

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, February 24, 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	Vesta/Amenity Services Group
Garrett Cannady	Yellowstone
Lauren Jordan	President, Dolphins Swim Team

The following is a summary of the discussions and actions taken at the February 24, 2025 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:03 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.

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FOURTH ORDER OF BUSINESS

Discussion of Upcoming Dolphins Swim Team Season

Ms. O’Lear stated we began the conversation at the last meeting, I met with the Dolphins new president and had some points we discussed in terms of staffing lifeguards and that is one of the reasons I was asked to invite her to come this month. We will talk about lifeguards, but she also has an ask about the possibility of bringing the Chick-fil-A truck on Monday nights.

Ms. Jordan stated most of the other communities do not have lifeguards and the other thing was supervision. Our swim meets are very well supervised with coaches, junior coaches, officials, volunteers and they are all trained to monitor swimmers. Typically, our meets are very small, there is a controlled environment, only six children in the pool at one time and no one else is swimming. We have a proven safety record.

Mr. Pollicino asked what did we do last year?

Ms. O’Lear stated we did not provide a lifeguard. It was still in the agreement, but the previous president let me know it was not something that was enforced so I did not enforce it and swim practices were underway when I came on.

After the board, staff and Ms. Jordan discussed the cost of lifeguards, liability, being named additional insured on the insurance policy, swim at your own risk, having a fundraiser and the board took the following action.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the chairman was authorized to work with district counsel for an agreement with Dolphins Swim Team season regarding lifeguard requirement for swim meets and change requirements for supervision from 13 to 15 years old.

FIFTH ORDER OF BUSINESS

Review of Action Items

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

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the January 27, 2025 Meeting

B. Financial Statements

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C. Assessment Receipt Schedule

D. Check Register

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. Cannady gave an overview of the landscape update for February 2025, copy of which was included in the agenda package.

The board and staff discussed the items on the “wish list” for landscape and irrigation improvements and upgrades.

B. District Counsel – Request for Attorney-Client Session for Epic Litigation

Mr. Eckert stated we recently prepared a resolution declaring surplus property such as holiday decorations and lights and things like that. It gives staff the authority to dispose of those items. I think the garage sale is before your next meeting and that is why we needed to handle this today.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor Resolution 2025-03 was approved.

The second item is on behalf of Matt Davis I need to request an attorney/client session for the Epic litigation. We have a mediation scheduled for April 24, 2025 and in preparation for mediation Mr. Davis and I need advice concerning strategies concerning litigation expenses and settlement discussions. That meeting will be held in accordance with section 286.0118, Florida Statutes and rule 1.3(13) of the district’s rules of procedure. We will be asking to hold that at our March 24th meeting and the attorney/client session is expected to last approximately 30 minutes. The district is required to give reasonable public notice of the time and date of the attorney/client session and the names of those that are going to attend the session, which will be published in the newspaper of local circulation. The expected attendees include: Peter Pollicino, Shalene Estes,

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Sarah Gabel Hall, Shawna Berden, Jason Harrah, Daniel Laughlin, Michael Eckert, Matthew Davis and a court reporter. No other staff members are permitted to attend that attorney/client session.

On MOTION by Ms. Hall seconded by Mr. Pollicino with all in favor an attorney client session on the Epic Pools litigation was scheduled for the March 24, 2025 meeting.

C. District Engineer

Mr. Yuro stated my office met with Zach at 110 Fernbrook and he has a proposal for you to consider. The repair approach seems appropriate to me rather than digging it all up, they will inject a grout around it and seal it.

The other update was about the visibility of the roundabout. Daniel had a conversation with the county after the last meeting and I followed up with the county traffic engineer. They are planning to phase all the signs out from the yield signs, chevron arrow signs at each location as well as the roundabout ahead signs. They are going to add additional yield signs in the median on North Durbin Parkway and the signs are in production and hope to have them installed by June 1st. Lighting for the roundabout is currently being proposed for budgeting for next year. Whether funding is available will determine whether the lighting will be installed. If budgeting for lighting is provided in next year's budget it could be installed as early as August 2026.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O'Lear updated the board on staffing and stated we will send the survey back out with the Friday eblast.

F. Operations Manager - Report

Mr. Davidson gave an overview of the field operation manager's report and presented the proposals for playground mulch and the storm drain repair.

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On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the purchase of playground mulch in an amount not to exceed \$7,130 for the north amenity center was approved.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the proposal to repair the storm drain box at 110 Fernbrook in the amount of \$8,575 was approved.

G. Amenity Manager – Report

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

EIGHTH ORDER OF BUSINESS

Selection of Audit Committee

On MOTION by Mr. Pollicino seconded by Ms. Hall with all in favor the board members were appointed to serve as the audit committee.

NINTH ORDER OF BUSINESS

Discussion of FY26 Wish List Items

A copy of the wish list items was included in the agenda package.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

A resident asked as far as trespassing, am I considered an authorized representative to the CDD to even call and ask for a trespass?

Mr. Eckert stated you are not considered an authorized representative of the CDD like a staff member is, but you can call the police as a property owner and do that. The manager can also provide phone numbers of District staff members who do have trespassing authority.

ELEVENTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I will go through what we discussed tonight. I will re-add the traffic study on Longleaf, Tollerton, landscape pricing for year four and five, continue to follow-up on North Durbin and Sanctuary roundabout, continue to contact JEA about the streetlights, follow-up with the county on the park improvements, monitor the trespass signage for 3 – 4 months on the JEA tract and draft a letter Sheriff Hardwick on the trespassing issue.

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TWELFTH ORDER OF BUSINESS

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

Mr. Laughlin stated the next meeting will be held March 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 7:15 p.m.

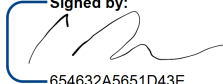
Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman