park across the sidewalk. We don’t have parking regulatory authority except for parking lots for the amenity centers.

A resident asked is it our responsibility to pay for all that grass on the ball parks?

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Mr. Laughlin stated we used to share a meter there with the county and the county decided to build a well and take the meter out. We have tried for a while to get that meter in our name. The county has helped us transition and we are working with JEA.

Mr. Yepez asked has there been thoughts about speed bumps along Durbin Parkway?

Mr. Harrah stated it is not something we can do; St. Johns County owns the road.

Mr. Laughlin stated I had two districts get approval for speed bumps but they didn't have them installed because of the cost.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 24, 2024 @ 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for June 24, 2024 at 6:00 p.m. in the same location.

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

DocuSigned by:  
*Marilee Giles*  
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Secretary/Assistant Secretary

DocuSigned by:  
*[Signature]*  
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Chairman/Vice Chairman