

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, March 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 and in person
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
Jack Morrow	Vesta/Amenity Services Group
Scott Smith	Vesta/Amenity Services Group
Richard Craig	Yellowstone
Garrett Cannady	Yellowstone

The following is a summary of the discussions and actions taken at the March 23, 2026 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order 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 action items.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the February 23, 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.

SIXTH ORDER OF BUSINESS

**Ratification of Resolution 2026-02
Authorizing the Sale of Impact Fee Credits**

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

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor Resolution 2026-02 was ratified.

SEVENTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Wish List

Ms. Hall joined the meeting in person during this item.

The board and staff discussed the following items, most of which will be budgeted to be done in the upcoming year: replace existing loungers, sandblast, repainting slide tower and steel repairs, repaint water feature at North, wax and gelcoat slide, 18 tennis court light poles, covers on the access to the wires, four bulbs, replace social hall furniture, expansion of holiday decorations and install 10 benches and pads.

EIGHTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

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Mr. Laughlin stated we are still getting numbers, and the current proposed draft budget has the \$400,000 in capital reserve to be deposited. The reserve study amount is \$275,403. We will continue to follow the reserve study. We will talk more about the budget next month and in May we will approve it.

NINTH ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance Team - Report**

Mr. Craig gave an overview of the Yellowstone Landscape update for March, copy of which was included in the agenda package and went over the wish list items: long term plan for every entryway roughly \$20,000 per entranceway.

B. District Counsel

Mr. Eckert stated Karen worked with Kate to get the documents together for a car show as well as give some advice in terms of what you can and cannot do with a raffle on government property. She also worked with Sue on the revised policy language and provided some input.

Two items the legislation did pass and have not been signed by the governor yet. The sovereign immunity limits did increase from \$200,000 per person \$300,000 per occurrence to \$350,000 per person and \$500,000 per occurrence. You may see that reflected in your insurance rates, however, that bill did have some things in it that probably will reduce liability of local governments in that the statute of limitations got cut in half, the notice time that you have to provide before you can sue a local government got reduced as well. Currently you as a CDD supervisor, can only be removed from office for misfeasance, malfeasance and nonfeasance and you can only be removed by the governor. There is a new bill that passed by both houses that said there can be petition process that is brought after you have served a fourth of your term if someone in the community wants to start a petition drive and pay for it and pay for the elections then they can try to recall a CDD supervisor. That process has been missing from CDDs but it is out there for some HOAs, and city and county local officials. Once they make their way through the governor's office we can provide a little more information on that issue.

C. District Engineer

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Mr. Yuro stated we did prepare a legal description and sketch for the fence easement within the JEA easement. I notice we have a couple typos we need to correct. What do we want to call it? It is CDD owned property with a JEA easement on it.

Mr. Eckert stated it is not for a new easement. I think they were requesting a document showing the location of where the District wanted them to put the fence. It is just a legal description.

D. District Manager

Mr. Laughlin stated I did finish the application and once I get the update I will submit it to them.

E. General Manager - Report

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

Mr. Pollicino stated on behalf of the board I want to thank you. When you came here we threw a lot at you and you handled it well. Thank you for everything you have done.

Mr. Harrah stated Zach will now be the general manager/operations manager. Walk me through the rest.

Mr. Jason Davidson stated we took a similar approach as we have done in some of our other communities and combined the general manager and operations manager role. We found that a lot of those blend together and we have taken the amenity manager position and divided it and have a dedicated lifestyle director and an amenity manager. That will allow for enhanced customer relations and a lifestyle department specifically for events and it will also allow the amenity manager which will be Jack to absorb some of those duties and responsibilities that the operations manager Zach was having to do specific to the events.

Mr. Harrah stated walk me through lifestyle manager, what are her top three goals that she is not doing now.

Mr. Jason Davidson stated anything that has to do with resident relations, marketing materials, communication with the residents, all the lifestyle events. Access control system as it goes to entering of access cards, getting more involved with acquiring the photos. It is so we can enhance our customer service.

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Jack will take on everything within the amenity center, the HVAC system, sprinkler suppression, security, anything having to do with gym equipment, anything that happens inside the amenity with the exception of the pools. The pools will still fall heavily under Zach although Jack will begin to understand those and how they operate. A maintenance team will report to each of them. We are going to add a maintenance man fulltime.

I will be stepping away from the regional role with you and Scott Smith will be stepping in as your new regional. I have enjoyed all my time with you.

F. Operations Manager - Report

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

G. Amenity Manager – Report

Ms. Smith gave an overview of the amenity manager’s report, copy of which was included in the agenda package.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Hall stated we are going into lifeguard season if the slide is open and a lifeguard on duty, there has to be a lifeguard on the lap pool. You can’t just pick and choose where to put the lifeguards. If one guard is up you have to have full coverage. There have been times in the past where the lap pool did not have a lifeguard on it.

Ms. O’Lear stated we do slide tower, first chair, third chair. That is how we are staffed for the most part.

Ms. Hall stated on social media you don’t always know what is going on and you can’t rely on emails anymore; text notifications are a fantastic idea. A lot of clubs make Facebook reels that pop up on your screen. It would be great if we had something like that.

Mr. Dorey stated thank you for approval of the fence in the JEA easement.

Mr. Laughlin stated the last step was the creation of the legal description, which the engineer just completed. We just need to send it to them.

Ms. Dorey stated now we are getting e-bike riders and e-scooters.

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Mr. Harrah stated once we submit it you and your neighbors can email them and ask when it will be put in.

ELEVENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated we don't have anything new to add. I will reach out to the vendors about the impact fee and see if I can find out who the utility company is doing that work.

Mr. Harrah stated add the notification.

Ms. Berden asked can you clean up some of the words.

Mr. Laughlin stated it should be good now.

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – April 27, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for April 27, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the meeting adjourned at 7:48 p.m.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

Signed by:
[Signature]
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Chairman/Vice Chairman