

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 Tuesday, December 3, 2024 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Shalene B. Estes	Vice Chair by telephone
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Shawna Berden	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
Kristen “Kiki” Jimenez	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the December 3, 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.

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THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Organizational Items

A. Oath of Office for Newly Elected Supervisors

Mr. Laughlin being a notary public of the State of Florida administered the oath of office to Ms. Berden

B. Consideration of Resolution 2025-02 Designating Officers

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor Resolution 2025-02 was approved reflecting Peter Pollicino as chairman, Shalene Estes vice chair, Mr. Harrah, Ms. Hall and Ms. Berden assistant secretaries and the balance of the officers remained the same.

Ms. Hall joined the meeting at this time and Mr. Laughlin administered the oath of office.

FIFTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I did update the list from what is in the agenda package.

Mr. Harrah asked is there anything we are not going to discuss tonight that Vesta wants to address now?

Mr. Laughlin stated there are a couple, the pond aeration.

Mr. Zach Davidson stated we decided to get a proposal for stocking fish.

Ms. Hall asked did we decide on a reservation system for the courts?

Ms. O’Lear stated it is in progress.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the October 28, 2024 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

Mr. Dougherty gave an overview of the landscape maintenance report, copy of which was included in the agenda package.

B. District Counsel

Mr. Eckert stated I want to remind the board that we are almost to the deadline for ethics training if you haven't taken it yet. Our new board member is exempt for 2024, but you will have to take it in 2025. If you take it now and then send an email to Daniel telling him that you took it and which courses you took.

The board asked us to look at whether we could fence some of the areas that are along the powerline easements. I want to take another look at the issue between now and your January meeting, but the preliminary conclusion is, yes you can put up some fencing but if we put something up we have to make sure we maintain it. We have to put it in such a way that it is obvious to people that there is a fence there and things of that nature.

C. District Engineer

Mr. Yuro stated I was asked to follow-up on the traffic count on Longleaf by the school. Those are just their annual traffic counts that get sent to growth management. There are no current plans to do any improvements there.

Mr. Harrah stated we can ask Daniel to write a letter to St. Johns County Commissioners and Joy Andrews, the County Administrator say as a Durbin Crossing neighborhood with blank number of registered voters we have concerns on two specific locations in our community. One in front of Tollerton Avenue, one in front of Islesbrook, both are safety concerns with continued growth and commercial development. We ask that you formally look at these areas and provide a recommendation of why or why not you cannot add the appropriate traffic signals in these locations. Tell them we would like a response in 90 days.

Mr. Laughlin stated I will get that drafted this week.

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D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O’Lear stated I have several items to discuss. I sent to everyone yesterday a summary of the proposals that we collected for an updated or new access control system.

Access Control System

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the proposal from Dynamic Security Aurora Management software for access control was approved in an amount not to exceed \$40,000 and staff was directed to request a longer warranty.

Additional Staff

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor additional staff for Vesta to assist in access card data entry was approved in an amount not to exceed \$2,000.

Ms. Estes left the telephone conference during this item.

Usage of Gym by 14-year-olds

On MOTION by Mr. Harrah seconded by Mr. Pollicino with 3 in favor and Ms. Hall opposed gym usage for 14-year-olds was approved for a six-month trial period if they complete orientation. Trial period to end in June.

Tennis Court Usage

On MOTION by Mr. Harrah seconded by Ms. Hall with four in favor tennis court usage for Patriot Oaks, St. Johns Middle School Tennis Association two days a week for 3 courts on Fridays for one hour and 3 courts on Thursday for two hours was approved.

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F. Operations Manager - Report

Mr. Zach Davidson outlined the following items for board consideration.

Lift Tree Canopy

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor the proposal from Yellowstone to lift the tree canopy on 65 trees on North Durbin Parkway and 10 trees on Cloisterbane entrance in the amount of \$7,125 was approved.

Sunshade for South Playground

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor the proposal from Shade America for sunshade structure for south playground in an amount not to exceed \$35,000 was approved.

Muscovy Duck Removal

Ms. Hall moved to not remove the Muscovy Ducks and Ms. Berden seconded the motion and with two in favor and Mr. Harrah and Mr. Pollicino opposed it was a tie vote.

Proposal to remove the ducks was tabled.

Fish Stocking

On MOTION by Mr. Harrah seconded by Ms. Hall with four in favor the proposal from Solitude for 300 bluegill and 300 sunfish in pond 48 to be stocked in the spring in the amount of \$3,140 was approved.

Ms. Hall stated we have had a couple accidents at the roundabout and it is dark at night. What about rumble strips?

Mr. Eckert stated the County would be the one to do that work or at least give permission to do that.

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G. Amenity Manager – Report

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

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-01 Amending the Fiscal Year 2024 Capital Reserve Fund Budget

On MOTION by Mr. Harrah seconded by Mr. Pollicino with four in favor Resolution 2025-01 was approved.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Harrah sated we need to get our wish list for the next fiscal year to staff for the January meeting, pricing in February, survey in April to be considered at the May meeting.

TENTH ORDER OF BUSINESS

Review of Action Items

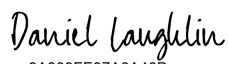
Mr. Laughlin stated I will add tennis court reservation system was added, write to commissioner about traffic concerns on Tollerton with a request for 90-day response, gather information on pool usage for 14-year-olds.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 27, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated at the last meeting we discussed having this be the December meeting and cancel the scheduled December 16th meeting and just hold the January meeting.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:50 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

654632A5651D43E...
Chairman/Vice Chairman

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