

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, February 23, 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
Ross Ruben	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the February 23, 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.

The board observed a moment of silence in respect to the people involved in the recent tragedy.

February 23, 2026

Durbin Crossing CDD

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 reviewed the items on the action items list.

Ms. Berden joined the meeting during this item.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the January 26, 2026 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.

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

SIXTH ORDER OF BUSINESS

Discussion of Impact Fee Sale Authorization

Mr. Laughlin stated we will have this on the next agenda, and it will be for ratification; it has been completed.

SEVENTH ORDER OF BUSINESS

Discussion of Remainder of the Fiscal Year 2026 Event Schedule

Ms. Smith gave an overview of the events for the remainder of 2026, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Instructing the St. Johns County Supervisor

February 23, 2026

Durbin Crossing CDD

**of Elections to Conduct the District's 2026
General Election**

Mr. Laughlin stated the seats up for election are seat 1 Mr. Pollicino, seat 3 Mr. Harrah and seat 5 Ms. Estes. Qualifying is in June and I will announce that over the next couple meetings.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2026-04 was approved.

NINTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2024 Audit Report

Mr. Laughlin stated this has been sent to the state within the deadline.

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

TENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

Mr. Dougherty gave an overview of the landscape update for February 2026, copy of which was provided in the agenda package.

B. District Counsel

Mr. Eckert stated since the last meeting, we have prepared an application waiver form for the vendor market participants, an agreement for use of the amenity facilities for the Dolphin Swim Team, an agreement for 904 Tennis and a volunteer waiver and release for the Eagle Scout project.

Just a brief legislative update for you, there are two bills we are tracking that could have an impact on the district. There is a bill out there to be able to recall CDD supervisors on an individual basis and it is a petition process, and we have been working to make sure that it is consistent with current Chapter 190 provisions. The second issue is the limits on liability that you have as the district, which are \$200,000 per person \$300,000 per incident. There are two competing proposals, one in the house one in the senate that could raise it as much as \$500,000 per person or \$1 million per incident. That limit of liability is what allows you to have a lower cost general liability policy. When they increase those limits, it increases the exposure to the insurance company, which then increases the premiums you pay annually for that policy.

February 23, 2026

Durbin Crossing CDD

Mr. Pollicino stated in light of the recent tragedy can you give a high-level overview of what we do and do not control as far as traffic and those kinds of things.

Mr. Eckert stated a community development district is a special-purpose unit of local government, which means we don't have the powers that a county or a city has, we only have the powers that are set forth in Chapter 190 of the Florida Statutes. What we don't have in chapter 190 is any kind of police power, which means we can't set zoning regulations, we can't enforce traffic issues, we can't come up with our own laws for use of county roads or anything like that. We also don't have any fining authority, and we don't have any jurisdiction to deal with traffic issues on county roads. What we can do is we can take resident input and provide that to the county who adopts and enforces ordinances, and you can even provide that to the state legislature because they are the ones who have the power to do adopt laws and to enforce those laws. Hopefully, they pay attention to what the residents have to say. The District is very limited by statute in terms of what we can do. Oftentimes the board will tell me we want to do this because we think it will improve something and I have to tell the board you don't have the authority to do that. We have limited powers and those powers are centered around owning and maintaining infrastructure like the building we are in, the swimming pools, stormwater ponds, things of that nature.

Mr. Harrah outlined the process of having a traffic signal installed, which takes on average about five years.

Mr. Schultz asked does the traffic study involve in any way potential traffic enforcement by the county? I seldom see cops here.

Mr. Pollicino stated I think Commissioner Whitehurst is going to have a separate meeting on this issue.

Mr. Eckert stated we have had a deputy here and raised those same concerns with enforcement of the existing speed limit.

Ms. Hall stated maybe we should request one of those signs from the county that shows your speed and the speed limit.

Mr. Pollicino stated the meeting next week would be the best time to raise that.

Mr. Harrah asked do you meant the St. Johns County Board of Commissioner meeting?

Mr. Laughlin stated yes. Their next meeting is a week from tomorrow.

Mr. Yuro stated enforcement is not part of the traffic study.

February 23, 2026

Durbin Crossing CDD

Mr. Harrah stated reach out to your county commissioner, write emails to them, spread the word to your neighbors that is the way things get done.

Mr. Eckert stated I want to thank Supervisor Berden and Mike Yuro for helping me with the impact fee credit sale resolution and we were able to get that finalized. You will see that at the next meeting, but it is in place now because you approved it subject to those changes.

C. District Engineer

Mr. Yuro stated JEA has asked for a sketch and legal description of where we want the fence and Daniel sent me the location and it is something we can do within the budget. I assume it is just going to be a rectangular legal description, parcel number identified. The width of the easement but it needs a depth to it. Do you want 10-feet, 20-feet? I need some direction.

Mr. Harrah stated I think 10-feet would be sufficient.

Mr. Yuro stated about halfway between where the houses are and the intersection of the easement.

Mr. Harrah stated wherever you think is best fit.

Mr. Yuro stated we can have that by the next meeting.

D. District Manager - Discussion of St. Johns County Legislative Action Plan

Mr. Laughlin stated Supervisor Estes asked that I put this on the agenda, St. Johns County legislative plan is a tool that residents who are curious to see what is going on in the county they can go on the website and there is a link for the action plan.

E. General Manager - Report

Ms. O'Lear reviewed the general manager's report and after discussion of the signage for e-vehicles Ms. O'Lear was authorized to work with district counsel on verbiage for the signage.

F. Operations Manager

1. Field Operations Report

Mr. Davidson reviewed the field operations report and outlined the need to replace the bollard pickets.

February 23, 2026

Durbin Crossing CDD

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor staff was authorized to replace 367 bollard pickets at north and 207 at south by All Weather in an amount not to exceed \$20,000.

2. Discussion of Bike Racks and Benches

Mr. Harrah stated we don't have any benches on north or south for people to stop and sit. I shot pictures from Google Earth of everywhere I thought was a good location. I want the board's opinion about having benches in north and south and Tollerton.

Mr. Davidson stated the more you buy the better the discount.

Mr. Pollicino asked do we need a slab?

Mr. Davidson stated yes, I would definitely want a slab.

Mr. Harrah stated this is my proposal for the wish list.

Mr. Laughlin stated we will start talking about the budget next month.

Mr. Harrah stated unless there is anyone opposed, I would like Zach to come back with modified locations as needed, cost for benches and slabs and something with the Durbin logo.

Mr. Davidson stated there are a couple places where there are bike racks and that bike rack is not being used but it does need to be replaced because it is rusty. Do you want to replace that or just put a bench there?

Ms. Hall stated if it is not a bus stop you don't need the bike rack.

G. Amenity Manager – Report

Ms. Smith reviewed the amenity manager's report, copy of which was included in the agenda package.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Pollicino stated I want to close the loop on Commissioner Whitehurst. He didn't come tonight but it is advertised in the newsletter about the meeting next Tuesday and that would be a great way to tell the residents that is the proper forum to express their concerns.

Ms. Estes stated there was an invitation and Commissioner Whitehurst did not cancel that invitation; the board canceled that invitation, and we want to make that clear because he was getting a lot of flack about not showing up tonight.

February 23, 2026

Durbin Crossing CDD

Mr. Eckert stated to be fair, to a large extent, it was me providing advice to the chair that we anticipated it was going to exceed capacity of this room we have to take that into account for open meeting laws and have to find a place that has the capacity for that. I was involved in that decision.

Ms. Estes stated it is more about engagement. If there is an over capacity issue, there is the ability to go outside, so I feel differently about that. I feel like the way to get residents to be able to say what they need to say, is to provide them the opportunity to say what they need to say to the right people, and I feel like this Board could allow that for them at any given time. We could come continue to come up with ideas to do that, but I will never agree with the idea of capacity being the main issue because there are ways we can work through that.

Mr. Harrah stated you have every right to say you want him on the agenda for March or April, but you have to understand that comes with staff needing to get a room somewhere that can hold more people.

Mr. Pollicino stated if we advertised where he's going to be next week, that gives people an opportunity to go speak.

Mr. Laughlin stated I will reach out about those two items and update the board at the next meeting, and you can decide what direction you want to take.

Ms. Hall asked can we send a letter to the people about the sign.

Mr. Eckert stated you can contact the sheriff's office to get one of the signs that shows your speed and the speed limit. They have mobile ones they can bring out.

Mr. Laughlin stated I will reach out to the Sheriff's Office.

TWELFTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated I will add contacting the county about the radar sign.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Laughlin stated the next meeting is scheduled for March 23, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:29 p.m.

February 23, 2026

Durbin Crossing CDD

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

Peter Pollicino

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Chairman/Vice Chairman