

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, January 26, 2026 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
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
Ray Roberts	Yellowstone Arborist

The following is a summary of the discussions and actions taken at the January 26, 2026 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**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Review of Action Items**

Mr. Laughlin reviewed the status of the items on the action items list.

**FIFTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the December 15, 2025 Meeting**

**B. Financial Statements**

**C. Assessment Receipt Schedule**

**D. Check Register**

Ms. Hall joined the meeting at this time.

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

**SIXTH ORDER OF BUSINESS**

**Consideration of Easement Encroachment  
(167 Staplehurst Drive)**

Mr. Laughlin stated we talked about this last month, I reached out to the residents who are here today if there are any questions. We had an email from the neighbor who is not happy with the plants being there and is requesting they be moved back.

Mr. Harrah stated just to recap, the owner moved in and relocated the fence closer to the adjacent property and the issue we have is the fence company is supposed to look it up to see if there is an easement on that property before they make the installation and now we have a fence line installed in a Durbin Crossing CDD drainage easement.

Mr. Eckert stated we have had this issue before in the past and we have a policy on fences in district easements, which we are not encouraging them because it does interfere with some of the use of the drainage easement. We also have a memo that we did on March 21, 2022, which highlighted some of the HOA documents provisions and it says, the owner of any parcel subject to an easement shall not construct any improvements or structures upon said easements and in the event they do and interferes then they have to remove it at their cost at the written request of us. In terms of options today you are within your right to say that interferes with our use of the

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easement and you need to move the fence back and remove the vegetation that has been planted too.

Mr. Harrah stated you need to move the fence back to where it was.

Mr. Eckert stated the second option is you would have an encroachment agreement that would allow the improvements to be there but it would also require them to remove them any time we needed to use the easement, which it sounds like we need to use the easement on a regular basis. It is not a practical solution to what we are presented with here today.

Mr. Harrah stated the crews are encroaching into the neighbor’s property instead of using the easement because the fence is there.

Mr. Eckert stated the other thing you have is drainage infrastructure, probably a pipe and you could have damage from fence posts to pipes and we don’t know what methods they would have used or how deep they would have went. Hopefully, it wouldn’t have hit the pipe but that is another reason why you don’t have structures in the drainage easements.

Mr. Pollicino stated the other homeowner has notified us that it has created issues.

Mr. Eckert stated we would need a motion to approve it but if there is no one willing to make that motion then we take no action. Report back to the HOA that the CDD did not approve it.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Impact Fee Sale Authorization**

This item tabled.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance Team**

**1. Report**

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

**2. Discussion of Tree Issues**

Mr. Roberts reviewed the report on the various tree issues and presented the following proposals for board consideration.

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On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the proposal #62374 in the amount of \$2,442.75 was approved.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the proposal #624358 in the amount of \$4,078.86 was approved.

### **B. District Counsel**

Mr. Eckert stated the sovereign immunity bill is back and it is proposed to increase our limits from \$200,000 to \$300,000 to \$500,000 and \$1 million, respectively, and they go up again a little bit after a couple years. I keep bringing that up because it will affect your insurance rates because your rates are based on the fact that you have limited liability. There is also a proposed bill that will allow the recall of individual members of the CDD board of supervisors. It is a very complicated bill at this point.

### **C. District Engineer**

Mr. Yuro stated the only thing I have is an update on the roundabout. I have been in contact with the county and the lighting is out for this year; it was budgeted but when the price came in it was over budget and they will try next fiscal year to get lighting in there.

Mr. Harrah stated write a letter to the county and encourage them to put in lighting for the safety of the residents of St. Johns County.

### **D. District Manager**

Mr. Laughlin stated as an update on the JEA fence installation request, since the last meeting we had a title search completed. JEA also requires a legal description specific to the area where the fence will go. I would need to get Mike Yuro to create the legal description, and I wanted to bring that back because the costs are building on this. Every time I have talked to JEA they maintain they don't install fences on other people's property. Before we move forward with getting a legal description I want to see if this is something the board still wants to pursue or if we want to see how the Sheriff's office does with monitoring.

Mr. Yuro stated a survey is probably \$1,000 to \$1,500.

Mr. Harrah stated I think as a board we should do everything we can to move forward.

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**E. General Manager**

**1. Report**

Ms. O’Lear presented the following items for board consideration

**2. Proposed 2026 Schedule for 904 Tennis**

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the 2026 schedule for 904 tennis was approved.

**3. Proposed 2026 Schedule for Dolphins Swim Team**

On MOTION by Ms. Estes seconded by Ms. Berden with all in favor the 2026 schedule for Dolphin Swim Team was approved.

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

**F. Operations Manager - Report**

Mr. Davidson reviewed the field operation manager’s report, copy of which was included in the agenda package.

**G. Amenity Manager – Report**

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

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Ms. Hall asked are we making any headway on the court reservation system?

Ms. O’Lear stated I am not pursuing a court reservation system because the board decided a few months ago to not have one beyond the paddle system.

**TENTH ORDER OF BUSINESS**

**Review of Action Items**

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Mr. Laughlin stated the new items that will go on the action items list are, to finalize the number for the impact fee authorization, write a letter to Commissioner Whitehurst about the lighting at Sanctuary roundabout and will reference the follow-up to the previous letter and Zach will look into pricing for e-bike parking areas for the north and south amenity centers and benches.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 23, 2026  
at 6:00 p.m. at the Durbin South Amenity  
Center**

Mr. Laughlin stated the next meeting is scheduled for February 23, 2026 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 7:52 p.m.

Signed by:  
  
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Secretary/Assistant Secretary

Signed by:  
  
054832A5651D43E...  
Chairman/Vice Chairman