

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, September 22, 2025 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Shalene B. Estes	Vice Chair
Sarah Gabel Hall	Supervisor by telephone
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
Mike Yuro	District Engineer
Sue O'Lear	Vesta/Amenity Services Group
Kate Smith	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone
Garrett Cannady	Yellowstone
Evan Clark	Solitude Lake Management

The following is a summary of the discussions and actions taken at the September 22, 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.

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THIRD ORDER OF BUSINESS**Audience Comments**

Ms. Barrett stated they are still working on North Durbin, and I would like to know when it will be done. What is the plan? More people out of the community go to that baseball field and it looks terrible. I don't feel it is up to the community's standards. What is the long-range plan for that section of the road?

Mr. Davidson stated we had a reconnection issue when the city was allowed to drill a well, we had numerous issues related to connecting to the water line, the meter and getting an easement approved. The board asked me to go back to the county and talk about possibly putting up barriers or a fence to keep everyone from parking on that grass but that would put traffic into the community, which will cause more issues. We brought up a total number of four places for sod, the board looked at it and said we are not going to pay this amount to put new sod down for cars to destroy.

Mr. Harrah stated our solution is we are going to put sod on Durbin property and the baseball field we are going to do natural grasses and ask the county to come up with a solution due to residents' complaints.

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

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

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

FIFTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Minutes of the August 25, 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.

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SIXTH ORDER OF BUSINESS

**Consideration of Easement Encroachment
Request (105 Baxterly Way)**

This item was tabled.

SEVENTH ORDER OF BUSINESS

**Consideration of Terra Seeding Proposal for
the Glen Laurel Pond**

Mr. Davidson reviewed the proposal for seeding of the Glen Laurel Pond that consists of compost mixed with Rye seed and Bahia seed that will help stabilize the bank and help with erosion.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized to do a test section in the worst area in an amount not to exceed \$2,000.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

A copy of the Yellowstone landscape maintenance report for September was included in the agenda package.

Mr. Clark gave an overview on the condition of the ponds.

B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the next item followed.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Ms. O'Lear gave an overview of the general manager's report, a copy of which was included in the agenda package and presented a request from the Patriots Oaks tennis team to use the tennis courts.

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On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the request of St. Johns Middle School Atlantic Association to use the tennis courts for Patriots Oaks tennis team for the payment of \$500 was approved.

F. Operations Manager - Report

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

G. Amenity Manager – Report

Ms. Smith reviewed the lifestyle and amenities report, a copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I will add the few items from today to the action items list and ask Commissioner Whitehurst to attend the next meeting with the results of the traffic study.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 27, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held October 27, 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 7:32 p.m.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman