

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, July 28, 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 by telephone and in person
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Kristen “Kiki” Jimenez	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the July 28, 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.

Special Recognition

July 28, 2025

Durbin Crossing CDD

Ms. Jimenez stated this summer we had a team of 25 guards, some new and some returning. They were all incredible but we wanted to highlight three that were involved in two different saves during the season. Mackenzie Scisco, Jilian Gauger and Laila Shihandeh.

Mr. Harrah stated I think we all agree and share the same opinion. We really appreciate what you do, the two saves that you had were incredible. You are on the front lines and interact with residents every day and we really appreciate it.

Mr. Davidson stated I want to bring in Evan McCall who has been my right-hand maintenance man for four and a half years. He is leaving and we will miss him.

Ms. Hall joined the meeting by telephone at this time and stated I will be there in a few minutes.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin reviewed 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 June 23, 2025 Audit Committee and Regular Board 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 - Report

Mr. Craig reviewed the landscape and irrigation maintenance report, copy of which was provided in the agenda package.

July 28, 2025

Durbin Crossing CDD

B. District Counsel

Mr. Eckert stated just a reminder that your ethics training is due by December 31st.

We did get notification from your staff that somebody had cleared out some conservation areas by their homes and we provided the forms of cease-and-desist letters to the manager.

Mr. Davidson stated St. Johns River Water Management reached out to me Thursday or Friday of last week with concern of concerns of encroachment into the wetlands at 1258 Leith Hall. They sent a map, I went back there took some pictures and sent them to Daniel. They had encroached a little bit along with a neighbor at 1262 Leith Hall. We are sending letters to both residents.

Mr. Eckert stated the purpose of the letter was to tell them to stop immediately and stop maintaining it behind their property line. The next steps are up to the board. In a more egregious situation where we know we are going to answer to the water management district we would get a survey, clearly mark the line where the survey is and get a replanting plan and give it to the resident and tell them to bring it back up to what the permit requires. It is our permit, and the water management district will look to us and say you have to restore this, even though the neighbor did it. That is what we have done in the past. At this point in time I don't know if the water management district will be satisfied with letting it grow back, or they are going to require some replanting. The water management district is the one that contacted us.

Ms. Shearn stated there are some oak trees that border a common area, and they grow onto the roof of our house and someone removed the trees that were on our house but there are a lot more that needs to be cut back around there. I feel that our street gets lost. It was over two years before they started mowing there, a lot of people walk their dogs, kids fish in the lake, and the grass was knee high before someone mowed and now they come regularly.

Mr. Davidson stated we have contact information and Zach is onsite every day.

Mr. Zach Davidson stated I have been your direct contact the whole time. We did get the limbs trimmed off her house. If you want to lift the trees I can get proposals.

Mr. Harrah stated give us a beautification plan, get with Yellowstone.

Mr. Eckert stated on the legal part of this and the precedent, you might want to think about. In Florida as a property owner, you are entitled to cut the limbs at your property line. Limbs that hang over your property line or roots that go under your property line you are entitled to cut those. The tradeoff in Florida is if you choose not to do that and a healthy tree falls or a limb falls and

July 28, 2025

Durbin Crossing CDD

damages your property, it is not the adjacent property owner's fault. It is something you have to deal with because you have the ability to cut them off at your property line.

C. District Engineer

There being none, the next item followed.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

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

F. Operations Manager - Report

Mr. Davidson gave an overview of the field operation 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

Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2025 Audit

On MOTION by Ms. Estes seconded by Ms. Berden with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2025 audit was ratified.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2026 Budget

Mr. Laughlin stated in accordance with the changes we made at the last meeting we removed the capital, we should be receiving the check for the settlement, it was sent last week. We cut that out and it brought it down to a 10.4% increase, the largest being the 80-83 \$177 and the lowest for the 43 being \$98.50. If it hasn't gone out it will go out shortly. We finalized the

July 28, 2025

Durbin Crossing CDD

notice and cut the check to the bulk mailer at the end of last week. At the public hearing we can come down from the proposed assessment.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Shearn asked how do you replace mailboxes?

Mr. Davidson stated I will send you a contact.

TENTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated we have the encroachment and beautification to be added.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 25, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held August 25, 2025 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 7:17 p.m.

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

Peter Pollicino

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Chairman/Vice Chairman