## Durbin Crossing Community Development District

*SEPTEMBER 22, 2025* 



# **Durbin Crossing Community Development District**

475 West Town Place, Suite 114 St. Augustine, Florida 32092 www.durbincrossingcdd.com

September 15, 2025

Board of Supervisors
Durbin Crossing Community Development District
Staff Call In #: 1-877-304-9269; Code 5818716

Dear Board Members:

The Durbin Crossing Community Development District and Board of Supervisors Meeting is scheduled for **Monday**, **September 22**, **2025 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
  - A. Minutes of the August 25, 2025 Meeting
  - B. Financial Statements
  - C. Assessment Receipts Schedule
  - D. Check Register
- VI. Consideration of Easement Encroachment Request (105 Baxterly Way)
- VII. Consideration of Terra Seeding Proposal for the Glen Laurel Pond
- VIII. Staff Reports
  - A. Landscape & Irrigation Maintenance Team Report
  - B. District Counsel

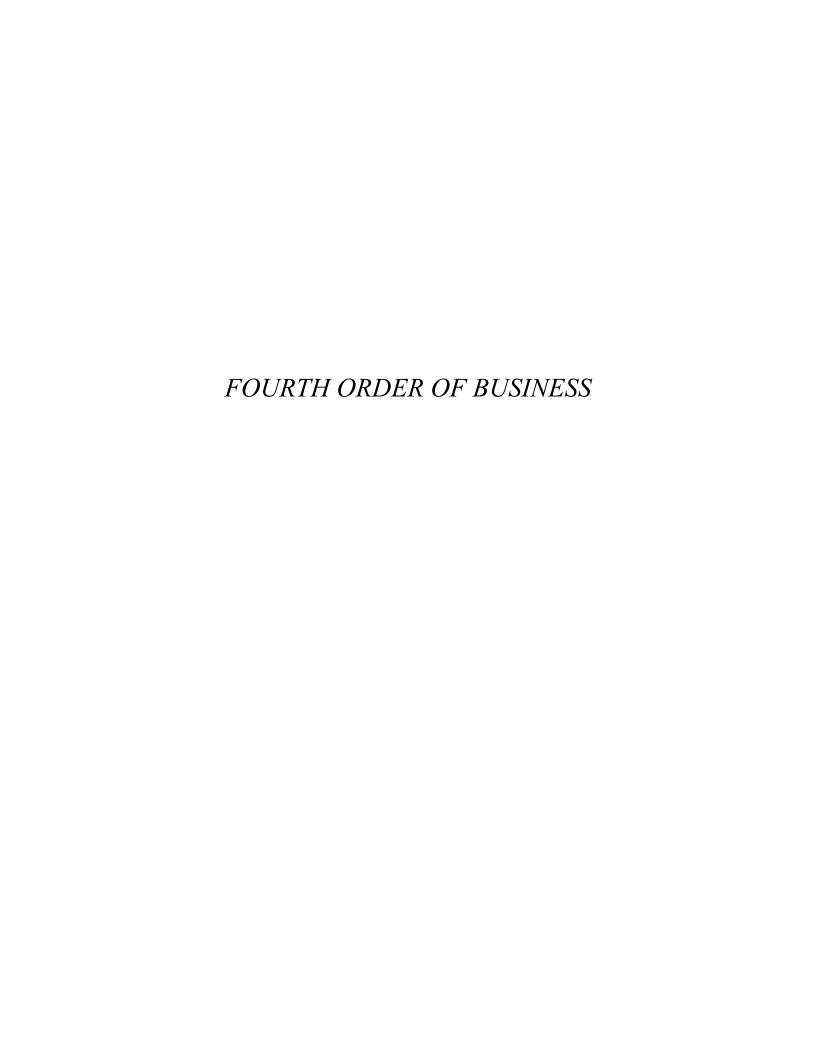
- C. District Engineer
- D. District Manager
- E. General Manager Report
- F. Operations Manager Report
- G. Amenity Manager Report
- IX. Supervisors' Request and Audience Comments
- X. Review of Action Items
- XI. Next Scheduled Meeting October 27, 2025 at 6:00 p.m. at the Durbin South Amenity Center
- XII. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Daniel Laughlin

Daniel Laughlin District Manager



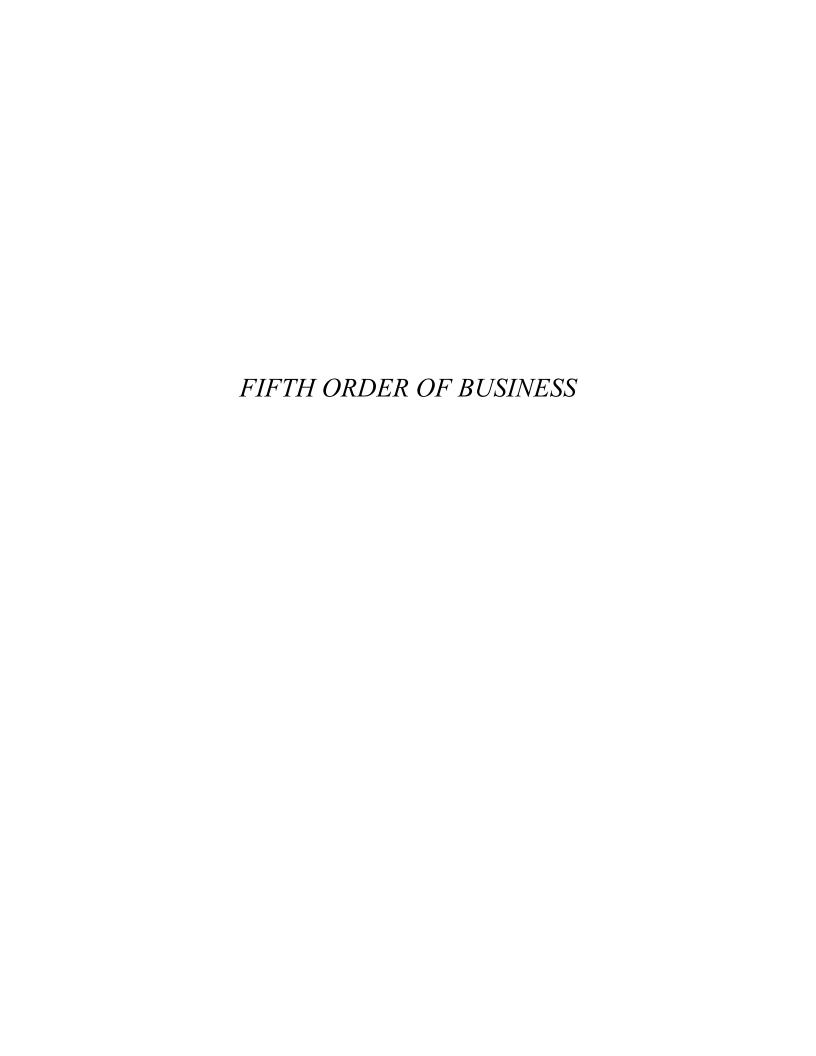
			Durbin Cr	ossing Action Items	
Item	Date	Responsibility	Status	Description	Resolution
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Complete	Review reserve study to confirm prices are accurate with actual current costs	Staff reviewed the capital reserve study. While some items appear to be under current costs, there are other items that are projected higher than current costs.  Overall, the annual contributions recommended are still accurate for planning purposes
Patriot Oaks Crosswalk Project	6/24/24	Mike Yuro/Zach Davidson	Complete	Oversee extension of sidewalk at the crosswalk for Patriot Oaks.	Project completed to add additional sidewalk space for kids waiting to use the crosswalk
Streetlight Inspection	8/26/24	Zach Davidson	Complete	Inspect streetlights at night and report any that are out.	Streetlights were inspected. Any lights that were out were reported to JEA
Report a Concern	8/26/24	Sue O'lear	Complete	Create a dedicated email account for the "report a concern" link so Zach isn't the only one that receives them. This will allow quicker response when he is busy or out.	An email account was created for receive messages from the "report a concern" link so Onsite staff can see reports even when Operations Manager is not onsite
Community Greenspace Signage		Sue O'lear/Karen Haber	Complete	Work on signage to install at "pocket park" green spaces throughout community to notify residents that organized sports are not authorized in those areas.	
Pickleball	9/23/24	Zach Davidson	Complete	From resident comment at meeting; Zach will speak to pickleball vendor about reconfiguring the pickleball lines at North, choosing better colors for visibility, and adding movable picklball nets. Look into difference between re-striping four pickleball courts vs re-striping two courts and purchasing four rolling pickleball nets. Research pickball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Adult Events	9/23/24	Kiki Jimenez/Sue O'lear	Complete	Work with Counsel to determine if/how alcohol can be served at certain events. Continue working with Daniel/Insurance and Counsel.	Staff gathered information from Counsel and the District Insurance company on ways the District can have events with alcohol
Muscovy Ducks	9/23/24	Zach Davidson/Sue O'lear	Complete	Zach is meeting with QuickCatch regarding relocation of ducks. Chair was authorized to approve expenditure NTE \$5,000. Staff to send message to residents.	Zach met with QuickCatch and received proposals to trap and relocate Muscovy Ducks which is being presented at the 12/3/24 CDD meeting.
Send E-Blast Regarding Muscovy Ducks	10/28/24	Sue O'lear	Complete	Send e-blast to residents letting them know the Board will be discussing the option of hiring a trapper to remove Muscovy ducks from the area	Staff sent e-blast to the community regarding the Muscovy Ducks in the community
Trash Can Replacement	9/23/24	Sue O'lear	Complete	Lookinto options for new trash receptacles.	The Board approved proposal for six (6) trash cans from Belson Outdoors
Mulch	9/23/24	Zach Davidson	Complete	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.	Mulch application was comepleted by Yellowstone
Pickleball/Tennis Benches	9/23/24	Zach Davidson	Complete	Gather proposals to replace benches in the area.	The Board approved proposal for seven (7) benchs and six (6) trashcans in the amount of \$12,228.50
Shade Structure South Playground	7/22/24	Zach Davidson	Complete	Get proposals for shade structure for South Playground.	Proposal was approved at 12/3/24 Board meeting NTE \$35,000

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Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Workwith Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage
Signs for Green Space	1/27/25	Sue O'lear	Complete	Add signage to green spaces in community to notify residents that organized sports cannot be help in those areas	Signs have been installed in the Green Spaces throughout the Community
Send E-Blast Regarding Trespassing on JEA Tract	1/27/25	Sue O'lear	Complete	Send e-blast to residents notifying them of issues of vehicles driving on the JEA tract and that it is trespassing. Police will be called	E-Blast was sent to the Communtiy

Petition County Regarding Updating Signs at Round-A-Bout (N Durbin & Sanctuary)	1/27/25	Mike Yuro	Complete	Engineer to contact County about outdated signage at round-a-bout and request new signs be installed that follow current code	County has sent employees to inspect the area. They will be updating the signage and adding other safety updates
Send Survey to Residents for Potential Future Improvements for the Community	1/27/25	Sue O'lear	Complete	Staff to send eblast to resident requesting input on potential capital projects for the upcoming fiscal year. The top three requests will be considered	Survey was sent. This will continue to be monitored for optimal participation
Tennis	9/23/24	Sue O'lear	Complete	Gather information on usage of tennis court to help plan next phase of pickleball conversions.	The current system appears to be working. Staff will continue to monitor
Post Age Policy	9/23/24	Sue O'lear	Complete	Create table of age policy summary for amenity usage and post in high visibility areas.	Posted
Draft Letter to Sheriff Hardick regarding Trespassing	2/24/25	Daniel Laughlin	Complete	Draft Letter to Sheriff Hardick regarding trespassing issue at the JEA tract	Letter was sent to Sherriff Hardwick. SJSO reached out and will be increasing patrols in the area.
Landscape Pricing for Years 4 & 5	2/24/25	Zach Davidson	Complete	Staff to get pricing from Yellowstone for years 4 & 5 of the contract	Yellowstone provided pricing for years 4 & 5. BOS approved Counsel to draft agreement
Write Letter to Commissioner Regarding Traffic Concerns	12/3/24	Daniel Laughlin	Complete	Draft letter to County Commissioner regarding traffic concerns at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days.	Letter was drafted and sent to Commissioner; Continuing to monitor
Camera Equipment	4/28/25	Sue O'lear	Complete	Dynamic Security approved with caveat to add cameras for fields and maintenance agreement	System has been installed
Durbin Dolphins	4/28/25	Sue O'lear/Karen Haber	Complete	Complete updated agreement with Dolphins and ensure adherence to policy	Agreement has been completed and signed
Hurricane Season	4/28/25	Zach Davidson	Complete	Start preparations for hurricane season starting 6/1/25	Staff Completed prepping.
Vending Machine	4/28/25	Kiki Jimenez	Complete	Coordinate placement of new machines	Agreement has been completed and signed. New vending machines have been installed
"Wish List" Projects	9/23/24	Zach Davidson/Sue O'lear	Complete	Begin planning for most needed projects/ enhancements/ replacements for next fiscal year. Recommendations will be presented at the February 2025 meeting.	Fiscal Year 2026 budget has been approved
Gym Audit	9/23/24	Sue O'lear	Complete	Perform audit of all gym equipment and present recommendations to the Board on any necessary replacements in October when quotes for Cable Crossover are presented.	Purchase of new gym equipment was approved at the June 2025 CDD Meeting
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	Complete	Monitor No Trespassing signed at JEA Easement for 3-4 months.	District is not seeing activity in the area

Gym Equipment	4/28/25	Sue O'lear	Complete	Bring Proposals with comparison for lease verses purchase options	Proposal approved for North and South Amenity Centers
Send Letter to JEA about out streetlights	6/23/25	Daniel Laughlin	Complete	Send letter to JEA information them of multiple streetlights that are not functioning	JEA was sent the list of out lights to be put on notice
Monitor Preserve Encroachment Reported by SJRWMD on Leith Hall	7/28/25	Daniel Laughlin/Zach Davidson	Complete	Cease and desist letter sent to residents.	After investigating it was determined there was no encroachment into the preserve. SJRWMD was notified
Pool Usage Age Limit	12/3/24	Sue O'lear	In Progress	Gather information on Communities that allow ages 14 and up to access the pool without adult supervision	Continue to monitor. Revisit in October
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sancuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress	Continue to monitor/put in tickets to replace out streetlights in the community.	Draft letter if no change occurs after the June 1 ride through check
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	In Progress	Monitor No Trespassing signed at JEA Easement for 3-4 months.	
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress	Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining/ Confirm with Fire Marshel on which doors can be eliminated	Repair/Replacement of doors was approved at June 2025 meeting.
Bollards	4/28/25	Zach Davidson	In Progress	Ensure numbers are correct for bollard replacement	
Pool Pumps	4/28/25	Zach Davidson	In Progress	Confirm pool pumps to be replacement in November	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Look into Electronic payment options (Square) and update policy	6/23/25	Sue O'lear/Kiki Jimenez	In Progress	Look into options for resident to pay for items like access cards, rentals, etc through an electronic option such as Square	
Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	In Progress	Update Message Board at entrance of South Amenity Center	

Beatification of Glen Laurel	7/28/25	Zach Davidson	In Progress	Look into landscape around pond off Glen Laurel and options for sod	
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# 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, August 25, 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 by telephone

Sarah Gabel HallSupervisorJason HarrahSupervisorShawna BerdenSupervisor

Also present were:

Daniel LaughlinDistrict ManagerMike EckertDistrict CounselMike YuroDistrict Engineer

Sue O'LearVesta/Amenity Services GroupZach DavidsonVesta/Amenity Services GroupJason DavidsonVesta/Amenity Services GroupKate SmithVesta/Amenity Services Group

Richard Craig Yellowstone

The following is a summary of the discussions and actions taken at the August 25, 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.

THIRD ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

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

Mr. Laughlin gave an overview of the action items list, copy of which was included as part of the agenda package.

### FIFTH ORDER OF BUSINESS

## **Approval of Consent Agenda**

- A. Minutes of the July 28, 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

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

Supervisor Hall joined the meeting during this item.

### 2. Proposal for Glen Laurel Drive Pond Enhancement

Mr. Zach Davidson stated you don't have irrigation on that pond bank. There are areas of concern with the grass thinning. Richard had his team come out and they looked at lifting the trees, pushing back wood lines to get that area cleaned up. We think if we lift the trees and thin them out that may help.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Yellowstone to lift the canopy of 12 oak trees, push the wood line back and clear the brush in the amount of \$1,300 was approved.

#### **B.** District Counsel

Mr. Eckert stated Karen did prepare an agreement with Creekside High School for the use of the swimming facilities for practices and meets and she has been working with Sue on the youth robotics program independent contractor agreement.

## C. District Engineer

Mr. Yuro stated I will reach out to the county about the traffic signal and get an update on that.

Ms. Hall stated there is a lot of fuss on social media that it is impossible to get out now. On Sunday the traffic was backed up past the Patriots Oaks school.

## D. District Manager

## 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Mr. Laughlin stated we have the same fourth Monday of the month at 6:00 p.m. for Fiscal year 2026.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the fiscal year 2026 meeting schedule was approved.

## 2. Consideration of Adopting Goals & Objectives for Fiscal Year 2026

Mr. Laughlin stated these are the same as last year. The only one I want to bring up is whether we want to keep the goal for the district infrastructure and facility inspections. Some districts per the bond docs require an annual engineer's report. Right now, we don't have that requirement and don't know if you want to keep that.

Mr. Harrah stated it says ensure safety. I'm not going to take it out.

Mr. Laughlin stated we can have Mike Yuro do an annual inspection.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the goals and objectives were approved for fiscal year 2026.

### E. General Manager - Report

Ms. O'Lear stated I want to welcome Kate Smith, she is our new amenity/lifestyle manager. She started with us last week and she will spend the day with Kiki who has some final handover of plans for Labor Day Weekend, contacts and things like that.

Ms. Smith gave an overview of her background and experience.

Ms. O'Lear stated we had a lightning strike at north and it took out some of our temporary camera and access control function. I submitted an invoice today to Daniel for repairs totaling about \$4,000.

Mr. Harrah asked do we have a surge protector system up there?

Ms. O'Lear stated we do.

Mr. Laughlin stated a direct strike is not going to be stopped. I did have a district that just had this happen about two weeks ago and we spoke with insurance in that case and it was a \$5,000 deductible. I will find out because normally our deductible is \$1,000. I will check with insurance to confirm but we will move forward with replacement.

Mr. Pollicino stated don't submit to the insurance company.

Ms. O'Lear stated I emailed the invoice to Zach for the holiday lighting, and the total was only \$500 more for replicating everything they did last year. They also have proposed replacing some very aged garland. I think that would be a worthy investment to replace that. She also quoted replacing wreaths that are old and the bows she is proposing has about a five-year life versus a 1–3-year life. If we say yes to everything, they are suggesting we replace that would bring our total amount spent with this company to \$17,895.12.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the proposal from M&G Lighting for holiday lighting in the mount of \$17,895.12 was approved contingent on confirming price through market research for additions being less or equal to the price quoted.

## F. Operations Manager - Report

Mr. Zach Davidson stated we had a couple monuments with issues, a facia board was rotting on one and I got that replaced and another one had some issues, and we got a couple tiles sealed but we noticed one on the exit side of Tollerton was sagging. I had All Weather come out and look at it. Their first proposal was within my spend threshold. When they started doing demo, they realized there was a lot more to it than they thought. It was right before kids started to school

and I directed them to demo it, put plywood on it and bring a proposal back. They came back with a proposal for \$9,980 and we will be providing the tile because you have some in the back. This would be to rebuild the whole cap on that monument.

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor staff was authorized to have the monument at Tolerton repaired in an amount not to exceed \$10,000 and Mr. Pollicino was authorized to review and approve the cost breakdown.

Mr. Zach Davidson reviewed the balance of his report, copy of which was included in the agenda package.

## G. Amenity Manager – Report

Ms. O'Lear stated we did not have an amenity management report submitted but since the last meeting the two events were Broadway Night, one of our board members attended. We did a little pivot because of the heat advisory so instead of under the stars we did it in the social hall in the air conditioning. I also got positive feedback on the opening act, which was a jazz band featuring one of our lifeguards/gym monitors.

#### SEVENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget; Consideration of Resolution 2025-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Laughlin stated this process is the same as last year, currently it is proposing a 10.4% increase, the highest being \$177 a year for the 80-foot lot and the 43-fot lot being \$98.50 per year increase.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the public hearing was opened.

A resident stated I'm curious what the 10% increase is for. I know you spent a lot of money on replacing sod but that is pretty much done.

Mr. Laughlin stated this upcoming year is the longest stretch compared to the other phases that we have done. We looked at different ways to do it and the best way was to get it all done at once.

Mr. Harrah stated they started building houses in 2004 and we are getting to 20 years old and a lot of maintenance and irrigation is getting done and we keep a decent capital reserve for major repairs, the sod and irrigation is getting old, and we are replacing it over time. After this year all the sod and irrigation will be fixed.

A resident stated it is not like you are going to increase for this one year. Didn't you increase it a few years ago?

Mr. Harrah stated yes, that is board decision. There are going to be two seats open in 2026 and if you are interested you can run for a seat. You will decide to keep the increase and use that money for a new playground or something new in the community. You can leave it and continue to build the contingency higher or you reduce the fees and give that back to the residents. Typically, communities don't reduce the fees.

Mr. Laughlin stated a big chunk of the increase is the sod work and once that is complete we will have that money and we can use it as a carry forward surplus to help from increasing the assessments, we could move it into capital reserve.

Mr. Pollicino stated it is a nest egg for the future of the community.

A resident stated I'm not against the increase but what are we getting out of paying more money.

A resident asked who is responsible for painting the lines in the roads?

Mr. Zach Davidson stated the county.

Mr. Harrah stated you can report that to Zach through the app and you can report it to the county online.

Mr. Laughlin listed the line items that has an increase.

On MOTON by Mr. Harrach seconded by Mr. Pollicino with all in favor the public hearing was closed.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor Resolution 2025-05 was approved.

#### EIGHTH ORDER OF BUSINESS

Public Hearing for the Purpose of Imposing Special Assessments for Fiscal Year 2026; Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was opened.

Mr. Laughlin stated this resolution imposes the special assessments and certifies an assessment roll and we send the roll to the county and that is what they use to collect the assessments.

There being no comments from the public, the board took the following action.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the public hearing was closed.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2025-06 was approved.

## NINTH ORDER OF BUSINESS

**Consideration of Proposals for a Capital Reserve Study** 

- A. Community Advisors
- B. Reserve Advisors

Mr. Laughlin stated I submitted this to four companies and received two proposals. I did not submit to the current company. This is for a new report rather than an update. They will come onsite and inspect everything and work with staff to determine the different items.

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the proposal from Community Advisors in the amount of \$3,800 was approved.

#### TENTH ORDER OF BUSINESS

Consideration of Amendment in Yellowstone Agreement to Landscape & Irrigation Maintenance Services

Mr. Laughlin stated next is consideration of the amendment to the Yellowstone agreement for landscape and irrigation maintenance service. This is for the year four and five prices that we discussed and for the sod work.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the amendment to the Yellowstone agreement was approved.

## ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

A resident asked how do I proposes something? Do I just email you?

Mr. Laughlin stated this is an open audience section, you can aways come and propose something in person or email staff and we will share it with the board.

A resident stated some of the moms have very specific suggestions for events. I did go to the Broadway Night, and it was fabulous and I hope to do another one of those. In cooler weather outside it would be phenomenal.

#### TWELFTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated there was nothing new to add to the action items list.

# THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 22, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for September 22, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the meeting adjourned at 7:09 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman
Secretary/Assistant Secretary	Chairman vice Chairman



Community Development District

Unaudited Financial Reporting August 31, 2025



## Durbin Crossing Community Development District Combined Balance Sheet August 31, 2025

	General Fund	1	Debt Service Fund	Ca	ipital Reserve Fund	Gov	Totals ernmental Funds
Assets:							
Cash:							
Operating Account	\$ 313,009	\$	-	\$	390,717	\$	703,726
Due from Other	1,223		-		-		1,223
Investments:							
State Board of Administration (SBA)	2,689		-		809,860		812,549
Custody	666,049		-		1,789		667,838
Series 2017A1							
Reserve	-		1,343,722		-		1,343,722
Revenue	-		1,264,607		-		1,264,607
Prepayment	-		4,120		-		4,120
Series 2017A2 Term Bond 1							
Reserve	-		132,938		-		132,938
Prepayment	-		931		-		931
Series 2017A2 Term Bond 2							
Reserve	-		40,000		-		40,000
Prepayment	-		1,842		-		1,842
Prepaid Expenses	5,000		-		-		5,000
Deposits	200		-		-		200
Total Assets	\$ 988,170	\$	2,788,160	\$	1,202,366	\$	4,978,695
Liabilities:							
Accounts Payable	\$ 1,636	\$	-	\$	34,490	\$	36,126
Total Liabilites	\$ 1,636	\$	-	\$	34,490	\$	36,126
Fund Balance:							
Nonspendable:							
Prepaid Items	\$ 5,000	\$	-	\$	-	\$	5,000
Deposits	200		-		-		200
Restricted for:							
Debt Service - Series	-		2,788,160		-		2,788,160
Assigned for:							
Capital Reserve Fund	-		-		1,167,876		1,167,876
Unassigned	981,333		-		-		981,333
<b>Total Fund Balances</b>	\$ 986,533	\$	2,788,160	\$	1,167,876	\$	4,942,569
Total Liabilities & Fund Balance	\$ 988,170	\$	2,788,160	\$	1,202,366	\$	4,978,695

## Community Development District General Fund

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Pro	rated Budget		Actual		
	Budget	Th	ru 08/31/25	Th	ru 08/31/25	1	Variance
Revenues:							
Special Assessments - Tax Roll	\$ 2,681,509	\$	2,681,509	\$	2,696,513	\$	15,003
Interest Income	45,000		41,250		33,824		(7,426
Other Revenues	30,000		27,500		23,886		(3,614
Total Revenues	\$ 2,756,509	\$	2,750,259	\$	2,754,223	\$	3,963
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 12,000	\$	11,000	\$	10,000	\$	1,000
FICA Taxes	918		842		765		77
Assessment Roll Administration	5,459		5,459		5,459		-
Engineering Fees	13,000		11,917		11,888		29
Dissemination Fees	7,860		7,205		7,705		(500
Attorney Fees	50,000		50,000		69,141		(19,141
Annual Audit	4,500		-		-		
rustee Fees	10,800		10,800		10,775		25
Arbitrage	1,200		1,200		1,200		
mpact Fee Administration	16,377		15,012		15,012		
Management Fees	56,035		51,365		51,365		0
nformation Technology	1,638		1,501		1,502		(0
Vebsite Maintenance	1,092		1,001		1,001		(0
Telephone	800		733		213		520
Postage	3,000		3,000		3,740		(740
Printing & Binding	2,300		2,300		4,868		(2,568
nsurance General Liability	9,461		9,461		8,488		973
egal Advertising	2,000		1,833		1,434		399
Other Current Charges	500		500		561		(61
Office Supplies	150		138		10		127
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 199,265	\$	185,442	\$	205,302	\$	(19,860
Operations & Maintenance							
Amenity Center	42.200		44.400		40.4.5	*	. =
nsurance	\$ 46,680	\$	46,680	\$	42,167	\$	4,513
Repairs & Replacements	85,000		85,000		95,913		(10,913
Recreational Passes	3,000		2,750		1,250		1,500
Office Supplies	5,000		4,583		3,152		1,432
Permit Fees	4,500		4,125		3,936		189
<u>Utilities</u>	00.000		05 150		05015		40.11
Vater & Sewer	38,900		35,659		25,217		10,442
Electric	32,000		29,334		28,397		937
Cable/Phone/Internet	21,000		21,000		23,250		(2,250
Security System	1,670		1,670		3,413		(1,743

## Community Development District General Fund

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Thi	ru 08/31/25	Th	ru 08/31/25	1	Variance
Amenity Center Management Contracts								
Managerial (Vesta)		255,503		234,211		234,211		0
Staffing (Vesta)		273,601		250,801		250,801		0
Lifeguards (Vesta)		98,189		68,893		68,893		-
Mobile App/Website (Vesta)		3,500		3,208		3,208		(0)
Refuse Service		9,000		9,000		10,562		(1,562)
Pool Chemicals		35,700		32,725		33,919		(1,194)
Special Events		30,000		30,000		34,614		(4,614)
Holiday Décor		20,000		18,333		12,350		5,984
Pest Control		8,000		7,333		5,825		1,508
Pressure Washing		9,000		8,250		1,700		6,550
Fitness Equip Maintenance		8,500		7,792		1,863		5,929
Subtotal Amenity Center	\$	988,743	\$	901,347	\$	884,639	\$	16,708
Cuanada Maintanana								
Grounds Maintenance Electric	\$	10.000	\$	0.166	\$	0.510	\$	656
Water & ReUse	Ф	300,000	Ф	9,166 275,000	Þ	8,510 157,723	Þ	117,276
		75,000						1,597
Streetlighting Leks Maintenance				68,750		67,153		
Lake Maintenance		55,620		50,985		53,321		(2,336)
Landscape Maintenance		562,267		515,411		515,411		0
Landscape Contingency		82,000		75,167		57,399		17,768
Mulch		72,500		69,900		69,900		-
Sod Replacement		180,000		175,247		175,247		-
Fuel		900		825		698		127
Irrigation Repairs		15,000		15,000		21,511		(6,511)
Capital Reserve Funding		221,309		-		-		-
Subtotal Ground Maintenance	\$	1,574,595	\$	1,255,451	\$	1,126,873	\$	128,578
Total Operations & Maintenance	\$	2,563,338	\$	2,156,798	\$	2,011,512	\$	145,286
Total Operations & Maintenance	Ψ	2,303,330	Ą	2,130,790	Ą	2,011,312	Ą	143,200
Total Expenditures	\$	2,762,603	\$	2,342,241	\$	2,216,815	\$	125,426
Excess (Deficiency) of Revenues over Expenditures	\$	(6,094)	\$	408,019	\$	537,408	\$	129,389
Net Change in Fund Balance	\$	(6,094)	\$	408,019	\$	537,408	\$	129,389
Fund Balance - Beginning	Φ.	6.004			φ	440.126		
гини ванапсе - ведіппінд	\$	6,094			\$	449,126		
Fund Balance - Ending	\$	0			\$	986,533		

### Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ - \$	186,234 \$	2,194,062 \$	5,791 \$	229,447 \$	51,876 \$	- \$	- \$	29,103 \$	- \$	- \$	- \$	2,696,513
Interest Income	177	53	238	292	4,340	5,196	5,908	5,262	4,600	4,306	3,452	-	33,824
Other Revenues	7,613	369	523	112	5,107	-	319	329	1,079	2,523	5,914		23,886
Total Revenues	\$ 7,790 \$	186,656 \$	2,194,823 \$	6,195 \$	238,894 \$	57,072 \$	6,226 \$	5,591 \$	34,782 \$	6,829 \$	9,366 \$	- \$	2,754,223
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000 \$	- \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	1,000 \$	- \$	10,000
FICA Taxes	77	-	77	77	77	77	77	77	77	77	77	-	765
Assessment Roll Administration	5,459	-	-	-	-	-	-	-	-	-	-	-	5,459
Engineering Fees	2,975	825	990	1,115	1,198	908	743	-	1,155	743	1,238	-	11,888
Dissemination Fees	855	655	655	655	655	655	955	655	655	655	655		7,705
Attorney Fees	3,420	9,613	3,537	4,843	5,985	3,219	11,896	16,251	1,852	4,477	4,049		69,141
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	
Trustee Fees	5,000	-		-	-	-	5,775	-	-	-	-	-	10,775
Arbitrage	· -	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Impact Fee Administration	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	1,365	-	15,012
Management Fees	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	4,670	-	51,365
Information Technology	137	137	137	137	137	137	137	137	137	137	137	-	1,502
Website Maintenance	91	91	91	91	91	91	91	91	91	91	91	-	1,001
Telephone	20	7	15	5	14	26	19	13	16	31	47	-	213
Postage	50	588	169	189	125	69	104	68	151	2,110	115	-	3,740
Printing & Binding	27	1,243	16	19	11	1,403	10	22	54	2,054	11	-	4,868
Insurance General Liability	8,488	-		-	-	-	-	-	-	-	-	-	8,488
Legal Advertising	86	171	-	-	85	85	127	120	178	182	399	-	1,434
Other Current Charges	-	145	10	10	251	145	-	-	-	-	-	-	561
Office Supplies	1	1	1	1	1	1	1	1	1	1	1	-	10
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,894 \$	19,510 \$	12,731 \$	14,175 \$	15,663 \$	13,848 \$	28,168 \$	24,468 \$	11,401 \$	17,591 \$	13,853 \$	- \$	205,302
Operations & Maintenance													
Amenity Center													
Insurance	\$ 42,167 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	42,167
Repairs & Replacements	10,061	7,722	7,916	1,170	12,066	8,915	6,747	14,703	5,552	16,220	4,842	-	95,913
Recreational Passes	-	-	-	-	200	400	-	250	400	-	-	-	1,250
Office Supplies	393	250	494	139	509	602	57	57	155	285	211	-	3,152
Permit Fees	446	-	500	2,064	-	-	-	925	-	-	-	-	3,936
<u>Utilities</u>	-	-	-	-	-	-	-	-	-	-	-	-	
Water & Sewer	1,114	1,182	1,479	2,268	2,404	1,800	2,007	2,644	3,622	3,722	2,975	-	25,217
Electric	2,502	2,378	2,208	1,820	2,551	2,376	2,667	2,703	2,718	3,256	3,218	-	28,397
Cable/Phone/Internet	1,841	1,841	1,841	1,935	1,988	2,111	2,339	2,339	2,339	2,339	2,339	-	23,250

## Durbin Crossing Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts													
Managerial (Vesta)	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	21,292	-	234,211
Staffing (Vesta)	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	22,800	-	250,801
Lifeguards (Vesta)	-	-	-	-	-	10,372	7,991	9,495	20,150	20,884	-	-	68,893
Mobile App/Website (Vesta)	292	292	292	292	292	292	292	292	292	292	292	-	3,208
Refuse Service	879	1,158	869	877	872	978	985	985	980	991	989	-	10,562
Pool Chemicals	2,936	3,146	2,936	3,058	3,058	3,058	3,058	3,058	3,058	3,058	3,492	-	33,919
Special Events	4,035	7,899	7,660	5,175	862	737	2,081	1,032	1,306	2,978	849	-	34,614
Holiday Décor	-	6,387	375	5,587	-	-	-	-	-	-	-	-	12,350
Pest Control	456	456	456	470	470	470	470	470	820	820	470	-	5,825
Pressure Washing	-	-	1,700	-	-	-	-	-	-	-	-	-	1,700
Fitness Equip Maintenance	-	-	-	-	525	363	-	-	680	295	-	-	1,863
Subtotal Amenity Center	\$ 111,214 \$	76,938 \$	72,816 \$	71,665 \$	69,890 \$	76,565 \$	72,786 \$	83,043 \$	86,163 \$	99,512 \$	64,048 \$	- \$	884,639
Grounds Maintenance													
Electric	\$ 614 \$	2,126 \$	622 \$	654 \$	705 \$	638 \$	444 \$	683 \$	673 \$	675 \$	675 \$	- \$	8,510
Water & ReUse	16,969	7,196	18,539	20,774	14,227	11,172	11,270	11,582	14,283	15,798	15,913	-	157,723
Streetlighting	5,918	5,939	5,877	5,787	6,064	6,017	6,300	6,450	6,361	6,126	6,315	-	67,153
Lake Maintenance	4,562	4,562	4,562	4,562	4,562	7,702	4,562	4,562	4,562	4,562	4,562	-	53,321
Landscape Maintenance	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	46,856	-	515,411
Landscape Contingency	12,436	6,752	12,460	-	3,000	-	2,400	15,211	5,139	-	-	-	57,399
Mulch	-	63,000	-	-	-	-	-	-	6,900	-	-	-	69,900
Sod Replacement	-	175,247	-	-	-	-	-	-	-	-	-	-	175,247
Fuel	36	-	29	29	133	61	118	59	89	86	58	-	698
Irrigation Repairs	-	-	1,463	-	5,018	963	1,094	4,639	-	5,144	3,190	-	21,511
Capital Reserve Funding	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance	\$ 87,391 \$	311,678 \$	90,407 \$	78,662 \$	80,564 \$	73,408 \$	73,043 \$	90,042 \$	84,863 \$	79,246 \$	77,569 \$	- \$	1,126,873
Total Operations & Maintenance	\$ 198,605 \$	388,617 \$	163,223 \$	150,326 \$	150,454 \$	149,973 \$	145,829 \$	173,086 \$	171,026 \$	178,758 \$	141,617 \$	- \$	2,011,512
Total Expenditures	\$ 232,499 \$	408,126 \$	175,954 \$	164,501 \$	166,118 \$	163,821 \$	173,997 \$	197,553 \$	182,427 \$	196,349 \$	155,469 \$	- \$	2,216,815
	(00 / 500)	(224 452)	0.040.040	(450,000)	50.55¢	(10(510)	(1)	(1010(0)	(115 (15)	(100 501)	(11(10))		505.455
Excess (Deficiency) of Revenues over Expenditures	\$ (224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,776 \$	(106,749) \$	(167,771) \$	(191,962) \$	(147,645) \$	(189,521) \$	(146,104) \$	- \$	537,408
Net Change in Fund Balance	\$ (224,709) \$	(221,470) \$	2,018,869 \$	(158,306) \$	72,776 \$	(106,749) \$	(167,771) \$	(191,962) \$	(147,645) \$	(189,521) \$	(146,104) \$	- \$	537,408

## **Community Development District**

## Debt Service Fund Series 2017 A1 & A2

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

		Adopted	Pro	rated Budget		Actual		
		Budget	Th	ru 08/31/25	Th	ru 08/31/25	,	Variance
Revenues:								
Special Assessments - Tax Roll	\$	3,054,876	\$	3,054,876	\$	3,070,639	\$	15,763
Interest Income	,	5,000	•	5,000	,	134,258	•	129,258
Total Revenues	\$	3,059,876	\$	3,059,876	\$	3,223,631	\$	163,755
Expenditures:								
Series 2017 A-1								
Interest -11/1	\$	513,416	\$	513,416	\$	513,416	\$	-
Principal Prepayment - 11/1		-		-		10,000		(10,000)
Interest - 5/1		513,416		513,256		513,256		-
Principal - 5/1		1,645,000		1,645,000		1,645,000		-
Principal Prepayment - 5/1		-		-		10,000		(10,000)
Series 2017 A-2								
Interest -11/1	\$	84,788	\$	84,788	\$	84,788	\$	-
Principal Prepayment - 11/1		-		-		5,000		(5,000)
Interest - 5/1		84,788		84,631		84,631		-
Principal - 5/1		165,000		165,000		165,000		-
Principal Prepayment - 5/1		-		-		10,000		(10,000)
Total Expenditures	\$	3,006,406	\$	3,006,091	\$	3,041,091	\$	(35,000)
Excess (Deficiency) of Revenues over Expenditures	\$	53,470	\$	53,785	\$	182,540	\$	128,755
Exects (Deficiency) of Revenues over Expenditures	Ψ	33,170	Ψ	33,763	Ψ	102,340	Ψ	120,733
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	53,470	\$	53,785	\$	182,540	\$	128,755
nor onange in t una paramet	Ψ	00,170	Ψ	00,700	Ψ_	102,010	Ψ	120,700
Fund Balance - Beginning	\$	1,029,219			\$	2,605,619		
Fund Balance - Ending	\$	1,082,689			\$	2,788,160		
- and Saluret Draing	Ψ	1,002,007			Ψ	2,700,100		

## **Community Development District**

## **Capital Reserve Fund**

## Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Pror	ated Budget		Actual	
	Budget	Thru	u 08/31/25	Th	ru 08/31/25	Variance
Revenues						
Capital Reserve Funding	\$ 221,309	\$	-	\$	-	\$ -
Miscellaneous Revenue/Interest Income	24,333		24,333		44,541	20,208
Settlement Proceeds	-		-		300,000	
Total Revenues	\$ 245,642	\$	24,333	\$	344,541	\$ 20,208
Expenditures:						
Capital Outlay	\$ 150,000	\$	150,000	\$	349,327	\$ (199,327)
Repair and Replacement	23,881		23,881		83,938	(60,057)
Other Current Charges	-		-		33,384	(33,384)
Total Expenditures	\$ 173,881	\$	173,881	\$	466,649	\$ (292,768)
Excess (Deficiency) of Revenues over Expenditures	\$ 71,761			\$	(122,108)	
Other Financing Sources/(Uses)						
Transfer In/(Out)	\$ -	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	-	\$ -
Net Change in Fund Balance	\$ 71,761			\$	(122,108)	
Fund Balance - Beginning	\$ 1,243,030			\$	1,289,984	
Fund Balance - Ending	\$ 1,314,791			\$	1,167,876	

## **Community Development District**

## Long Term Debt Report

Series 2017A-1, Special As	sessment Refunding B	onds	
Interest Rate:		Various	
Maturity Date:		5/1/2037	
Reserve Fund Definition		50% MADS	
Reserve Fund Requirement	\$	1,343,722	
Reserve Fund Balance		1,343,722	
Bonds outstanding - 3/31/2017			\$ 37,825,000
Less: May 1, 2017 (Prepayment)			(40,000
Less: May 1, 2018			(1,415,000
Less: May 1, 2018 (Prepayment)			(10,000
Less: November 1, 2018 (Prepayment)			(15,000
Less: May 1, 2019			(1,445,000
Less: May 1, 2019 (Prepayment)			(25,000
Less: November 1, 2019 (Prepayment)			(145,000
Less: May 1, 2020			(1,465,000
Less: May 1, 2020 (Prepayment)			(25,000
Less: November 1, 2020 (Prepayment)			(25,000
Less: May 1, 2021			(1,495,000
Less: November 1, 2021 (Prepayment)			(195,000
Less: May 1, 2022			(1,515,000
Less: May 1, 2023			(1,555,000
Less: May 1, 2024			(1,595,000
Less: November 1, 2024 (Prepayment)			(10,000
Less: May 1, 2025			(1,645,000
Less: May 1, 2025 (Prepayment)			(10,000
Current Bonds Outstanding			\$ 25,195,000

Series 2017A-2, Special As	sessment Refunding Bonds	
Interest Rate:	5.00% -6.25%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% MADS	
Reserve Fund Requirement	\$ 172,938	
Reserve Fund Balance	172,938	
Bonds outstanding - 3/31/2017		\$ 4,580,000
Less: May 1, 2018		(130,000
Less: May 1, 2018 (Prepayment)		(170,000
Less: November 1, 2018 (Prepayment)		(10,000
Less: May 1, 2019		(130,000
Less: May 1, 2019 (Prepayment)		(25,000
Less: November 1, 2019 (Prepayment)		(20,000
Less: May 1, 2020		(140,000
Less: May 1, 2020 (Prepayment)		(65,000
Less: May 1, 2021		(145,000
Less: May 1, 2021 (Prepayment)		(40,000
Less: November 1, 2021 (Prepayment)		(20,000
Less: May 1, 2022		(150,000
Less: May 1, 2022 (Prepayment)		(95,000
Less: May 1, 2023		(155,000
Less: May 1, 2023 (Prepayment)		(95,000
Less: May 1, 2024		(155,000
Less: November 1, 2024 (Prepayment)		(5,000
Less: May 1, 2025		(165,000
Less: May 1, 2025 (Prepayment)		(10,000
Current Bonds Outstanding		\$ 2,855,000

*C*.

## **DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT**

## **Fiscal Year 2025 Assessment Receipts**

	ASSESSED				
	# UNITS   SERIES 2017A1-   TOTAL N				
	ASSESSED	2 DEBT NET	O&M NET	ASMTS	
NET ASSESSMENTS TAX ROLL	146,477	3,053,548.79	2,681,504.34	5,735,053.13	

Units include 144,153 square feet of Commercial/Retail/Office

	RECEIVED			
				TOTAL AMOUNT
ST JOHNS COUNTY DISTRIBUTION	DATE	DEBT	O&M	RECEIVED
1	11/5/2024	12,161.97	10,680.15	22,842.12
2	11/15/2024	93,657.36	82,246.14	175,903.50
3	11/20/2024	106,253.57	93,307.63	199,561.20
4	12/6/2024	262,499.56	230,516.61	493,016.17
5	12/19/2024	168,010.17	147,539.81	315,549.98
6	1/9/2025	2,067,967.13	1,816,005.97	3,883,973.10
INTEREST	1/13/2025	6,594.31	5,790.85	12,385.16
7	2/20/2025	261,281.33	229,446.80	490,728.13
8	4/8/2025	55,815.54	49,014.97	104,830.51
INTEREST	4/14/2025	3,257.66	2,860.74	6,118.40
TAX CERTIFICATES	6/13/2025	4,294.18	3,770.97	8,065.15
9	7/10/2025	28,846.53	25,331.86	54,178.39
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		3,070,639.31	2,696,512.50	5,767,151.81
TAX ROLL % COLLECTED		100.6%	100.6%	100.6%



Community Development District

## Check Run Summary August 31, 2025

Fund	Date	Check No.	Amount	
General Fund				
defici di i dila				
Payroll	8/28/25	50907-50911	\$ 923.50	
			Sub-Total	\$ 923.50
Accounts Payable				
	8/5/25	7325-7332	\$ 55,579.58	
	8/12/25	7333-7341	35,799.79	
	8/21/25	7342-7346	51,149.35	
	8/26/25	7347-7351	7,449.96	
			Sub-Total	\$ 149,978.68
Capital Reserve Fund	8/26/25	286-287	\$ 46,022.49	
			Sub-Total	\$ 46,022.49
Wells Fargo Credit Card*				
J	8/28/25	July Purchases	\$ 1,565.32	
			Sub-Total	\$ 1,565.32
Total				\$ 198,489.99

<sup>\*</sup>Wells Fargo Credit Card Invoices available upon request

PR300R	PAYRO	LL CHECK REGISTER	RUN	8/28/25 PAGE 1	
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50907	1.1	SARAH G HALL	184.70	8/28/2025	
50908	13	JASON S HARRAH	184.70	8/28/2025	
50909	8	PETER E POLLICINO	184.70	8/28/2025	
50910	18	SHALENE B ESTES	184.70	8/28/2025	
50911	19	SHAWNA R BERDEN	184.70	8/28/2025	

TOTAL FOR REGISTER

923.50

DURB DURBIN CROSS DLAUGHLIN

## **ATTENDANCE SHEET**

District:	Durbin Crossing CDD					
Meeting Date:						
	Supervisor	In Attendance	Fees			
1.	Shawna Berden Assistant Secretary		\$200			
2.	Peter Pollicino Chairman		\$200			
3.	Sarah Gabel Hall Assistant Secretary		\$200			
4.	Shalene B. Estes Assistant Secretary		\$200			
5.	Jason Harrah Vice Chairman		\$200			
District Manager:						

PLEASE RETURN COMPLETED FORM TO BERNADETTE PEREGRINO

	The contract of the contract o					
					Invoi	ce
	BO NCER	Bouncers,	Slides, and	More Inc.	Date: August 2nd, 20	25
		1915 Blue	ebonnet Wa	у	Invoice Number: 08022025.15	
		Fleming Is	land, FL			
]	<b>&amp;</b>	32003				
	MO AE	_				
	<u>Name / Address</u>	Additiona	al Details:			
1	Attn: Kristin Jimenez					
	Durbin Crossing					
	C/O Governmental Management					
	475 W. Town Place, Ste. 114					
	St. Augustine, FL 32092					
	<u>Description</u>	Quantity	<u>Rate</u>	<u>Discount %</u>	<u>Extended</u>	
1	20' Tropical Slide	1	\$375.00		\$350.00	\$350.00
2	Cash Cube	1	\$300.00		\$200.00	200
3						
4						•
5						
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9						
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11						
12						···
13						
14						
15			*			
16						
17						
18						
19						
20	<u> </u>					
Com	<u>ments</u> :	Subtotal		·····		\$550.00
		Sales Tax	(0.0%)			n/a_
		Total				\$550.00

# RECEIVED

By Tara Lee at 4:32 pm, Jul 31, 2025

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

July 28, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



Mr. Daniel Laughlin Durbin Crossing CDD Governmental Management Services, LLC Suite 114 475 West Town Place St. Augustine, FL 32092

Invoice No. 3598117

6123-1

Re: Gene	ral								
For Profession	For Professional Legal Services Rendered								
06/02/25	M. Eckert	1.20	456.00	Research supervisor teaching pickle ball at CDD facility; prepare budget and assessment documents					
06/09/25	M. Eckert	0.10	38.00	Confer with Laughlin					
06/17/25	M. Eckert	0.10	38.00	Follow up on Yellowstone extension					
06/17/25	K. Haber	0.80	216.00	Prepare landscape maintenance amendment agreements; correspond with Davidson and Laughlin regarding same					
06/21/25	M. Eckert	0.20	76.00	Prepare for board meeting					
06/22/25	M. Eckert	0.10	38.00	Review budget and assessment documents and proceedings status					
06/23/25	M. Eckert	2.00	760.00	Prepare for and attend board meeting					
06/24/25	M. Eckert	0.40	152.00	Follow up from meeting; confer with Laughlin					
06/26/25	M. Eckert	0.10	38.00	Provide revisions to audit engagement letter					

Durbin Crossing CDD July 28, 2025 Client Matter No. 6123-1 Invoice No. 3598117 Page 2

06/26/25	K. Metin	1.70	450.50	Review audit engagement letter; prepare a draft email to send it to the auditor regarding the engagement letter
06/27/25	M. Eckert	0.10	38.00	Review revised audit engagement letter
06/30/25	M. Eckert	0.20	76.00	Review draft minutes and provide comments
TOTAL HO	URS	7.00		
TOTAL FO	R SERVICES REN	IDERED		\$2,376.50
TOTAL CU	RRENT AMOUN	ΓDUE		<u>\$2,376.50</u>



Invoice

Date Invoice# 8/1/2025 131295630499

1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com 
 Terms
 Net 20

 Due Date
 8/21/2025

 PO #

Bill To

Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092 Ship To

Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,062.09

RECEIVED

By Tara Lee at 9:56 am, Jul 29, 2025

**Subtotal** \$1,062.09

Tax \$0.00

Total \$1,062.09

Amount Paid/Credit Applied

\$0.00

**Balance Due** \$1,062.09

Click Here to Pay Now







1707 Townhurst Dr. Houston TX 77043 (800) 858-POOL (7665) www.poolsure.com

475 West Town Place, Suite 114 St. Augustine FL 32092

Bill To

GMS, LLC

### Invoice

Date Invoice# 8/1/2025 131295630500

 Terms
 Net 20

 Due Date
 8/21/2025

 PO #
 PO #

Ship To

Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$1,996.40

**RECEIVED**By Tara Lee at 9:54 am, Jul 29, 2025

 Subtotal
 \$1,996.40

 Tax
 \$0.00

**Total** \$1,996.40

Amount Paid/Credit Applied \$0.00

**Balance Due** \$1,996.40

Click Here to Pay Now







#### Please Remit Payment to:

Solitude Lake Management, LLC 1320 Brookwood Drive Suite H Little Rock, AR 72202 Phone #: (888) 480-5253

Invoice Number:

PSI189309

Page: 1

**INVOICE** 

Invoice Date:

8/1/2025

Bill

Ship Via

Ship Date

Due Date

Terms

Fax #: (888) 358-0088

**Durbin Crossing CDD** To:

8/1/2025

8/31/2025

Net 30

Governmental Mgmt Services 475 West Town Place #114 Saint Augustin, FL 32092

Ship

**Durbin Crossing CDD** To:

Governmental Mgmt Services 475 West Town Place #114 St Augustine, FL 32092

**United States** 

Customer ID

5459

P.O. Number

P.O. Date

8/1/2025

Our Order No.

**Total Price** Quantity **Unit Price Order Qty** Unit Item/Description 4,561.87 1 1 4,561.87 Annual Maintenance

August Billing 8/1/2025 - 8/31/2025 Durbin Crossing Cdd-Lake-ALL

**RECEIVED** 

By Tara Lee at 4:37 pm, Aug 04, 2025

### Invoice

#### Invoice numberODWWCYEQ 0002

Date of issue

August 4, 2025

Date due

August 11, 2025

Sunshine's Hotdogs

17212 Cavalier Lane Hilliard, Florida 32046

**United States** 

Bill to Durbin Crossing CDD

c/o Governmental Management Services

475 W. Town Place Suite 114

St. Augustine, FL 32092

# \$299.00 USD due August 11, 2025

Pay online

Description		Qty	Unit price	Amount
Balance due to meet \$500 event minimum (after	\$201 in sales): \$299	1	\$299.00	\$299.00
	Subtotal			\$299.00
	Total			\$299.00
	Amount due			\$299.00 USD

We appreciate your business and look forward to coming back out!

**RECEIVED** 

By Tara Lee at 2:01 pm, Aug 04, 2025

## Sarvice Slip/Invoice

Turner
Pest
Control

INVOICE: 620582690

DATE: 04/22/2025

ORDER: 620582690

Bill for

[137801]

Durbin Crossing South Amenity Cntr C/O Vesta Properties 200 Business Park Cir Saint Augustine, FL 32095-8822

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323 904-355-5300 • Toli Free: 800-225-5365 • turnerpest.com

> Work Location:

[137801]

904-230-2011

Durbin Crossing South Amenity Center 145 S Durbin Pkwy Saint Johns, FL 32259-7224

Work Date Time 04/22/2025 10:32 AM Purchase Order	Terms Last Service May Gode – NET 30 08/04/2025		Time II 10:32 AM Time 0/ 11:23 AM
Signvilge WC-RETREAT 10	និយៈនៅស្រី(១)៖ COMMERCIAL WARRANTY - RETREAT 10 YEARS		ੀ*)∌(ਜ:) \$350.10
RECEIVED		SUBTOTAL TAX AMT. PAID	\$350.10 \$0.00 \$0.00
J	i	TOTAL	\$350.10
J	at 4:37 pm, Aug 04, 2025	AMOUNT DUE	\$350.10 \$350.10
J	i		\$350.10

Suite 300 Jacksonville FL 32202

Vesta Property Services, Inc. 245 Riverside Avenue

Invoice

Invoice # Date

427665 08/01/2025

Terms

Net 30

**Due Date** 

08/31/2025

Memo

Monthly Fees

**Bill To** 

Durbin Crossing C.D.D. c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092

188	Asaktoklan	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Jana a sa	Augustaic
	acility Manager / Lifestyle eld Operations Manager eneral Manager anitorial col maintenance aintenance Techs acility Attendants acility Monitors oblie App	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8,105.75 6,176.91 7,009.22 2,304.33 3,150.15 4,482.78 7,074.55 5,788.26 291.67	8,105.75 6,176.91 7,009.22 2,304.33 3,150.15 4,482.78 7,074.55 5,788.26 291.67
Į.				

Thank you for your business.

Total

44,383.62

**RECEIVED** 

By Tara Lee at 11:23 am, Jul 31, 2025

# Commercial Fitness Products

### Invoice

5034 N Hiatus Road Sunrise, FL 33351

954-747-5128

Phone

954-747-5131 F

Fax

Date	Invoice #
7/23/2025	AC07207

Sold To

Ship To

Durbin Crossing HOA 145 S Durbin Parkway St Johns, FL 32259 solear@vestapropertyservices.com

Durbin Crossing HOA 145 S Durbin Parkway St Johns, FL 32259

Rep	Account #	Sales Order Nc.	Ship Date	Purchase Order#	Terms	Due Date
EC	DUR007	OST115	- 22,2025	Verbal	Due on receipt	7/23/2025
Qty	Item Ccd	le	Descripti	on	Price Each	Amount
	Service Charge Part Part Labor Freight	Matrix E Technici Subtotal	Tharge R3 Lat Bearing Rod En- lliptica: Foot Adjuster an installed part listed. Shipping	d	90.00 80.00 15.00 90.00 20.00	90.00 80.00 15.00 90.00 275.00 20.00
training and the second	Re code	81712	5 Company	tenance 1.320	53800.45516 TRL	
	RECEIVED  By Tara Lee at 1:52 pm, Aug 07, 2025			Assert		

Trank with for your business!		Total	\$295.00
		Payments/Credits	\$0.00
		Balance Due	\$295.00
www.commfitnessproducts.com	-		



Durbin Cros	764133	07/31/25	
INVOICE# 0007249121	INVOICE PERIOD Jul 1- Jul 31, 2025	CURRENT INVOK \$84.96	E TOTAL
 PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH A	
\$0.00	\$0.00	\$84.96	

#### BILLING ACCOUNT NAME AND ADDRESS

Durbin Crossing / Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649

### Ուվլես[ոլվուլվոլիլ]ումունը[ոլը]ենը[իրըով||հերերիր|||հերի

#### PAYMENT DUE DATE: AUGUST 31, 2025

Legal Entity; Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be walved. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.garnett.com

FEDERAL ID 47-2390983

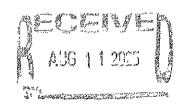
Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
7/1/25	Balance Forward	\$97,20
7/29/25	PAYMENT - THANK YOU	-\$97.20
Package	Advertising:	

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/17/25	11468891	SAG St Augustine Record	BOS Meeting July 28		\$84.96

### **RECEIVED**

By Tara Lee at 2:34 pm, Aug 11, 2025



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due \$84.96 Service Fee 3.99% \$3.39 \*Cash/Check/ACH Discount -\$3.39 \*Payment Amount by Cash/Check/ACH \$84.96 Payment Amount by Credit Card \$88.35

#### PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT **ACCOUNT NAME** ACCOUNT NUMBER INVOICE NUMBER AMOUNT PAID **Durbin Crossing / Gms** 764133 0007249121 CURRENT 30 DAYS 60 DAYS 90 DAYS 120+ DAYS UNAPPLIED TOTAL CASH AMT DUE\* PAST DUE DUE PAST DUE PAST DUE PAST DUE PAYMENTS \$0.00 \$0.00 \$84,96 \$0.00 \$0.00 \$0.00 \$84.96 REMITTANCE ADDRESS (Include Account# & Invoice# on check) TO PAY BY PHONE PLEASE CALL: TOTAL CREDIT CARD AMT DUE 1-877-736-7612 \$88.35 Gannett Florida LocaliQ PO Box 631244 To sign up for E-mailed invoices and online payments please contact Cincinnati, OH 45263-1244 abgspecial@gannett.com

# LOCALIQ

### **FLORIDA**

PO Box 631244 Cincinnati, OH 45263-1244

#### **AFFIDAVIT OF PUBLICATION**

Courtney Hogge Durbin Crossing / Gms 475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/17/2025

MVIA

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:

\$84.96

Tax Amount:

\$0.00

Payment Cost:

\$84.96 11468891

# of Copies:

Order No: Customer No:

764133

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN Notary Public State of Wisconsin DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF

SUPERVISORS MEETING
Notice is hereby given that the
Board of Supervisors ("Board") of
the Durbin Crossing Community
Development District ("District")
will hold a regular meeting on
Monday, July 28, 2025 at 6:00 p.m. at
the Durbin Crossing South Amenity
Center located at 145 South Durbin
Parkway, St. Johns, Florida 32259,
where the Board may consider any
business that may properly come
before it ("Meeting").

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. An electronic copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850) and is expected to also be available on the District's website at

www.DurbinCrossingCDD.com.
There may be accasions when one or more Supervisors will participate by telephone or video conference.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dlating 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin District Manager Pub: July 17, 2025; #11468891

### **Governmental Management Services, LLC**

475 West Town Place, Suite 114 St. Augustine, FL 32092

# Invoice

Invoice #: 538
Invoice Date: 8/1/25

**Due Date:** 8/1/25

Case:

P.O. Number:

#### Bill To:

Durbin Crossing CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -August 2025 Website Administration - August 2025 Information Technology -August 2025 Impact Fee Collection Administration - August 2025 Dissemination Agent Services - August 2025 Office Supplies Postage Copies Telephone		4,669.58 91.00 136.50 1,364.75 655.00 0.81 115.02 10.50 47.44	4,669.58 91.00 136.50 1,364.75 655.00 0.81 115.02 10.50 47.44

**RECEIVED** 

By Tara Lee at 1:04 pm, Aug 07, 2025

Total	\$7,090.60
Payments/Credits	\$0.00
Balance Due	\$7,090.60

# KAD ELECTRIC COMPANY P.O. BOX 8567 FLEMING ISLAND FL 32006-0014

# Invoice

DATE	INVOICE#
7/28/2025	5021

BILL TO							
	1 Place, Suite 11	4			•		
St. Augustine FL 32092			P.O. NO.	TERMS	J	ОВ	
				Due on receipt	25	-952	
ITEM	QUANTITY		DESCRIPTION		RATE	AMOUNT	
Elec. Labor			rkway noed existing service and installed 2 Islesbrook Pkwy.	a new JEA concrete	4,900.00	4,900.00	
	•		320, 53200. 40				
		RECEI By Tara	<b>VED</b> Lee at 2:06 pm, Au	g 08, 2025			
Thank you for y	your business. V	Ve appreciate it very	much.	Total		\$4,900.00	
				Payments/	Credits	\$0.00	
Phone	#	Fax#	E-mail	Balance D	ue	\$4,900.00	
904-541-	1000	904-215-3475	LDEASE@AOL.COM				



# Invoice

Remit To: Lamp Sales Unlimited PO Box 10606 Jacksonville FL 32247-0606

Jacksonville 4580 St Augustine Rd Jacksonville FL 32207-7244 PH(904)737-9292 FX(904)737-4333

Orlando

d 4210 LB Mc Leod RD STE118
7-7244 Orlando FL 32811-5682
PH(407)859-1515
FX(407)859-2423

#INVC30T03E

-----

Bill To Durbin Crossing CDD 145 S. Durbin Parkway

Jacksonville FL 32259 United States Ship To
Durbin Crossing CDD
145 S. Durbin Parkway
Jacksonville FL 32259
United States

 PO# ZACH Sales Rep EMP018 Rix, Clayton Ship Date-Method 07/28/2025 LSU Delivery

Account CUS393

Inside Sales Rep Chris Kaleel

Created From

\*\* - - -

.

Quantity

Amount 501

Item

Туре

15

Rate \$7.98

\$11970 \\i

CF26DT/E/IN835

CF26DT/E/IN835 26W TRIPLE 3500K GX24Q3 BASE #20881 50/CS SYLVANIA

> Subtotal Tax (%)

\$119.70

Shipping

50,00 50,00

Total

S119.70

**Amount Due** 

S119.70

Status

Oper

Sulle 8/7/25
Sulle 8/7/25
Pepare + Repare + 4200
Pepare - 720.53800.44200

RECEIVED

By Tara Lee at 1:52 pm, Aug 07, 2025

An area is a con, for the quantities listed. Quotes expire on Expiration date above, if no Expiration the content of the cluste expires 30 days from issue.

And Test on a table expires 30 days from issue.

And Test on the content items. (Sof) returned are subject to restocking, return freight, and handling fees.

The extensive commencing with the purchase or ordering of the material listed in this quote than 1945 the content of these outlined terms.



#### SUNDANCER-SIGN GRAPHICS

11259 Business Park Blvd, Suite 3 Jacksonville, FL 32256 904-287-4949 info@sundsg.com

## INVOICE

#### **BILL TO**

Durbin Crossing CDD c/o GMS 475 West Town Place, Suite 114 St Augustine, FL 32092

#### -SHIP IO

Durbin Crossing CDD c/o GMS 145 South Durbin Parkway St Johns, FL 32259 **INVOICE #** 5396

**DATE** 03/03/2025 **DUE DATE** 04/02/2025

**IERMS** Net 30

ACTIVITY.

Specialty Sign Green Space Sign w/ posts

Specialty Sign Wetland Signs no posts QTY RATE AMOUNT

6 150.00 900.00T

20 65.00 1,300.00T

SUBTOTAL TAX TOTAL BALANCE DUE 2.200.00 0.00 2.200.00 **\$2,200.00** 

5617125 voyu200 Cerazo. 53800. Luso

# Service Slip/Invoice

Turner
Pest
Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32250-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC PO Box 600323 Jacksonville, FL 32260-0323 904-355-5300

INVOICE: 621001651 DATE: 08/04/2025 ORDER: 621001651

Bill To:

[176599]

Durbin Crossing CDD 475 W Town PI Ste 114 Saint Augustine, FL 32092-3649 Work Location:

[176602] 904-230-2011

Durbin Crossing CCD 145 S Durbin Pkwy St Johns, FL 32259-7224

Purches Ords)	Теннів Едзі/Senvilos Мар Gordis NET 30 08/04/2025		1/11)1: 09:41 A
Service	Description		ી જે ફોલ દ
CM	Commercial Pest Control - Monthly Service		\$102.
		SUBTOTAL	\$102.9
RECEIVED		TAX	\$0.0
		AMT. PAID	\$0.0
	at 3:24 pm, Aug 05, 2025	AMT. PAID TOTAL	\$0.0 \$102.9
		TOTAL	\$102.
		AMOUNT DUE	\$102. <del>.</del> \$102. <del>.</del>



PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323 904-355-5300 • Toll Free: 850-225-5305 • turnerpest.com

### Service Slip/Invoice

INVOICE:

621002172

DATE: ORDER: 08/04/2025 621002172

Work

 $I_{\rm ocation}$  [137801]

904-230-2011

**Durbin Crossing South** Amenity Center 145 S Durbin Pkwy Saint Johns, FL 32259-7224

[137801] Bill To:

> **Durbin Crossing South Amenity Cntr** C/O Vesta Properties 200 Business Park Cir Saint Augustine, FL 32095-8822

ฟูตะk Date 08/04/2025 Punchs	िताह 09:24 AM इन्दर शिक्षीत	Target Pest MOSQUITO Terms NET 30	Technician Last Service Map Gode 08/04/2025		09:24 AM 11111: 0 09:41 AM
SI	ej Mjoë	Commercial Mosquito Ser	Description		Pijies \$122.23
				SUBTOTAL TAX AMT. PAID	\$122.23 \$0.00 \$0.00
	EIVED	:22 pm, Aug 05, 2		TOTAL	\$122.23

**Turner Pest Control LLC** 

Jacksonville, FL 32260-0323

PO Box 600323

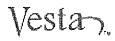
904-355-5300

TECHNICIAN SIGNATURE

AMOUNT DUE

\$122.23

Nora **CUSTOMER SIGNATURE** 



Vesta Property Services, Inc. 245 Riverside Avenue Suite 300 Jacksonville FL 32202

#### Bill To

Durbin Crossing C.D.D. c/o GMS LLC 475 West Town Place Suite 114 St. Augustine FL 32092

### Invoice

Invoice # Date 427978 07/31/2025

Terms

Net 30

**Due Date** 

08/30/2025

Memo

Lifeguard Hours

Bergiglioù	(etatelet@ave	li aic	//ind(all)
Lifeguards	883.06	23.65	20,884.37

Total

20,884.37

**RECEIVED** 

By Tara Lee at 3:24 pm, Aug 05, 2025



Vested in your community.

Vesta

245 Riverside Avenue Suite 300

Jacksonville, FL. 32202 Phone: 904-355-1831 Billable Services Invoice

Invoice #:8042025 Date:8-04-2025

To

Durbin Crossing CDD 475 W. Town Place Suite 114 St. Augustine, Florida 32092 904-940-5850 For:

Non-contractual Billable Services Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
July Lifeguard Hours	883.06	\$23.65	20,884.3
		TOTAL	\$20,884.3



TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

August 14, 2025

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157



Mr. Daniel Laughlin **Durbin Crossing CDD** Governmental Management Services, LLC Suite 114 475 West Town Place St. Augustine, FL 32092

**RECEIVED** 

By Tara Lee at 9:18 am, Aug 15, 2025

Invoice No. 3610740 6123-1

Re: Gener	ral							
For Professional Legal Services Rendered								
07/01/25	K. Haber	0.90	243.00	Prepare door refurbishment agreement; prepare door fabrication and installation agreement; correspond with Laughlin regarding same				
07/02/25	K. Haber	0.70	189.00	Prepare agreement for gym equipment; correspond with O'Lear and Laughlin regarding same; correspond with O'Lear regarding surplus property				
07/03/25	M. Eckert	0.10	38.00	Research issue with door contract; confer with Laughlin				
07/03/25	K. Haber	0.20	54.00	Revise door installation agreement; correspond with Laughlin regarding same				
07/07/25	M. Eckert	0.10	38.00	Prepare for board meeting				
07/07/25	K. Haber	0.30	81.00	Correspond with O'Lear regarding payment provisions for fitness equipment agreement; revise agreement				

Durbin Crossing CDD August 14, 2025 Client Matter No. 6123-1 Invoice No. 3610740 Page 2

TOTAL HOURS

07/08/25	K. Haber	0.30	81.00	Correspond with O'Lear regarding payment provisions for fitness equipment agreement; revise
07/15/25	K. Haber	1.20	324.00	agreement Correspond with Laughlin regarding amenity facilities door agreements; confer with O'Lear regarding online collection of personal information of minors; prepare memorandum regarding applicability of Children's Online Privacy Protection Act
07/17/25	M. Eckert	0.30	114.00	Prepare for and attend agenda call; follow up on audit
07/22/25	M. Eckert	0.30	114.00	Review clearing of conservation land at 1258 and 1262 Leith Hall; confer with Laughlin; prepare cease and desist letters
07/22/25	K. Haber	0.60	162.00	Prepare cease and desist letters for conservation easement encroachment
07/23/25	M. Eckert	0.20	76.00	Draft cease and desist letters for conservation area clearing
07/23/25	K. Haber	0.20	54.00	Correspond with Laughlin and Davidson regarding conservation encroachment cease and desist letters
07/24/25	K. Haber	0.40	108.00	Review amenity policies regarding age restrictions
07/25/25	K. Haber	0.50	135.00	Prepare July board meeting agenda memorandum
07/27/25	M. Eckert	0.20	76.00	Prepare for board meeting
07/28/25	M. Eckert	5.20	1,976.00	Prepare for, travel to and attend board meeting; return travel; meeting follow up
07/28/25	K. Haber	0.20	54.00	Correspond with Hogge regarding budget notices
07/29/25	K. Haber	0.20	54.00	Prepare form of parental consent and waiver for amenities usage by minors

12.10

Durbin Crossing CDD August 14, 2025 Client Matter No. 6123-1 Invoice No. 3610740 Page 3

TOTAL FOR SERVICES RENDERED

\$3,971.00

**DISBURSEMENTS** 

Travel Expenses

78.32

TOTAL DISBURSEMENTS

<u>78.32</u>

TOTAL CURRENT AMOUNT DUE

\$4,049.32



**Phone** 

904-903-8524

Mail

tehereahura@gmail.com

Address

7043 Butterfly Ct Jacksonville, FL 32258

**Bill To: Durbin Crossing CDD** c/o Governmental Management Services 475 W. Town Place Ste 114 St. Augustine, FL 32092

# INVOICE

Date: Augus t 28,2025

Invoice #: 001

### **RECEIVED**

By Tara Lee at 12:41 pm, Aug 18, 2025

**Event Details** 

Name: Labor Day Luau Party

Date: Monday, September 1, 2025 from 5PM - 8PM

DESCRIPTION	QTY	PRICE	TOTAL
1 Hour Luau Show Golden Sunset Luau Show Package	1	\$700.00	\$700.00
Term and Conditions :	S	ub Total :	\$700.00
The Fee in Full shall be required upon receipt of this Invoice. Outstanding Balance must be paid by September 1, 2025, prior to service start. Please provide in the form of	Тах	Exempt :	\$0
Cashier's Check or Company/Personal Check.	GRAND	TOTAL:	\$700.00

Owner/CEO



[176599]

**Durbin Crossing CDD** 

475 W Town Pi Ste 114

Saint Augustine, FL 32092-3649

Bill To:

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 800323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

### Service Slip/Invoice

Turner Pest Control LLC PO Box 600323 Jacksonville, FL 32260-0323 904-355-5300

INVOICE: 621001650 DATE: 08/12/2025 ORDER: 621001650

Work Location:

[176599]

904-230-2011

Durbin Crossing CDD 730 N Durbin Pkwy St Johns, FL 32259-8217

(a) { (a) a) { (a) a } (b) { (b) a } (b) { (	(m(a) 36 PM	वाखान प्रस्कार विकास	Tedinies.			11in(=) 12:36 PM
Purchase Or	disr	THAIRS NET 30	િલાઇ ઉલ્લામિક 08/12/2025	Nep Goole		12:52 PM
Senvice			Dec	Giption		Paids
PCM	(	Commercial Pest Control -	Monthly Service			\$83.63
					SUBTOTAL	\$83,63
					TAX	\$0.00
					AMT. PAID	\$0,00
					TOTAL	\$83,63
					AMOUNT DUE	\$83.63
					nen	
					TECHNICIAN SIGNA	ATURE
					CUSTOMER SIGNA	ATURE



[137299]

Durbin Crossing CDD C/O Vesta Properties

200 Business Park Cir

Time

12:37 PM

Bureline (20 Gill)

Bill To:

Work Dake

08/12/2025

PAYMENT ADDRESS: Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Saint Augustine, FL 32095-8822

ieigig Pasi

MOSQUITO

NET 30

# Sawice Slip/Invoice

Turner Pest Control LLC PO Box 600323 Jacksonville, FL 32260-0323 904-355-5300

INVOICE: 621002173

DATE: 08/12/2025

ORDER: 621002173

Work Location:

[137299] 90

904-230-2011

Time In

Minne Oleje

12:37 PM

12:50 PM

Durbin Crossing North Amenity Center 730 N Durbin Pkwy Jacksonville, FL 32259-8217

08/12/2025

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Stativina		Boseription	Hiles
CPCMOSULV	Commercial Mosquito Service		\$160,82
		SUBTOTAL	\$160.82
		TAX	\$0,00
		AMT. PAID	\$0.00
		TOTAL	\$160.82
		AMOUNT DUE	\$160.82
		and	
		TECHNICIAN	SIGNATURE
		CUSTOMER S	SIGNATURE



**Durbin Crossing CDD** c/o Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

### INVOICE

INVOICE#	INVOICE DATE
968706	8/1/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017

Atlanta, GA 30392-1017

Invoice Due Date: August 31, 2025

Invoice Amount:

\$46,855.58

Description

**Current Amount** 

Monthly Landscape Maintenance August 2025

\$46,855.58

RECEIVED

By Tara Lee at 2:06 pm, Aug 08, 2025

**Invoice Total** 

\$46,855.58

Landocapa Maint encace
1.320, 53800, 46200







Date:	Invoice #:
8/12/2025	199314

1702 Lindsey Road Jacksonville, FL 32221-6791 Office 904-781-7060

Bill To	
Durbin Crossing CDD	
475 West Town Place	
Vesta Property Services	•
Suite 114	
St Augustine, FL 32092	<u>.</u>
Email	Terms
Zdavidson@vestapropertyservices.com	Due Upon Receipt

Work Performed At		
Durbin Crossing CDD		
Monument Entrance St Johns, FL 32259 Zack 904-230-2011		•
Purchase Order	Rep	Work Order
-	PM BRIAN LEONARD	263635

Item	Description	Amount
	Provide all labor and materials to inspect roof coverings at (2) Community Entrance Monuments at one of these monuments at Tollerton Intersection, there is extensive damage to the roof structure and exploratory work will be needed - if we find failed framing there will be an additional quote made - we will attempt to minimize and shore up the sagging corner -(value of this one is \$2,980.00) the other only involves roof inspection, caulking. The third Monument is at Wellwood and Durbin Parkway is repairing approx 16 If of 2"x4, painting to be done by others after pressure treated lumber dries out.  Total \$3,980.00  RECEIVED  By Tara Lee at 12:37 pm, Aug 22, 2025	\$3,980.00
	1.320.53800 (MY200)	

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof. In any action to collect past due amounts, customer shall pay all reasonable attorney's fees incurred.

Subtotal:	\$3,980.00
Sales Tax:	\$0.00
Invoice Total:	\$3,980.00
Payments and Credits:	\$0.00
Total Due:	\$3,980.00



7AMOUNI \$279.96

Customer

Name:

**Durbin Crossing North Cdd** 

Date

08/08/2025

Durbin Crossing North Cdd 475 West Town Place Ste 114 St Augustine FL 32092

**STATEMENT** 

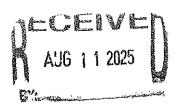
Deige & stolist	ios Silice/Apipinces	ः । विस्त्रानगृशीकाः	. Debit (	1(-(4))	्रह्मात्राज्ञ <b>ः</b>
04/15/2025 16188	730 N Durbin Pkwy	Inv# 386312	\$279.96	\$0.00	\$279.96

# **RECEIVED**

Explry Date:

Signature:

By Tara Lee at 10:30 am, Aug 25, 2025



	(0)	A STATE OF THE PARTY OF THE PAR	1280102175		A CONTRACTOR OF STREET	Control of the Contro	SEARCE DRIVE	Charles Control Control of the Control Control of the Control of t
Į		\$0.00	\$0.00	\$0.00		\$0.00	\$279.96	\$279.96
	How	To Pay	ad wil and also has held the Tell ya, An, An, An, Tell the and any an					
		Credit Card (I	MC,Visa, Amex, Discover)			Mail		
	enner en	Pay Online atlanticcompanies.simprosuite.com/payment/		Detach this sec	ction and mail check to:			
		Call	904-743-8444 to pay over	the phone.		Atlantic Secur	•	
	Credit Card No.			1714 Cesery E Jacksonville.				
						Jacksonvine,	1 L V4211	
		Card Holder's	Name:	ccv:				

Customer

Reference:

9373



**Durbin Crossing CDD** c/o Vesta Property Services 145 South Durbin Parkway St. Johns, FL 32259

Property Name: Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE#	INVOICE DATE
977528	8/21/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 20, 2025

Invoice Amount:

\$1,020.00

Description

**Current Amount** 

Mainline repair near Staplehurst Dr.

Irrigation Repairs

\$1,020.00

Invoice Total

\$1,020.00

Irriquetor Repairs
1.320.53200, 46400

**RECEIVED** 

By Tara Lee at 12:37 pm, Aug 22, 2025



**Durbin Crossing CDD** c/o Vesta Property Services 145 South Durbin Parkway St. Johns. FL 32259

Property Name: Durbin Crossing CDD

Address:

 $\geq$ 

145 South Durbin Parkway

St. Johns, FL 32259

### INVOICE

INVOICE#	INVOICE DATE
977529	8/21/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 20, 2025

Invoice Amount:

\$1,020.00

Description Current Amount	
Mainline repair near Woodcross Dr.	

Irrigation Repairs

\$1,020.00

Invoice Total

\$1,020.00

1.320,53800, 46400

**RECEIVED** 

By Tara Lee at 12:37 pm, Aug 22, 2025



**Durbin Crossing CDD** c/o Vesta Property Services 145 South Durbin Parkway St. Johns. FL 32259

**Property Name:** Durbin Crossing CDD

Address:

145 South Durbin Parkway

St. Johns, FL 32259

#### INVOICE

INVOICE #	INVOICE DATE
977530	8/21/2025
TERMS	PO NUMBER
Net 30	

#### Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: September 20, 2025

Invoice Amount:

\$1,150.00

Description

**Current Amount** 

Mainline repair on North Durbin at roundabout

Irrigation Repairs

\$1,150.00

**Invoice Total** 

\$1,150.00

Irrigation Repairs
1.320.53200.46400

### RECEIVED

By Tara Lee at 12:37 pm, Aug 22, 2025

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/12/25 PAGE 1
\*\*\* CHECK DATES 08/01/2025 - 08/31/2025 \*\*\* DURBIN CROSSING - GENERAL FUND

*** CHECK DATES 08/01/202	25 - 08/31/2025 *** DU BA	RBIN CROSSING - GENERAL FUND NK A GENERAL FUND			
CHECK VEND#INVC	DICEEXPENSED TO INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/05/25 00210 8/02/25 08022025 202508 320-53800-49 WATER SLIDE-BTS AUG EVENT 8/02/25 08022025 202508 320-53800-49 CASH CUBE-BTS AUG EVENT		5511	*	350.00	
			*	200.00	
		BOUNCERS SLIDES AND MORE INC			550.00 007325
	3598117 202506 310-51300-3 JUN GENERAL COUNSEL	1500	*	2,376.50	
		KUTAK ROCK LLP			2,376.50 007326
8/05/25 00109 8/01/25	13129563 202508 320-53800-4 AUG POOL CHEMICALS NORTH	5510		1,062.09	
		POOLSURE			1,062.09 007327
	13129563 202508 320-53800-4	5510	*	1,996.40	
	AUG POOL CHEMICALS SOUTH	POOLSURE			1,996.40 007328
8/05/25 00283 8/01/25	PSI18930 202508 320-53800-4	6800	*	4,561.87	
	AUG LAKE MAINTENANCE	SOLITUDE LAKE MANAGEMENT LLC			4,561.87 007329
8/05/25 00453 8/04/25	ODWWCYEQ 202508 320-53800-4	5511	*	299.00	
	BACK TO SCHOOL EVENT	SUNSHINES HOTDOGS			299.00 007330
8/05/25 00066 4/22/25	62058269 202504 320-53800-4	5513	*	350.10	
	RETREAT 10YRS SOUTH	TURNER PEST CONTROL			350.10 007331
				8,105.75	
	AUG FACILITY MANAGER 427665 202508 320-53800-4	6000	*	6.176.91	
	AUG OPERATIONS MANAGER 427665 202508 320-53800-4		*	7,009.22	
8/01/25	AUG GENERAL MANAGER		*	2,304.33	
	AUG JANITORIAL SERVICES		*	3,150.15	
-, - , -	AUG POOL MAINTENANCE 427665 202508 320-53800-4		*	,	
	AUG MAINTENANCE TECHS			4,482.78	
	427665 202508 320-53800-4 AUG FACILITY ATTENDANTS		*	7,074.55	
	427665 202508 320-53800-4 AUG FACILITY MONITORS	5515	*	5,788.26	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/12/25 PAGE 2
\*\*\* CHECK DATES 08/01/2025 - 08/31/2025 \*\*\* DURBIN CROSSING - GENERAL FUND

CHECK DAIES	BANK	C A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUE	VENDOR NAME 3 SUBCLASS	STATUS	AMOUNT	CHECK
	8/01/25 427665 202508 320-53800-452	210	*	291.67	
	AUG MOBILE APP	YESTA PROPERTY SERVICES INC			44,383.62 007332
8/12/25 00368	7/23/25 AC07207 202507 320-53800-455	516	*	295.00	
	FITNESS EQ PARTS/REPAIRS	COMMERCIAL FITNESS PRODUCTS			295.00 007333
8/12/25 00378	//31/25 /249121 20250/ 310-51300-480	)()()	*	84.96	
	NOTICE OF MEETING-7/28/25  8/01/25 538 202508 310-51300-340	GANNETT MEDIA CORP DBA GANNETT F	L		84.96 007334
8/12/25 00021	8/01/25 538 202508 310-51300-340		*	4,669.58	
	AUG MANAGEMENT FEES 8/01/25 538 202508 310-51300-550		*	91.00	
	AUG WEBSITE ADMIN 8/01/25 538 202508 310-51300-351	.00	*	136.50	
	AUG INFORMATION TECH 8/01/25 538 202508 310-51300-325	500	*	1,364.75	
	AUG IMPACT COLLECTION FEE 8/01/25 538 202508 310-51300-313	300	*	655.00	
	AUG DISSEMINATION SVCS 8/01/25 538 202508 310-51300-510	000	*	.81	
	OFFICE SUPPLIES 8/01/25 538 202508 310-51300-420		*	115.02	
	POSTAGE 8/01/25 538 202508 310-51300-425	500	*	10.50	
	COPIES 8/01/25 538 202508 310-51300-410	000	*	47.44	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SERVICES	3		7,090.60 007335
8/12/25 00094	7/28/25 5021 202507 320-53800-442	 200	*	4,900.00	
	INSTAL JEA CONCRETE POLE K	CAD ELECTRIC COMPANY			4,900.00 007336
8/12/25 00288	7/31/25 INV03070 202507 320-53800-442	200	*		
	50 SYLVANIA 26W L BULBS	AMP SALES UNLIMITED, INC.			119.70 007337
8/12/25 00086	3/03/25 5396 202503 320-53800-442	200	*	900.00	
	3/03/25 5396 202503 320-53800-442	200	*	1,300.00	
	WETLAND SIGNS NO POSTS S	SUNDANCER SIGN GRAPHICS, INC			2,200.00 007338

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/12/25 PAGE 3
\*\*\* CHECK DATES 08/01/2025 - 08/31/2025 \*\*\* DURBIN CROSSING - GENERAL FUND

CHECK DAILS	06/01/2023 - 06/31/2023	BANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/12/25 00066	8/04/25 62100165 202508 320-53800 AUG PEST CONTROL SOUTH	0-45513	*	102.93	
	AUG PESI CONTROL SOUTH	TURNER PEST CONTROL			102.93 007339
8/12/25 00066	8/04/25 62100217 202508 320-53800 AUG MOSOUITO SRVCS SOUTI	0-45513		122.23	
	AUG MOSQUITO SRVCS SOUT	TURNER PEST CONTROL			122.23 007340
8/12/25 00252	7/31/25 42/9/8 202507 320-53800	 0-45501	*	20,884.37	
	JULY LIFEGUARDS	VESTA PROPERTY SERVICES INC			20,884.37 007341
8/21/25 00370	8/14/25 3610740 202507 310-51300 JUL GENERAL COUNSEL	0-31500	*	4,049.32	
		KUTAK ROCK LLP			4,049.32 007342
8/21/25 00457	8/28/25 001 202508 320-53800 LUAU SHOW-GOLDEN SUNSET	0-45511		700.00	
		JERLY DRYSDALE			700.00 007343
8/31/25 00457	8/28/25 001 202508 320-5380	0-45511		700.00-	
	LUAU SHOW-GOLDEN SUNSET	JERLY DRYSDALE			700.00-007343
8/21/25 00066	8/12/25 62100165 202508 320-53800 AUG PEST CONTROL NORTH	0-45513	*	83.63	
	AUG PESI CONTROL NORTH	TURNER PEST CONTROL			83.63 007344
8/21/25 00066	8/12/25 62100217 202508 320-53800	0-45513	*	160.82	
	AUG MOSQUITO SRVCS NORT	H TURNER PEST CONTROL			160.82 007345
8/21/25 00382	8/01/25 968706 202508 320-53800 AUG LANDSCAPE MAINTENACI	0-46200	*	46,855.58	
		YELLOWSTONE LANDSCAPE			46,855.58 007346
8/26/25 00216	8/12/25 199314 202508 320-5380	0-44200	*		
	LABOR/MATER ROOF COVERIN	ALL WEATHER CONTRACTORS INC			3,980.00 007347
8/26/25 00056	8/08/25 386312 202504 320-53800 SECURITY MONITORING NOR	0-45509		279.96	
		ATLANTIC SECURITY			279.96 007348
8/26/25 00382	8/21/25 977528 202508 320-53800	0-46400	*	1,020.00	
	MAINLINE REPR-STAPLEHUR:	YELLOWSTONE LANDSCAPE			1,020.00 007349

*** CHECK DATES 08/01/2025 - 08/31/2025 *** DU	ACCOUNTS PAYABLE PREPAID/COMPUTER CHE DURBIN CROSSING - GENERAL FUND BANK A GENERAL FUND	CK REGISTER F	RUN 9/12/25	PAGE 4
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		STATUS	AMOUNT	CHECK AMOUNT #
8/26/25 00382 8/21/25 977529 202508 320-53800-4 MAINLINE REPR-WOODCROSS	46400	*	1,020.00	
MAINLINE REPR-WOODCROSS	YELLOWSTONE LANDSCAPE			1,020.00 007350
8/26/25 00382 8/21/25 977530 202508 320-53800-6 MAINLINE REPAIR-NORTH	46400	*	1,150.00	
	YELLOWSTONE LANDSCAPE			1,150.00 007351
	TOTAL FOR BANK A		149,978.68	
	TOTAL TOR DIMIC II		110,010.00	
	TOTAL FOR REGIST	ER	149,978.68	

*** CHECK DATES 08/01/2025 - 08/31/2025 *** CAPI	OUNTS PAYABLE PRE FAL RESERVE FUND B CAPITAL RESERV	PAID/COMPUTER CHECK E FUND	REGISTER RU	N 9/12/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB	VENDOR SUBCLASS	NAME S	TATUS	TRUOMA	CHECK AMOUNT #
8/26/25 00085 8/25/25 458395 202508 600-53800-6000 FNL PMT-N FITNESS EQUIP	00		*	18,015.51	
	IFE FITNESS LLC				18,015.51 000286
8/26/25 00085 8/25/25 458396 202508 600-53800-6000 FNL PMT-S FITNESS EQUIP	00		*	28,006.98	
	IFE FITNESS LLC				28,006.98 000287
		TOTAL FOR BANK B		46,022.49	
		TOTAL FOR REGISTER		46,022.49	

DURB DURBIN CROSS OKUZMUK



# PROFORMA INVOICE

Main (800) 735-3867

BILL TO: Durbin Crossing Community Development District 475 W Town Pl St Augustine, FL 32092

PLEASE DISREGARD IF PAYMENT HAS ALREADY BEEN REMITTED

				Terms of Sale	CIA BEFORE SHIP	Shipping Terms:	SHIPPING POINT		
QTY ORD	QTY SHIP	: B/O	PART NO.	Descript	on/Serial No (From- To)				EXTENSION
1	0			EQUIPMEN	T PER QUOTE #	CPQ-12902		\$	28515.00
			FRT INS	FREIGHT INSTALL				\$ \$	1365.60 1864.57
			, All I	payments i	nade should inclu	de your quote	or order #	ı	
Comments:							SUB-TOTAL:	\$	32,270.51
PLEASE FOR'	WARD PAYM	ENT, INDI	CATING OR	DER# TO ADDR	ESS BELOW				
YOUR EQUIP	MENT DELIV	ERY COUL	D BE IMPAC	TED BY DELA	YS IN PAYMENT		TOTAL	\$	32,270.51
						DEPO	SIT	\$	(14,255.00
						BALANCE	DUE 4 WKS PRIOR		
							TO SHIP DATE	\$	18,015.51
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Bank Routing		000021				For ACH deliver	y:		
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			Morgan Cha	se New York, N	Y 10017	Account Number			
Account Num	ber: 4261011					Account Name: I	LIFE FITNESS, LLC		
Account Nam	e: LIFE FITN	ESS, LLC				1			

DETACH PAYMENT STUB AND RETURN WITH CHECK

PAYABLE TO:

LIFE FITNESS, LLC 2716 NETWORK PLACE CHICAGO IL 60673-1271



For Overnight/Courier Delivery

Life Fitness Lockbox #2716 JP Morgan Chase 131 South Dearborn, 6<sup>th</sup> Floor Chicago, IL 60603-5517

**RECEIVED** 

By Tara Lee at 10:07 am, Aug 26, 2025



# PROFORMA INVOICE

Main (800) 735-3867

QUOTE # CPQ-12898
INVOICE# 458396
PO ACCT# TBD
DATE 08/25/2025

BILL TO: Durbin Crossing Community Development District 475 W Town Pl

St Augustine, FL 32092

DI EASE DISDECADO LE PAVIAGNO HAS ALBEADY REEN DEMITTED

				Terms of Sale	CIA BEFORE SHIP	Shipping Terms:	SHIPPING POINT		
QTY ORD	QTY SHIP	В/О	PART NO.		/Serial No (From- To)	:	į		EXTENSION
1	0			EQUIPMENT	PER QUOTE #	CPQ-12898		\$	45188.64
			FRT	FREIGHT INSTALL				\$ \$	2117.35 2891.00
			INO	INSTALL				Ψ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
			All į	payments m	ade should inclu	de your quote	or order #		
Comments:				<u> </u>			SUB-TOTAL:	\$	50,196.98
PLEASE FOR'	WARD PAYME	ENT, INDIC	CATING ORI	DER# TO ADDRES	S BELOW				
YOUR EQUIP	MENT DELIVE	ERY COUL	D BE IMPAC	TED BY DELAYS	IN PAYMENT		TOTAL	\$	50,196.98
						DEPC	OSIT	\$	(22,190.00
						BALANCE	DUE 4 WKS PRIOR		
							TO SHIP DATE	\$	28,006.98
For Wire Tra	nsfers:								
Bank Routing	Number: 0210	000021				For ACH deliver	y:		
SWIFT Code	CHASUS33					Bank Routing Nu	mber: 071000013		
General Bani	Reference A	ddress: JPI	Morgan Cha	se New York, NY	10017	Account Number	r: 4261011		
Account Num	ber: 4261011		•			Account Name: I	JFE FITNESS, LLC		
Account Nam	e: LIFE FITNE	SS. LLC							

DETACH PAYMENT STUB AND RETURN WITH CHECK

PAYABLE TO:

LIFE FITNESS, LLC 2716 NETWORK PLACE CHICAGO IL 60673-1271



**RECEIVED** 

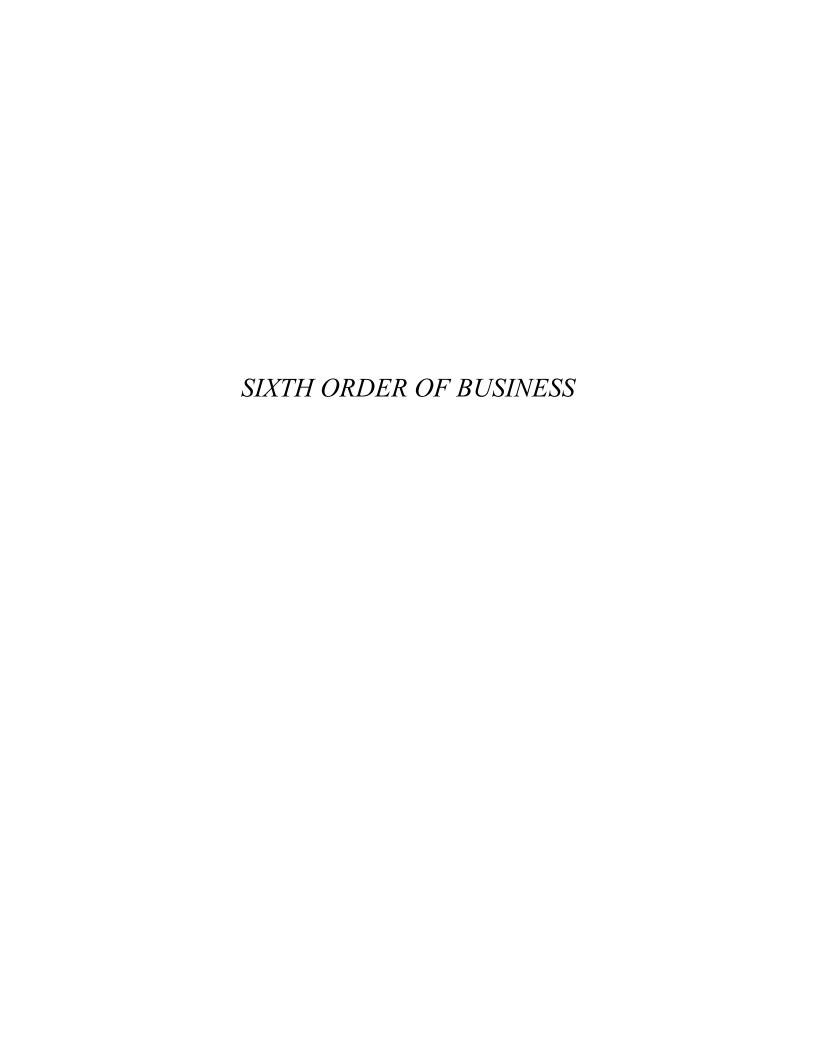
By Tara Lee at 10:07 am, Aug 26, 2025

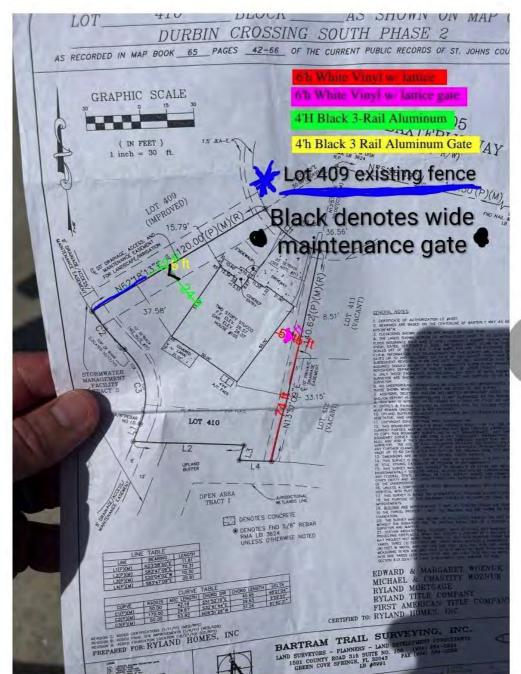
For Overnight/Courier Delivery

Life Fitness Lockbox #2716

JP Morgan Chase

131 South Dearborn, 6<sup>th</sup> Floor Chicago, IL 60603-5517





The blue line is our

neighbors existing lakefront fence that we would like to tie/add our fence and extra wide maintenance gate onto.



#### **First Coast Mulch**

P.O. 550512 Jacksonville, FL 32255 US +1 9042545366 AR@Firstcoastmulch.com

# **Estimate**



#### **ADDRESS**

Vesta Property Services 245 Riverside Ave. #300 Jacksonville, FL 32202

sta Property Services	
Divorcido Avo	

Durbin Crossing (18 Glen Laurel Dr.) 18 Glen Laurel Drive Jacksonville, FL 32259

**SHIP TO** 

ESTIMATE#	DATE	
4603	09/11/2025	

### PROJECT STATUS

4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	TerraSeeding	Installation of 2 inches of humic compost blended with a mix of Bahia & Rye seed to re-define minor erosion areas and establish turf. This approach will provide effective stabilization, improve soil health, and promote long-term vegetation growth along the pond banks.	6,688.80
		Installation coverage includes:	
		• 320 linear feet of shoreline extending 21 feet from the pond on the south side	
		• 320 linear feet of shoreline on the north side	
		Rate: Total coverage 14,864 square feet @ \$.45 per square foot.	
		Durbin Crossing (18 Glen Laurel Dr.)	
		18 Glen Laurel Drive	
		Jacksonville, FL 32259	
		Zach Davidson - 904.230.2011	
		Zdavidson@Vestapropertyservices.com	

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@fcmindustries.com.

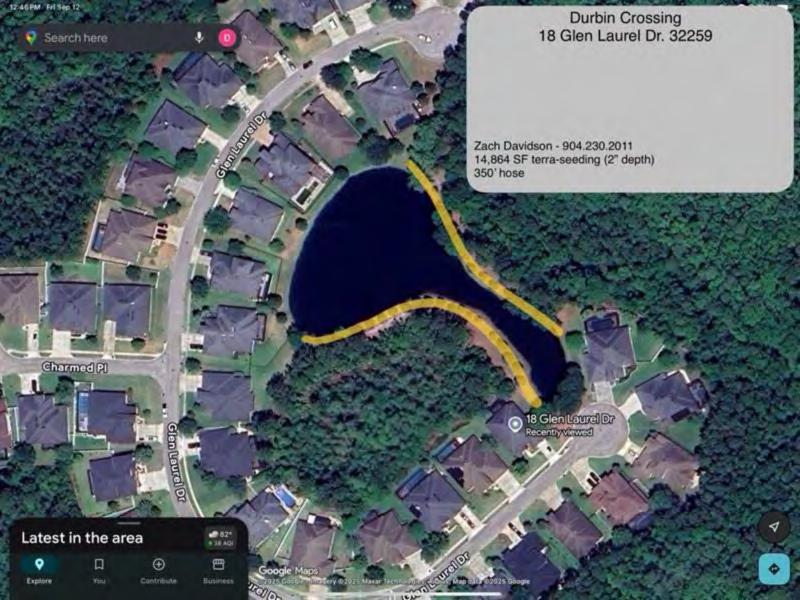
**TOTAL** 

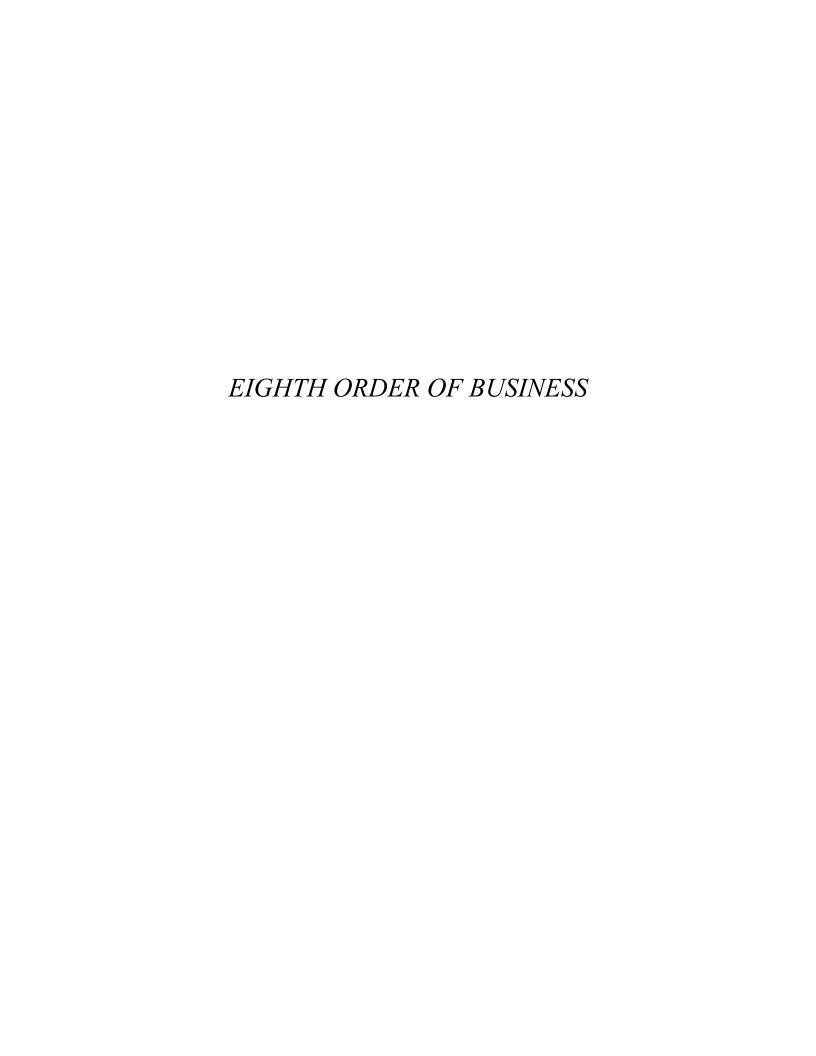
\$6,688.80

Thank you for the opportunity to bid your project. We look forward to working with you soon!

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90 days.

Accepted By Accepted Date





A.



# **Durbin Crossing CDD**

# **Landscape Update for September 2025:**

#### General Maintenance

The team continues to perform summer maintenance activities.

#### • Irrigation

 Monthly inspections & repairs are being completed by scope. The team has been performing general repairs, and mainline breaks as they have been discovered.

#### • Chemical & Fertilizer Application

- The next liquid turf application has begun. It does include Arena for all St. Augustine areas COMPLETED
- o Granular turf application to begin the week of 9/15

### Projects

- Next annual rotation to be installed in September Completed 9/11
- Longleaf Pine Pkwy Wiring Project Completed
- o Revised proposals for the Tollerton entry have been submitted
- o Sod replacement proposals for Islesbrook and Longleaf Pine have been submitted
- Islesbrook irrigation clock has been installed
- Replacement Crape Myrtle on Longleaf median has been approved and is being scheduled
- North Durbin Sod Project Phase IV
  - o First chemical application in Bermuda week of 9/15
  - Second chemical application in Bermuda week of 9/29
  - o Irrigation install/upgrade will begin on 10/3
  - o Demo and prep work will begin the week of 10/6



*Date of report 9-12-2025* 

Submitted by: Sue O'Lear

#### **UPDATES – Board Action Required**

**SJMSAA Tennis Season:** April O'Donnell, Commissioner of the St. Johns Middle School Athletic Association, has reached out to inquire about continuing the partnership allowing the Patriot Oaks tennis program to utilize courts at Durbin Crossing for practices and matches. Their request is the same as previous years:

One 2-hour time block in December for tryouts

3 courts from 4PM – 6:30PM every Thursday for 8 weeks beginning the week of January 12<sup>th</sup> for practices

3 courts from 4PM – 6PM every Tuesday for 8 weeks beginning the week of January 19<sup>th</sup> for matches Payment: \$500

# POLICY AND POLICY SIGNAGE UPDATE: PICKLEBALL Current TENNIS POLICY:

• AGE: 14 and up

HOURS: Sunrise to 9PM

• USAGE: First come, first serve. When others are waiting, singles play restricted to 1 hour and doubles play to 90 minutes. District approved organized play is posted on the bulletin boards.

**Proposed PICKLEBALL POLICY:** Mirror of the Tennis policy in terms of eligible users, hours, attire, general policies. Specific to usage:

- **USAGE**: Open play with paddle racks. When courts are in use, waiting players will place paddles in rack. Play will be limited to 1 game to 11. All players will exit the court and waiting players will rotate in. Warmup is limited to 5 minutes.
- Approved and organized play is listed on the South Durbin Tennis Facility bulletin board.

#### **UPDATES - No Board Action Required**

#### **STAFFING:**

• **LIFEGUARDS:** Currently we still have the slide open on Saturdays from 11AM – 6PM, but the season officially ENDS on Saturday, September 27<sup>th</sup>! We will go back to the off season pool hours schedule (dawn to dusk) in October.

#### **PROGRAMMING:**

• Aqua aerobics attendance is already beginning to dwindle for the season. Our instructor is willing to go into October but historically classes end early in the month.

#### **GYM EQUIPMENT UPDATE:**

- Awaiting exact delivery date
- Residents will be noticed of the closures. One gym will remain open at a time.
- Professional cleaning is being scheduled.





*Date of report 9-22-2025* 

Submitted by: Zach Davidson

Monument Cap repair Tollerton/Board action required: Rebuild of Tollerton monument roof started on 9/11. Work to be completed in the week of 9/15.

North and South replacement doors/ stripping staining, sealing existing doors/No Board action required: We are still in progress on this project. We will continue to keep the board posted.

Longleaf accident 6/26/No Board action required: Still waiting on arrival of tree and schedule of work.

<u>Durbin Crossing entrance sign at Longleaf and St. Parkway/No Board action required:</u> The Durbin Crossing entrance sign at Longleaf and St. Johns parkway is still waiting to be scheduled, as it's been pushed back due to weather.

<u>Preserve tree/Palm tree removal/ No Board action required:</u> Work has been completed.

<u>Pressure washing monuments/No Board action required:</u> Pressure washing of North and South amenity roofs and the 5 entrance tower roofs are scheduled to be done on 9/22 and 9/23. We will continue to keep the board posted.

<u>Solitude lake maintenance / No Board action required:</u> Solitude was out this month and treated all ponds. All concerns were reported to Solitude, and they were treated within 24-48 hours.

#### FIELD OPERATIONS UPDATES / No Board action required:

- Replaced broken pool skimmer door on baby pool.
- Replaced out light on pool deck at South.
- Painted all rust areas on playground equipment at North and South.
- Performed a playground inspection on North and South amenities, gate was not properly closing at South, and the hinges were loose. Tightened the hinge and adjusted gate closure.
- Performed a monument light inspection, replaced a light at Averly and Cantley week of 9/15.
- Streetlight ride was performed on the week of 9/8. All concerns have been sent over to JEA

Should you have any comments or questions feel free to contact us directly.

zdavidson@vestapropertyservices.com





# Lifestyle + Amenities Report

September 22, 2025

# **TAPNGO REVENUE**

Total Revenue Share: \$94.33

# **LABOR DAY LUAU**

Budget: \$1,384 Actual: \$1,215.89

Our Labor Day Luau on September 1<sup>st</sup> was a huge success, despite challenges with the weather. While it was cloudy with brief bouts of rain, we still saw approximately 60 people attend to hang out by the pool and watch the performances by Te Here a Hura, a local Polynesian Dance Company. Residents sipped on cocktails, mocktails, and kid-friendly drinks while enjoying live music, dancing, and a lot of leis.





# **UPCOMING EVENTS**

# 21+ CarnEVIL Party

**Budget: \$4,500 Previous Year: \$2,949.85** 

We will start Spooky Season off with a 21+ event at North. This Spooky Carnival-themed party will feature aerial acts by Kristen Sparrow Circus, stilt walkers, and jugglers. Carnival-goers will enjoy light appetizers and a selection of thematic cocktails and mocktails. A jazz ensemble featuring our Facilities Attendant Norah, will provide music for the evening.

# **Boo Bash Block Party**

**Budget: \$3,500 Previous Year: \$1,123.21** 

This year, Halloween falls on a Friday, which means a lot of kids up late! Our Boo Bash this year will be held on Halloween night, and instead of being the main attraction of the evening, it will be marketed as just one stop on our residents' Halloween adventure. DJ Dabbs will keep the party going, MCing dance-offs and costume contests throughout the night. We will have trick-or-treating stations around the pool, and fun games to win candy! Food trucks will provide dining options, and LifeSouth will be running a Vampire blood drive.

# **Happy Harvest Festival**

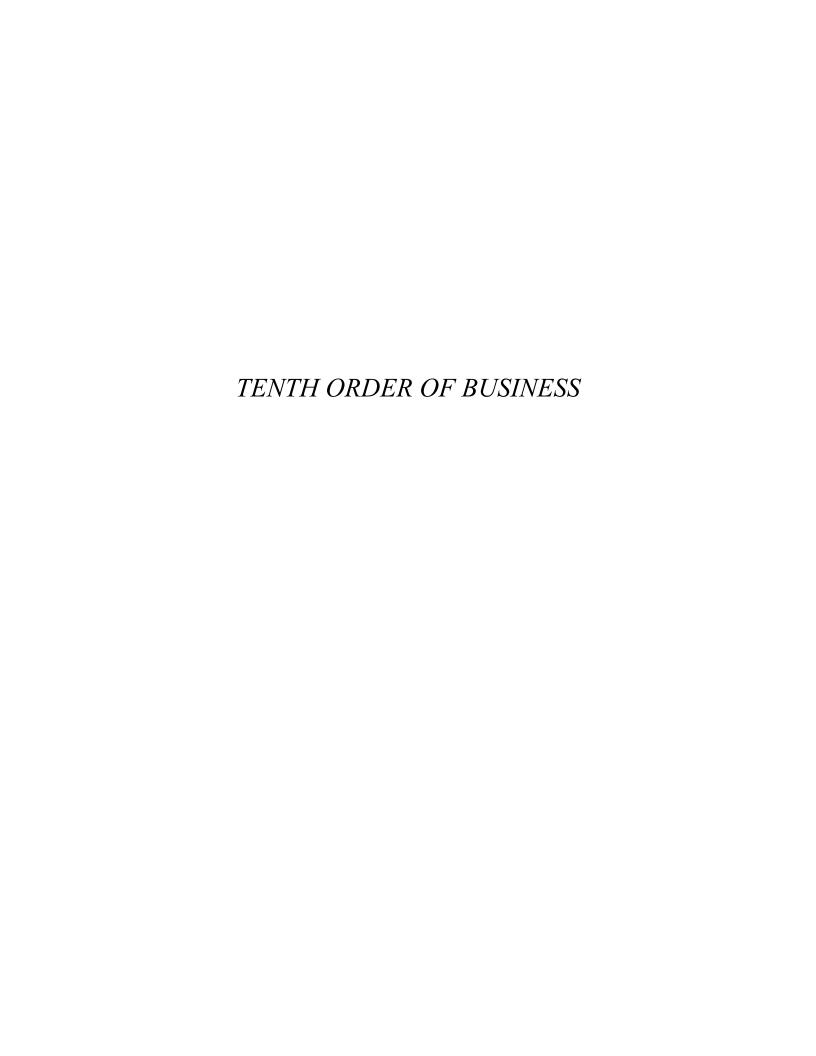
**Budget: \$4,000 Previous Year: \$3,492.62** 

After the success of last year's Fall Festival, I would like to bring it back better than ever. I am waiting on a final quote from Pinto Carriage Works for a petting zoo & pony rides, and we will bring back bounce houses, carnival games, and delicious food. I am working with local vendors to provide even more exciting dining + activities, and more information will come soon.

#### **Christmas Events**

**Budget: \$10,000 Previous Year: \$6,741.76** 

- Starlight Cabaret: Holiday Encore (Dec 6<sup>th</sup>)
- Winter Wonderland (Dec 12<sup>th</sup>)
  - o Tree Lighting + Light the Way for Santa
  - Horse-Drawn Sleigh Rides by Pinto Carriage Works
  - o Hot Chocolate Bar
  - Gingerbread Competition
  - Ice Skating (waiting on quote)
- Pictures with Santa (Dec. 13<sup>th</sup>)
- 21+ "Ugly Sweater" Party
- Holiday Movies on the Lawn
- Deck the Halls Competition + Neighborhood Drive-thru
  - o Looking into software for a voting system via phone!



			Durbin Cr	ossing Action Items	
Item	Date	Responsibility	Status	Description	Resolution
Capital Reserve Study Review	7/22/24	Daniel Laughlin/ Sue O'lear	Complete	Review reserve study to confirm prices are accurate with actual current costs	Staff reviewed the capital reserve study. While some items appear to be under current costs, there are other items that are projected higher than current costs.  Overall, the annual contributions recommended are still accurate for planning purposes
Patriot Oaks Crosswalk Project	6/24/24	Mike Yuro/Zach Davidson	Complete	Oversee extension of sidewalk at the crosswalk for Patriot Oaks.	Project completed to add additional sidewalk space for kids waiting to use the crosswalk
Streetlight Inspection	8/26/24	Zach Davidson	Complete	Inspect streetlights at night and report any that are out.	Streetlights were inspected. Any lights that were out were reported to JEA
Report a Concern	8/26/24	Sue O'lear	Complete	Create a dedicated email account for the "report a concern" link so Zach isn't the only one that receives them. This will allow quicker response when he is busy or out.	An email account was created for receive messages from the "report a concern" link so Onsite staff can see reports even when Operations Manager is not onsite
Community Greenspace Signage		Sue O'lear/Karen Haber	Complete	Work on signage to install at "pocket park" green spaces throughout community to notify residents that organized sports are not authorized in those areas.	
Pickleball	9/23/24	Zach Davidson	Complete	From resident comment at meeting; Zach will speak to pickleball vendor about reconfiguring the pickleball lines at North, choosing better colors for visiblity, and adding movable picklball nets. Look into difference between re-striping four pickleball courts vs re-striping two courts and purchasing four rolling pickleball nets. Research pickball paddle rack and signage. Create plan for implementation of a reservation system and necessary policy additions.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Adult Events	9/23/24	Kiki Jimenez/Sue O'lear	Complete	Work with Counsel to determine if/how alcohol can be served at certain events. Continue working with Daniel/Insurance and Counsel.	Staff gathered information from Counsel and the District Insurance company on ways the District can have events with alcohol
Muscovy Ducks	9/23/24	Zach Davidson/Sue O'lear	Complete	Zach is meeting with QuickCatch regarding relocation of ducks. Chair was authorized to approve expenditure NTE \$5,000. Staff to send message to residents.	Zach met with QuickCatch and received proposals to trap and relocate Muscovy Ducks which is being presented at the 12/3/24 CDD meeting.
Send E-Blast Regarding Muscovy Ducks	10/28/24	Sue O'lear	Complete	Send e-blast to residents letting them know the Board will be discussing the option of hiring a trapper to remove Muscovy ducks from the area	Staff sent e-blast to the community regarding the Muscovy Ducks in the community
Trash Can Replacement	9/23/24	Sue O'lear	Complete	Lookinto options for new trash receptacles.	The Board approved proposal for six (6) trash cans from Belson Outdoors
Mulch	9/23/24	Zach Davidson	Complete	Begin Fall mulch project. Ensure ample amount is placed per the conversation with the project last year.	Mulch application was comepleted by Yellowstone
Pickleball/Tennis Benches	9/23/24	Zach Davidson	Complete	Gather proposals to replace benches in the area.	The Board approved proposal for seven (7) benchs and six (6) trashcans in the amount of \$12,228.50
Shade Structure South Playground	7/22/24	Zach Davidson	Complete	Get proposals for shade structure for South Playground.	Proposal was approved at 12/3/24 Board meeting NTE \$35,000

					D
Tennis & Basketball Court Resurfacing	8/26/24	Zach Davidson	Complete	Oversee the resurfacing of the basketball and tennis courts. One tennis court to be converted into two pickleball courts. Zach will look into fence portion and discussion color/striping at next meeting as well as provide warranty info.	Proposals were approved to fully convert one (1) tennis court into two (2) pickleball courts at South Amenity Center. At North amenity center both tennis courts are being striped for pickleball to play both tennis and pickleball.
Access Card System Upgrade	8/26/24	Sue O'lear	Complete	Look into options/costs to upgrade the current access card system. Consider systems that have phone scan capabilities.	Board approved Proposal from Dynamic Security for Aurora Management software for access control system NTE \$40,000
Pond Aeration	9/23/24	Zach Davidson	Complete	Workwith Solitude to revisit the possible need for aeration in Pond 48.	The Board approved proposal for fish to help with pond issues
Gym Age Policy	9/23/24	Sue O'lear	Complete	Look into Fitness 15 policy success: How many registrants, any problems, any information on whether to allow 14 year olds. Follow up with resident on current policy regarding whether the 18 year old that goes to the gym with them has to be in her household or just a resident.	The Board approved 6 month trial of "Fiteness 14". Will bring results back to the June meeting
Traffic Study Results Patriot Oaks	10/28/24	Mike Yuro/Zach Davidson	Complete	Get results of traffic study from the County.	Engineer contacted the County and was told this was a normal annual traffic study
Midge Fly Treatment	10/28/24	Zach Davidson	Complete	Look into options to remedy midge fly problems (are there fish that would help keep them under control)	The Board approved proposal from Solitude to stock pond 48 with 300 bluegill and 300 redear sunfish which eat midget fly larvae in the amount of \$3,140
Sod Phase III	8/26/24	Zach Davidson/Sue O'lear	Complete	Sod project was approved. Monitor Yellowstone to make sure everything is on track. Staff to create communications to residents regarding the project.	Sod project completed
Look Into Access Point for JEA Powerline Tract	10/28/24	Zach Davidson/Daniel Laughlin/Mike Eckert	Complete	Determine if the District is able to block off access points to prevent vehicles from entering the tract. Is the District able to put up a fence? Will a picture of a vehicle and license plate be enough to trespass	Counsel updated the Board on options. It was determined no action would be taken at this time to add fencing. Will continue to monitor
Tennis/Pickleball Court Reservation System	12/3/24	Sue O'lear	Complete	Look into reservation system for tennis/pickleball courts	Staff updated Board on options. After discussion and input from residents, the District will continue to mointor and paddle racks will be used to get into the line for court usage
Signs for Green Space	1/27/25	Sue O'lear	Complete	Add signage to green spaces in community to notify residents that organized sports cannot be help in those areas	Signs have been installed in the Green Spaces throughout the Community
Send E-Blast Regarding Trespassing on JEA Tract	1/27/25	Sue O'lear	Complete	Send e-blast to residents notifying them of issues of vehicles driving on the JEA tract and that it is trespassing. Police will be called	E-Blast was sent to the Communtiy

Petition County Regarding Updating Signs at Round-A-Bout (N Durbin & Sanctuary)	1/27/25	Mike Yuro	Complete	Engineer to contact County about outdated signage at round-a-bout and request new signs be installed that follow current code	County has sent employees to inspect the area. They will be updating the signage and adding other safety updates
Send Survey to Residents for Potential Future Improvements for the Community	1/27/25	Sue O'lear	Complete	Staff to send eblast to resident requesting input on potential capital projects for the upcoming fiscal year. The top three requests will be considered	Survey was sent. This will continue to be monitored for optimal participation
Tennis	9/23/24	Sue O'lear	Complete	Gather information on usage of tennis court to help plan next phase of pickleball conversions.	The current system appears to be working. Staff will continue to monitor
Post Age Policy	9/23/24	Sue O'lear	Complete	Create table of age policy summary for amenity usage and post in high visibility areas.	Posted
Draft Letter to Sheriff Hardick regarding Trespassing	2/24/25	Daniel Laughlin	Complete	Draft Letter to Sheriff Hardick regarding trespassing issue at the JEA tract	Letter was sent to Sherriff Hardwick. SJSO reached out and will be increasing patrols in the area.
Landscape Pricing for Years 4 & 5	2/24/25	Zach Davidson	Complete	Staff to get pricing from Yellowstone for years 4 & 5 of the contract	Yellowstone provided pricing for years 4 & 5. BOS approved Counsel to draft agreement
Write Letter to Commissioner Regarding Traffic Concerns	12/3/24	Daniel Laughlin	Complete	Draft letter to County Commissioner regarding traffic concerns at Longleaf and Islesbrook as well as Tollerton. Request response in 90 days.	Letter was drafted and sent to Commissioner; Continuing to monitor
Camera Equipment	4/28/25	Sue O'lear	Complete	Dynamic Security approved with caveat to add cameras for fields and maintenance agreement	System has been installed
Durbin Dolphins	4/28/25	Sue O'lear/Karen Haber	Complete	Complete updated agreement with Dolphins and ensure adherence to policy	Agreement has been completed and signed
Hurricane Season	4/28/25	Zach Davidson	Complete	Start preparations for hurricane season starting 6/1/25	Staff Completed prepping.
Vending Machine	4/28/25	Kiki Jimenez	Complete	Coordinate placement of new machines	Agreement has been completed and signed. New vending machines have been installed
"Wish List" Projects	9/23/24	Zach Davidson/Sue O'lear	Complete	Begin planning for most needed projects/ enhancements/ replacements for next fiscal year. Recommendations will be presented at the February 2025 meeting.	Fiscal Year 2026 budget has been approved
Gym Audit	9/23/24	Sue O'lear	Complete	Perform audit of all gym equipment and present recommendations to the Board on any necessary replacements in October when quotes for Cable Crossover are presented.	Purchase of new gym equipment was approved at the June 2025 CDD Meeting
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	Complete	Monitor No Trespassing signed at JEA Easement for 3-4 months.	District is not seeing activity in the area

Gym Equipment	4/28/25	Sue O'lear	Complete	Bring Proposals with comparison for lease verses purchase options	Proposal approved for North and South Amenity Centers
Send Letter to JEA about out streetlights	6/23/25	Daniel Laughlin	Complete	Send letter to JEA information them of multiple streetlights that are not functioning	JEA was sent the list of out lights to be put on notice
Monitor Preserve Encroachment Reported by SJRWMD on Leith Hall	7/28/25	Daniel Laughlin/Zach Davidson	Complete	Cease and desist letter sent to residents.	After investigating it was determined there was no encroachment into the preserve. SJRWMD was notified
Pool Usage Age Limit	12/3/24	Sue O'lear	In Progress	Gather information on Communities that allow ages 14 and up to access the pool without adult supervision	Continue to monitor. Revisit in October
Continue to Follow up With the County Regarding Round-A-Bout at North Durbin & Sanctuary and Monitor Traffic Study	2/24/25	Mike Yuro	In Progress	Engineer to follow up with County for updates on their plans for the round-a-bout at North Durbin & Sancuary. Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	Continue to monitor. Revisit on October
Follow Up with County on Park Improvements in the Area	2/24/25	Daniel Laughlin	In Progress	Get status/update from the County regarding their park projects in the area	
Continue to Contact JEA to Replace Out Streetlights	2/24/25	Zach Davidson	In Progress	Continue to monitor/put in tickets to replace out streetlights in the community.	Draft letter if no change occurs after the June 1 ride through check
Monitor Trespass Signage at JEA Easement	2/24/25	Zach Davidson	In Progress	Monitor No Trespassing signed at JEA Easement for 3-4 months.	
Monitor Traffic Study	3/24/25	Mike Yuro/Zach Davidson/Daniel Laughlin	In Progress	Monitor traffic study that may take place on Longleaf Pine. Update Board at August meeting	
Update Amenity Doors	4/28/25	Zach Davidson	In Progress	Convert Doors to Windows/ Quote for any door that needs replacement/ Painter to see what can be done with remaining/ Confirm with Fire Marshel on which doors can be eliminated	Repair/Replacement of doors was approved at June 2025 meeting.
Bollards	4/28/25	Zach Davidson	In Progress	Ensure numbers are correct for bollard replacement	
Pool Pumps	4/28/25	Zach Davidson	In Progress	Confirm pool pumps to be replacement in November	
Communications	4/28/25	Kiki Jimenez	In Progress	Keep Residents informed of landscape/irrigation enhancements	
Look into Electronic payment options (Square) and update policy	6/23/25	Sue O'lear/Kiki Jimenez	In Progress	Look into options for resident to pay for items like access cards, rentals, etc through an electronic option such as Square	
Update Sign at Entrance of South Amenity Center	7/28/25	Sue O'lear	In Progress	Update Message Board at entrance of South Amenity Center	

Beatification of Glen Laurel	7/28/25	Zach Davidson	In Progress	Look into landscape around pond off Glen Laurel and options for sod	
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