

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, May 28, 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
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
Scott Smith	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 May 28, 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.

THIRD ORDER OF BUSINESS

Audience Comments

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Durbin Crossing CDD

Brandon McFarland stated in November I proposed putting in concrete corn hole boards at the north amenity center as an Eagle Scout project and I have completed the project and I would like to thank Mr. Davidson for his help and the board to allow this.

Mr. Davidson presented a certificate to Mr. McFarland to thank jim for his hard work.

FOURTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin reviewed the status of the action items.

Ms. Hall joined the meeting at this time.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Minutes of the April 27, 2026 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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

SIXTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2025 Audit

Mr. Laughlin stated it is a clean audit.

On MOTION by Ms. Berden seconded by Ms. Hall with all in favor the fiscal year 2025 audit was accepted.

The next item taken out of order.

EIGHTH ORDER OF BUSINESS Discussion of Fiscal Year 2027 Wish List

Mr. Davidson reviewed the wish list along with the updated prices and the board discussed the lounges, benches, tennis court light poles, social hall tables, holiday lighting/decorations.

**SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-05
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing Date**

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Durbin Crossing CDD

Mr. Laughlin stated Resolution 2026-05 approves the proposed budget for fiscal year 2027 and sets a public hearing date for adoption at the August meeting. We have had this on the agenda for a couple of months. There is no proposed increase in assessments.

On MOTION by Ms. Estes seconded by Mr. Pollicino with all in favor Resolution 2026-05 was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Wish List

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

Discussion of Adding Benches to Community

This item tabled.

TENTH ORDER OF BUSINESS

Discussion of Towing Policies

Mr. Laughlin stated Mike sent a memo a couple years ago when this first came up and it goes through the process of what is required for the towing. Zach met with ASAP Towing as well and got some information from them, which is in his report. There is no fee with the actual tow company, we would enter into an agreement with them and they would install the signage, which is standard. We could purchase better signage if you wanted to get something nicer as long as it meets the requirements for the signage. It would be placed at the entrance to each amenity center. This is information. The car we had an issue with is gone now. If we need to do it, it will be a two to three month process.

Mr. Eckert stated for the CDD to be the one to initiate towing you do have to comply with the signage requirements and I know they are a little offensive in terms of ugly signs and more signs but if you want to be able to tow then you have to comply with the statute.

Mr. Laughlin stated let's monitor it over the summer.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

1. Report

Mr. Craig reviewed the landscape maintenance report, a copy of which was included in the agenda package.

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2. Proposals for Redesign of Four Corners Monument

Mr. Laughlin stated we are in Phase 3 water restrictions and we are not supposed to water new plant material.

3. Proposals for Woodline Pushback at Longleaf Parkway, North Durbin and South Durbin

This item tabled.

B. District Counsel – Memorandum Regarding Traffic Regulation

There being none, the next item followed.

C. District Engineer

Mr. Yuro stated I expect to have the public facilities report in the next few weeks.

D. District Manager

1. Report on Number of Registered Voters (4,414)

A copy of the letter from the supervisor of elections reporting there are 4,414 registered voters residing in the district was included in the agenda package.

2. Reminder of Upcoming General Election

Mr. Laughlin stated the qualifying period is from noon June 8th to noon June 12th. If you are looking to qualify you need to go to the supervisor of elections office to get that completed for Seat 1 which is Peter, seat 3 which is Jason and seat 5 which is Shalene.

E. General Manager - Report

Mr. Davidson outlined the proposals from Top Rail Fence and Hardwick Fencing and the board took the following action.

On MOTION by Ms. Hall seconded by Mr. Pollicino with all in favor the proposal from Top Rail Fence to install a fence and gate on JEA powerline easement in an amount not to exceed \$4,000 was approved.

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

F. Amenity Manager - Report

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

G. Lifestyle Manager – Report

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

TWELTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Hall stated new court reservations. You go to play and there is a league and you don’t even know the league is going to be there.

Mr. Laughlin stated this came up before and the board wanted to use the paddle system.

Ms. Hall stated the paddle system is for the pickleball courts. It is two different things.

Mr. Morrow stated currently the league schedule is posted on the tennis court bulletin board and on our event schedule. Casual play and pickleball play are also posted on our website, event calendar and on the court.

Ms. Hall stated since we are talking about benches, because we didn’t put four courts where pickleball is there is a lot of open space and it would be nice to have a couple more benches out there. A lot of people wait around for the paddle system.

A resident stated I did see action items being monitored, JEA easement and it sounds like they have been completed and consolidate into what you are doing.

Mr. Laughlin stated we tried to get JEA to install the fence but they will not so the district is going to install the fence.

A resident stated I saw where you were going to put it. The only consideration is where the Durbin Townhomes are it looks like you are only blocking off one access and not blocking off that other access. If you moved up the choke point a little bit it would block off everything.

The resident pointed out on a map the best places to block off access.

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A resident stated the parking is out of control by the fields, the grass is dead. The county owns it, but we are responsible for replacing the grass and the county owes some responsibility for that.

Mr. Laughlin stated what has been approved is grass on the edges of it, but the district is not going to replace anything along that bend because the county was not willing to help us at all.

A resident stated someone needs to contact the commissioner because we can't put anything up, we can't block people but it is our responsibility to replace things.

Mr. Laughlin stated we are hopeful that the irrigation is getting up there. We want to see when it is fully irrigated. That was not an issue until the irrigation went out. We have met with Commissioner Whitehurst at the parking lot with parks and rec.

A resident stated the location of the benches, there is a sexual predator moved in Ellsworth. There is a 1,000 foot area where a predator is unable to go. On Ellsworth you are not covered. If you put in a bench as long as it is registered with the county a predator cannot go there.

THIRTEENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated at the next meeting we will have the two updated with the bollards and the amenity doors.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 22, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for June 22, 2026 at 6:00 p.m. in the same location.

On MOTION by Ms. Berden seconded by Mr. Pollicino with all in favor the meeting adjourned at 7:52 p.m.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

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