

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, January 27, 2025 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
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
Sue O’Lear	Vesta/Amenity Services Group
Kristen “Kiki” Jimenez	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	GMS
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the January 27, 2025 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.

January 27, 2025

Durbin Crossing CDD

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Rucker stated in October or November I brought up the issue of shared fees that has been in place for 10 years or so. The residents get charged fees for various activities and the accounting of it seems to be heading in a good direction. I want to know how these fees are set. My wife is now spending \$320 a year to be able to use the pool for the activities, exercise and things. The fee went up from the prior year. For Christmas pictures and things, children were being charged \$6 for a cup of hot chocolate. Are these fees arbitrary?

Ms. O’Lear stated there are different activities that we offer. Our aqua fitness instructor is an independent contractor, and they pay her, and she pays a revenue share to the district. I think they pay about \$8 per class to take aqua fitness at the pool. It might have gone up \$1 from last year. We try to make the fees as nominal as possible. If you take an aqua fitness class at the Y it is probably \$15 per class. The Christmas event took place over 14-days. Over the course of 14-days we gave away about 1,000 cups of hot chocolate for free. For the big grand finale when Santa was here, we brought in a vendor that did gourmet hot chocolate and different drinks. Whether it was a right or wrong decision it was something special and different. The vendor is a resident, and we try to use vendors who live in the neighborhood. We do provide a lot of things free of charge and we ask the residents to help fund a few things.

FOURTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin reviewed the status of the items on the action items list, copy of which was included in the agenda package.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the December 3, 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.

SIXTH ORDER OF BUSINESS

Staff Reports

January 27, 2025

Durbin Crossing CDD

A. Landscape Maintenance Team - Report

Mr. Dougherty reviewed the landscape update for January 2025, copy of which was included in the agenda package.

Mr. Laughlin stated we previously discussed amending the contract to be all-inclusive irrigation, being anything under 3” for the main line and everything else would be inclusive but the main lines would not. Counsel drafted an addendum to change the mainline identification from 4” to 3” from this point forward.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the addendum to the agreement with Yellowstone Landscape for the all-inclusive irrigation was approved.

B. District Counsel

Mr. Eckert stated there was a request by a resident for the District to install fences across the JEA easement to prevent people from going back there in their vehicles. We looked at the easement and documents and we concluded that there was not a prohibition in putting up some fencing if you wanted to but there are some business reasons why you may or may not want to do that. It is not prohibited but it is not required either. Some of the things you need to consider is that if you don't put up a fence you are going with the status quo, it is a conservation area and people shouldn't be taking their vehicles back there and four-wheeling. They are already using the land inconsistent with its intended use. If you do erect a fence you are going to be taking on the duty of having to maintain it, mark it and make sure it is visible especially when you know people have been going through that area before. You still have to deal with the logistics of JEA getting in and out and being able to freely use their easement. You would have to figure out what kind of access system you have so people can't joyride back there but every person who might have to go back there for an emergency service or JEA, can do so.

A board member stated any time you see somebody back there, call the Sheriff's office and it may take them ten times to catch them, but they will.

Mr. Harrah stated we do have no trespassing signs. Maybe we can put additional language on the sign and people may pay attention to it.

Ms. Estes stated maybe we put a graphic in the newsletter demonstrating where the wetlands are as a reminder that these are wetland areas.

January 27, 2025

Durbin Crossing CDD

Mr. Eckert stated I think staff can address that and the board can appoint Ms. Estes as the point person to work with staff and you can bring that back to the next meeting.

C. District Engineer – Discussion of Roundabout Visibility

Mr. Yuro stated I was asked to look at the roundabout to see if anything could be done to increase visibility and I drafted an exhibit for consideration. There may be some things you can do to the existing signs. The real issue is the visibility at night. I think installing reflective pavement markers could help. There is a 6” vertical curb as you come up on it and is the full circle, you might start with something cheap and easy and mount some reflectors at each approach right on that 6” curb.

Mr. Pollicino stated let’s start with that.

Mr. Yuro stated they are county roads, so any changes need to go through the county. The warning signs should only be 200 feet away from the roundabout not 400 feet.

Mr. Harrah stated start with the signage, and we will get prices for lighting.

Mr. Yuro stated there is an existing drainage structure and drainage easement in the back of 110 Fernbrook. A sinkhole formed around that structure and a company came in and injected some chemical grouting around the structure. Zach told me that they are getting two sinkholes at each end of the structure. It is not obvious what is happening, but the dirt is going somewhere. It has to be going into the structure and I recommended that he reach out to the contractor to inject that grout treatment again. The grout treatment is supposed to expand and fill any voids and keep the soil from getting through into the structure.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O’Lear stated we now have a new access control system and then discussed the new amenities at the North Amenity Center.

Ms. Hall joined the meeting by telephone during this item.

Ms. O’Lear reviewed the balance of the items listed in the general manager’s report being the Dolphins agreement, Champion Swim School agreement termination provision, 904 Tennis,

January 27, 2025

Durbin Crossing CDD

paddle system rather than reservation system for pickleball, reservation system for tennis. The Board directed that the termination provision for the Champion Swim School agreement be made a mutual provision where either party could terminate without cause.

F. Operations Manager - Report

Mr. Zach Davidson presented quotes to repair two sections on the slide tower.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Slide Experts in the amount of \$8,995.00 was approved.

Mr. Zach Davidson reviewed the balance of the items on the field operations manager’s report, copy of which was included in the agenda package.

G. Amenity Manager – Report

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

SEVENTH ORDER OF BUSINESS

Discussion of FY25 Wish List Items

Mr. Harrah stated we can bring this back to the February meeting with prices.

Mr. Laughlin stated we will want to incorporate anything we need to do in the budget. March will be the first meeting where we will have a draft budget, that gives us March and April to discuss and then approve it in May.

After discussion staff was directed to conduct a survey of the residents for their wish list of community improvements and to bring back the results of the survey to the February meeting.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Estes stated there has been a lot of talk on social media about the need for the sheriff’s office to patrol for speeding.

Mr. Eckert stated you can pay for extra patrols, or you can keep bending the ear of the sheriff’s office and your elected officials about getting extra patrols that are on duty that you are not paying extra for.

January 27, 2025

Durbin Crossing CDD

Mr. Laughlin stated I will add the speeding issue to the letter I'm sending to the commissioner.

A resident stated I don't know if you have that type of complexity but if a resident sees someone's idea on the survey they may give them a thumbs up.

NINTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I have the signs for the greenspace, no trespassing signs along with the eblast, petition the county regarding updating the signs at the roundabout, utility box at the drainage culvert on Fernbrook, continue to monitor Muscovy ducks, survey for potential improvements.

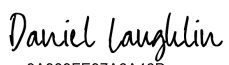
Mr. Eckert stated his action items as a pool litigation report will be provided in February or March, research the RFP for your options and prepare the RFP if needed, change termination provision in the Champion Swim School agreement, prepare slide repairs contract, get with Jason regarding the north pool and what is required, and research requirements for elevated slide attendant certification.

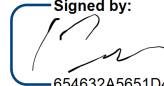
TENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 24, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for February 24, 2025 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 7:46 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

654632A5651D43E...
Chairman/Vice Chairman