

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, November 17, 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
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Sue O'Lear	Vesta/Amenity Services Group
Kate Smith	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Scott Smith	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone
Commissioner Whitehurst	St. Johns County Commissioner
Several Residents	

The following is a summary of the discussions and actions taken at the November 17, 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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The next item taken out of order.

FOURTH ORDER OF BUSINESS**Update from County Representatives**

Commissioner Whitehurst read a statement from Duane Kent, public works department, about the potential safety improvements that St. Johns made to certain parts of Longleaf Parkway.

As a result of inquiries from the community, the county has performed two different studies, I have looked at the area around Patriot Oaks Academy. Traffic engineering staff has also made several site visits in the areas for observation of school traffic and to make adjustments to the signal timing at St. Johns Parkway and Longleaf Pine Parkway. The first study was to determine if school zone signage and layout was consistent with that FDOT speed zone manual SZM, and a manual on uniform traffic control devices. Based on the observations the existing conditions at Patriot Oaks generally meets the guidance from both SZM and UTCD. The traffic consultant did note that the speed of drivers was not always consistent when the reduced speed zones during drop off and pick up, which means people are breaking the law. Laws are only good if you enforce them. Obviously, you don't have Director Beaver from the St. Johns Sheriff's Office. I am in constant contact on the patrols of the sheriff's office and always ask to up the traffic enforcement. People are breaking the law, driving too fast through the school zones. Several options were presented and we are reviewing those at this time. We are reviewing some of the options that were presented as a result of these studies. The general safety study for Longleaf Pine Parkway included the operation of Longleaf Pine Parkway between Queen Victoria Avenue and St. Johns Parkway. Field observations included collection of turning counts at each intersection, collection of speed data, review of crash data and field observations. Several recommendations were made and county staff is developing a plan for implementation. One of the suggestions out of the safety study was to have a signal warrant study initiated for the intersection of Longleaf Pine Parkway and Islebrook. County staff is working to engage an engineering traffic consultant to begin that study.

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Commissioner Whitehurst stated our staff is constantly monitoring traffic flow, constantly looking for ways to improve safety around the county.

Mr. Harrah stated we are slowly turning Longleaf Pine Parkway into a commercial area and as such you drive 50 mph. The way to control speeders is to have stoplights and I'm glad to see we are doing something. It sounds like that is occurring. The traffic study takes about six months.

Commissioner Whitehurst stated our staff takes the results of the study and follows the conclusion of the study. Assuming the signal is warranted it's all about getting the parts, the mast arms take about a year.

Mr. Harrah stated Jun 2026 the action item is to check back in with the county for the results of the study and assuming it is a green light, July, August, September 2027 maybe have a potential stoplight under construction.

Commissioner Whitehurst stated activated, worst-case scenario first quarter 2028.

Ms. Lafferty stated we have small sidewalks and no bike lane on Durbin Parkway. Is there a priority for widening sidewalks and making bike lane.

Mr. Harrah stated the sidewalks are the county property. If we wanted to widen the sidewalks that would be a request to the county.

Ms. Lafferty stated even Durbin Parkway where kids are riding their bikes and all the e-bikes and people walking dogs.

Mr. Harrah stated we can make a request to the county to discuss it and see what the financial ramifications are.

Commissioner Whitehurst stated we get requests, we have sidewalk lists. St. Johns County is one of the only counties in the state that does not have a local option sales tax or local option gas tax and we have the lowest millage rate in northeast Florida. Our budget for sidewalk improvements, repairs, expansions is \$1 million and that doesn't go very far.

Mr. Harrah stated we could have our engineer work with the county and find out how far we can widen them and the magnitude of cost to do that. Then we reach out to the county and if the county doesn't have the money then we reach out to our residents and see if they will approve an assessment increase for one year to pay for that. We can do that in the spring 2026 if that is something you want to consider.

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Commissioner Whitehurst stated St. Johns County has a citizen's academy for our most skeptical residents, we want the people who have issues or questions. You will walk into every department and ask as many questions as you want to. If you want to make informed complaints this is a great way to do that.

Mr. Harrah stated we have a utility easement in the back, and it is a continuous problem with dirt bikes, side by sides, trespassing. We wrote letters to JEA and the sheriff's office asking for help.

Mr. Eckert stated we told JEA they have our complete permission to put up a fence or gate on the two access points and requested they do that.

Mr. Laughlin stated I have not received a response from the sheriff, I did get a response from JEA, they sent an application to fill out and they said that is the procedure to have a fence installed. They said they don't normally do it on private property. I'm working on the application, and they require a title search.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. McFarland stated I'm from Troop 474 and was here last month and since then I met with Mr. Davidson, and we talked about putting in permanent concrete cornhole boards in a grassy area in the north amenity center.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the request to install a cornhole game at the north amenity center for their eagle scout project was approved.

FIFTH ORDER OF BUSINESS

Review of Action Items

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

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the October 27, 2025 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the consent agenda items were approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2026-02
Authorizing Certain Actions in Connection
with the Sale or Assignment of Impact Fee
Credits**

Mr. Eckert stated we talked about this a little bit at the last meeting and Daniel related to me that the broker working this area had informed him that there were potentially some sales we weren't able to negotiate from a timing standpoint. We put together this resolution that will provide some authority to the chair. There are some blanks that we need to discuss because these are business decisions for you. There was another concern about you are putting your cards on the table as to what you might accept so you may choose to not do this resolution at all. I did want to highlight in section 2A on page 2, we have the chair's authority shall be limited to transactions in which the cumulative value of credits to be sold does not exceed blank dollars, so you have to put that dollar amount in. The chair's authority shall be limited to transactions in which the credits are sold at no more than a blank percent discount. I think we did one before around 78%. Including the broker commission the chairman's authority will be limited to transactions over the brokers commission shall not exceed 6%. One of the things you could include in this resolution if you wanted to is the chair would only have the authority if the transaction would be lost before your next board meeting or the board could take no action.

Ms. Berden asked what value are we talking about?

Mr. Eckert stated you have impact fee credits that is a bank in dollars, nothing we can spend but let's say it is \$1 million in impact fee credits. A builder or developer says I want to buy your impact fee credits for 80¢ on the dollar, that is a 20% discount. In my \$1 million example they would be pay the district \$800,000, we would receive \$800,000 less the 6% commission. As I understand it, how the county looks at it is they look at it dollar for dollar, it is not a per unit credit that was fixed some time in the past. If impact fees have gone up and a developer buys \$800,000 from us, now versus five years ago that is going to pay the impact fees for a smaller number of homes.

I have done this resolution before and we had \$2 million as the authorization, if it is over \$2 million it had to come to the board. We can put something in there that says the chair has the

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authority to do this between meetings but only once. We will get with Mike and the number he came up with that and say provided however the chair has no authority to sell the impact fee credits below these thresholds. As to the 80%, it is usually lower than that, it is usually between 70% and 78%. We can approve it and ratify it at the next meeting. Any resolution the board adopts you can change at the next meeting.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-02 was approved in substantial form with the parameters discussed by the Board.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Amending the Fiscal Year 2025 Budget

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-03 was approved.

NINTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2024 Audit

Mr. Laughlin stated in the management letter it says in our opinion Durbin Crossing CDD complied in all material respects with the aforementioned requirements during the year ending September 30, 2024. This audit has been provided to the state.

Mr. Eckert stated there was one finding on page 128, of the audit and it says additional matters, the actual expenditures in the general fund exceeded the budget, which is a violation of 189.016 and the recommendation was the district should monitor expenditures in the future to ensure the actual expenditures do not exceed the budget. The management response is, the manager will review spending to ensure expenditures do not exceed appropriations in the future. My understanding is what happened is you didn't amend your budget within 60 days of the end of the fiscal year. If I recall correctly, we did amend the budget we amended the capital reserve budget but not the operation and maintenance budget. Mr. Laughlin confirmed that is what happened.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the fiscal year 2024 audit was accepted.

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TENTH ORDER OF BUSINESS**Discussion of the 2026 Updated Capital Reserve Study**

Mr. Laughlin stated we have the draft in the agenda package. Charlie Sheppard, the owner of Community Advisors came on site and met with staff and they went through everything to make sure we have what we wanted covered.

Mr. Harrah stated I would like to go through it in more detail.

Mr. Pollicino stated I would like someone to spot check a few of the items.

Mr. Eckert stated once you verify that you are okay with it, the time for you to really look hard at this is probably April and May when you start looking at your budget and what you should be putting back for capital reserve for next year.

Mr. Laughlin stated I will get back to him about the payment and see if he is willing to wait until we are finalized. He has always worked with us for as long as it takes to get what the district is satisfied with.

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

A copy of the Yellowstone Landscape update for November 2025 was included in the agenda package.

2. Proposal for Wire Install on Islebrook

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Yellowstone in the amount of \$2,550 was approved.

3. Proposal for Centralus Irrigation Upgrade

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the proposal in the amount of \$43,486.80 was approved.

4. Proposal for Islebrook Sod Replacement

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On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Yellowstone in the amount of \$60,293.66 was approved.

B. District Counsel

Mr. Eckert stated back to the Resolution regarding the impact fee credits, I added section A the chair's authority shall be limited to a cumulative value of \$2 million in credits to be sold in between board meetings, proposed sale where there is no risk that sale opportunity will be lost by waiting for a board meeting then chair shall wait for board approval. I added a new section C, the chair and district manager shall have no authority to approve any sales which would cause the district's impact fee credit balances to fall below blank for road impact fees or blank for park impact fees. We will get with the District Engineer and get the numbers in there and you will see that again.

Karin in my office was busy between meetings, we drafted that letter to the joint legislative auditing committee, which we will send when they request it. We provided work authorizations for Yellowstone to do some work, we provided the agreement for Thompson Awning for repairs and installation of awnings, an agreement with Sundancer for monument signs and we negotiated with First Coast Mulch and I think that is done at this point. We also prepared the suspension letter that was recent that we will deal with at the next meeting.

We did reach out to ATF enforcement agent Maurice Wilcox with myfloridalicense and we asked all different scenarios that we came up with in our office and proposed at the board meeting in terms of how can we facilitate having alcohol at the events.

Mr. Eckert read into the record the various questions and answers on the serving of alcohol and stated I think Karen and Sue have followed up on this.

I promised an update on the open carry law and what we can and cannot do in relation to that. The first district court of appeals ruled a few months ago that Florida's open carry prohibition was unconstitutional. Traditionally, there is a statute that says you can't bring a firearm to certain locations, and those are schools, bars, government meetings and things like that. However, the way it worked out when the court overruled the open carry law, it created what a lot of people are calling the long gun loophole. Before, you couldn't have weapons in government meetings but now because of that ruling there may be a loophole that allows people to bring long guns. There is a bill introduced to the Florida legislature that closes that loophole. The attorney general has

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said the intent is they are still prohibited but that is not how a lot of people are interpreting that. Different counties, sheriffs and prosecuting attorneys are taking different positions on whether or not those sorts of things are allowed in government meetings. We will update the board in the event that legislation goes forward. We can reach out to the local sheriff and state attorney and find out how they are interpreting it.

Mr. Harrah asked do we have a policy on panhandling on CDD property?

Mr. Eckert stated I don't believe so.

Mr. Harrah stated we had a situation because that person was arrested at a City of Flagler Beach meeting and he is suing. We have new staff and I want to make sure we have a clear policy.

Mr. Eckert stated we will set aside 10 or 15 minutes on our next agenda call and have that conversation with staff.

C. District Engineer

Mr. Yuro stated I was asked to follow-up on road resurfacing. It is not in the 2026 budget. I have asked to have it in the 2027 budget and have not had a response back.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

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

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the policy changes to swimwear policy were approved.

On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the request from Champion Swim to use the pool for the upcoming season was approved and staff was authorized to finalize an agreement.

F. Operations Manager – Field Operations and Pond Report

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

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from C Buss to rebuild pool filters & stands in the amount of \$30,147.15 was approved.

G. Amenity Manager – Report

Ms. Smith reviewed the special events that took place since the last meeting and upcoming special events.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated we are adding for the June 2026 traffic warrant study, look into the process and cost of widening the sidewalks and follow-up with Islebrook parking and sod issue,

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – December 15, 2025 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for December 15, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the meeting adjourned at 8:00 p.m.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman