

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, June 23, 2025 at 6:05 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 by telephone

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
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
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the June 23, 2025 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order 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**

Ms. Carl stated I came as a regular user of the north gym and there was a minor issue that Sue had already addressed, and the other issue is regarding the cardio equipment. There is a lot of use of the treadmill and there is only one treadmill, not so much usage of the recumbent bikes. I suggest an additional treadmill be provided and take out a recumbent bike.

Ms. Hall joined the meeting at this time

FOURTH ORDER OF BUSINESS**Review of Action Items**

There were no new action items from the last meeting, just follow-ups, which Mr. Laughlin reviewed.

FIFTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Minutes of the May 19, 2025 Meeting****B. Financial Statements****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.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance Team****1. Report**

A copy of the Yellowstone update for June 2025 was provided in the agenda package.

2. Proposals for Islesbrook Sod Replacement

Mr. Davidson reviewed the proposal for the Islesbrook sod replacement and discussed the parking issues and possible solutions other than sod in the area where people park and add to budget \$77,587.44. Mailed notice will go out to the residents.

3. Proposal for Longleaf Pine Median Sod Replacement

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Mr. Davidson stated we walked this area last week and noticed some of the juniper that is older is starting to die and we thought about taking it out and just sod it.

B. District Counsel

Mr. Eckert stated the Florida Legislature really didn't do anything to help us or hurt us, I call that a win. We will start monitoring the committee meetings when they start in the late fall and update the board on anything that looks like it could be a concern.

C. District Engineer

Mr. Yuro stated at the last meeting there was a resident asking about a potential lot that we thought was under a conservation easement and I looked at the plat and that whole area is under a conservation easement, so it is not a viable option for him.

Mr. Harrah stated make sure you ping the county and let them know the board is expecting a briefing on that stoplight in August. That is what they promised.

D. District Manager

Mr. Laughlin stated at the last meeting I was asked to look into what we spent for legal costs and different costs for the litigation, I went through our system and it was \$115,000

E. General Manager

1. Report

Ms. O'Lear reviewed the general manager's report, copy of which was included in the agenda package.

2. Gym Equipment

Ms. O'Lear stated cardio is what is needed, the strength equipment is not. I reached out to four companies and Life Fitness recommends replacing everything we want to replace, treadmills and ellipticals, relocate one recumbent bike to north, adding a stair climber to the south gym.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized a not to exceed amount of \$90,000 for gym
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equipment at North and South to include a deep clean from Life Fitness.

E. Operations Manager

1. Report

Mr. Davidson gave an overview of the field operation manager's report, copy of which was included in the agenda package.

2. Exterior Door Replacement and/or Conversion to Windows

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the proposal from Ace Doors for replacement of four doors at south and six doors at north and the proposal from Investment Painting for stripping, sanding, staining and sealing doors in the total amount of \$81,017.38 were approved.

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

Acceptance of the Audit Committee's Recommendation

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the recommendation of the audit committee of Grau & Associates being ranked no. 1 was accepted.

EIGHTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr. Laughlin stated this will stay on the agenda until August. I have the two changes and we budgeted \$180,000 for the doors and talked about moving \$77,000 and \$21,000 and adding it and the difference is \$98,982 and we are looking to add \$98,268.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

The board discussed the proposed cell tower installation.

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TENTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I am adding as complete the vending machine and hurricane prep and I will add as a new item, look into electronic payment option and send a letter to JEA regarding the streetlights and copy the commissioner.


I will add to the August agenda a line item for St. Johns County to present their findings on the traffic study

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – July 28, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held July 28, 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 7:49 p.m.

Signed by:

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 Secretary/Assistant Secretary

Signed by:

654632A5651D43E...
 Chairman/Vice Chairman