

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, June 22, 2026 at 6:01 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
Jason Harrah	Supervisor
Shawna Berden	Supervisor by telephone

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
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the June 22, 2026 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. Laughlin called the meeting to order at 6:01 p.m. and led the pledge allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the roll.

Mr. Davidson introduced two lifeguards and Mr. Pollicino presented Jillian with a certificate of recognition for the two saves she executed.

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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 items on 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 May 18, 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.

The next item taken out of order.

Engineer's report

Mr. Yuro gave a high-level summary of the traffic study. Staff will post the report on the website, contact the sheriff about speeding concerns, keep this item on the agenda and put it in the newsletter.

Mr. Yuro left the meeting at this time.

SIXTH ORDER OF BUSINESS

Discussion of Adding Benches in Community

Mr. Laughlin stated this was on the wish list items. We have identified the bench; we need the number and locations. We originally thought ten benches and ten pads.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated we do not have proposed changes at this time.

EIGHTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Wish List

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Mr. Laughlin stated I think we have this settled and have it all in the budget so we can take this off the agenda.

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

Mr. Harrah stated at some point in the future I think we should add more pickleball courts at north and south.

NINTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

Mr. Dougherty reviewed the landscape team report, copy of which was included in the agenda package.

B. District Counsel

Mr. Eckert stated the three bills I have been talking to you about related to supervisor recall, sovereign immunity and accepting electronic payments have not yet been signed by the governor. Looks like the final legislative signatures were on June 15th. I expect we will get word on those soon, since one of them is scheduled to go into effect July 1st. We will update the board at your next meeting.

C. District Engineer

This item taken earlier in the meeting.

D. District Manager

Mr. Laughlin stated I did want to report of the three seats available, two were qualified, and seat 5 will be filled by appointment. In the past we have sent out an eblast that there is a vacant seat if you are interested reach out to me or Courtney. We will take resumes or letters of intent.

I contacted JEA after the last meeting, the board approved a not to exceed amount to install the fence and I reached out to them, and we had to get the title search updated and our initial fence proposal was with a 14-foot cattle gate, and they required at least 16-foot. Zach did get an updated proposal, and I sent both to them and we are waiting to hear back.

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

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E. General Manager - Report

Mr. Davidson reviewed the monthly 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.

G. Lifestyle Manager**1. Report**

Ms. Smith reviewed the lifestyle manager's report, copy of which was included in the agenda package then presented proposals for garland and table replacement.

2. Options for Christmas Garland

This item tabled.

3. Options for Table Replacement

On MOTION by Ms. Estes seconded by Mr. Pollicino with all in favor the proposal from Wood You for table replacements in an amount not to exceed \$6,500 was approved.

TENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Rucker stated I want to compliment Zach and his staff. I have noticed a very different approach in the last few months.

Ms. Hall stated if you have big events, it might be good to have a projected rain date.

ELEVENTH ORDER OF BUSINESS**Review of Action Items**

There being no items added to the list, the next item followed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – June 27, 2026 at 6:00 p.m. at the Durbin South Amenity Center

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Mr. Laughlin stated the next meeting will be held June 27, 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 7:10 p.m.

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

Peter Pollicino

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Chairman/Vice Chairman