

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, April 27, 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:

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|--------------------|-------------------------|
| 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 |
| Kate Smith | Vesta/Amenity Services Group |
| Jack Morrow | Vesta/Amenity Services Group |
| Zach Davidson | Vesta/Amenity Services Group |
| Richard Craig | Yellowstone |

The following is a summary of the discussions and actions taken at the April 27, 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.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

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FOURTH ORDER OF BUSINESS

Review of Action Items

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

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the March 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

Discussion of Fiscal Year 2027 Wish List Items

The board and staff discussed the following items for the 2027 wish list, slide tower sand blasting and painting, repainting water feature, wax and gelcoat slide, light poles, tables, chairs, high tops, farmhouse table, holiday decorations, benches, and landscaping for monuments.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated currently there is no proposed increase in assessments. Under administrative, GMS is requesting a 6% increase this year. Operations and maintenance we increased water, sewer electric a little bit, lifeguards, pool chemicals.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. Landscape Maintenance Team**
 - 1. Report**

Mr. Craig gave an overview of the April 2026 landscape report, copy of which was included in the agenda package.

- 2. Proposal for Islebrook Entrance Redesign**

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Mr. Craig presented the proposal for Islebrook Entrance redesign.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Yellowstone in the amount of \$21,884.78 to redesign the Islebrook entrance was approved.

3. Hurricane Preparedness Information

A copy of the hurricane preparedness protocols was included in the agenda package.

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the hurricane preparedness protocols were approved.

Mr. Craig stated anything that is approved ahead of time like this will be a priority.

B. District Counsel

There being none, the next item followed.

C. District Engineer –Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Yuro stated after the last meeting we updated the sketch and legal description for JEA and got it to Daniel. Daniel asked for a proposal for the public facilities report, which was provided in the agenda package.

On MOTION by Ms. Estes seconded by Mr. Harrah with all in favor the proposal for the preparation of a public facilities report in the amount of \$2,950 was approved.

Mr. Laughlin stated I sent an email to the board, JEA has denied to pay for or install a fence and gate. We can look at the cost to install a fence and go through their approval procedure.

Mr. Harrah stated I would at least get a price and bring that back to the board.

D. District Manager

There being none, the next item followed.

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E. General Manager - Report

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

F. Amenity Manager - Report

Mr. Morrow reviewed the amenity manager’s report, copy of which was included in the agenda package and it was the consensus of the board to allow staff to close the south gym an hour early one Friday of the month to deep clean.

G. Lifestyle Manager – Report

Ms. Smith reviewed the lifestyle manager’s report, 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. Davidson stated there is nothing new to add to the list and I will combine the ones we discussed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 18, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting will be held May 18, 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 8:08 p.m.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

Signed by:
Peter Pollicino
654632A5651D43E...
Chairman/Vice Chairman