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, July 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:

Peter E. Pollicino	Chairman
Shalene B. Estes	Vice Chair
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Ryan Dugan	District Counsel by telephone
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
Garrett Cannady	Yellowstone

The following is a summary of the discussions and actions taken at the July 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.

FOURTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin reviewed the status of the items on the action items list.

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

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

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the June 22, 2026 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

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

SIXTH ORDER OF BUSINESS Discussion of Adding Benches in Community

The board and staff discussed proposed locations of the ten benches to be installed, taking into consideration, convenience, shade and space.

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

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor staff was authorized to move forward with the purchase and installation of ten benches in the approved locations in an amount not to exceed $35,000 subject to final approval by Supervisor Estes.

SEVENTH ORDER OF BUSINESS Discussion of the Fiscal Year 2027 Budget

Mr. Laughlin stated this is a placeholder and will be adopted next month. There have been no changes since are approved it. There is no proposed increase in assessments.

EIGHTH ORDER OF BUSINESS Discussion of the Fiscal Year 2027 Wish List

Mr. Davidson reviewed the items on the 2027 wish list, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Declaring Surplus Tangible Property (old Amenity room tables)**

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-06 was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Declaring a Vacancy in Seat 5**

Mr. Laughlin stated Resolution 2026-07 declares a vacancy in seat 5, currently held by Ms. Estes. We will send out an eblast to remind people of the vacancy and at the November meeting the four board members will appoint someone to fill that vacancy.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor Resolution 2026-07 was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Hold Harmless Agreement to Install Fence on JEA Easement**

Mr. Laughlin stated I have gone through the process with JEA and sent them everything they needed, they approved the fence installation, the final step is to sign their hold harmless agreement. I sent it to Mike for review and he had comments, which JEA approved. This agreement is with district's counsel's review and consent.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the hold harmless agreement to install the fence on the JEA easement was approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Maintenance Team

1. Report

A copy of the Yellowstone landscape report for July was included in the agenda package.

2. Hurricane Planning Update

On MOTION by Mr. Pollicino seconded by Ms. Estes with all in favor the hurricane update/planning was approved.

B. District Counsel

There being none, the next item followed.

C. District Engineer

1. Traffic Study Report

Mr. Laughlin stated I forwarded the email to you from the engineer with the response from the county following up on the recommendations from the traffic study.

Ms. Estes stated I think we need to push back because we are about to get a gas station and Publix.

Mr. Harrah stated the best way to do this is to go to a public meeting.

Mr. Laughlin stated you can go; you just can't discuss district business. You can go as a resident and mention that you are a member of the board, but you can't represent the whole board without prior authorization.

Mr. Harrah stated I think we should put them on notice in a public letter that goes to our residents as well that says we are tracking what you said, we are still concerned because of the Publix and additional commercial infrastructure coming in the community.

Ms. Estes stated I think Greg Caldwell should be on this email and he is not on here. It needs to be specifically addressed.

Mr. Harrah stated and copy all the commissioners. Do you want to do that?

Ms. Estes stated I will do that and work with the district manager.

Ms. Hall stated I feel the traffic is always going faster from the west than the east. On the east side we have large entrances, so you know you are entering a neighborhood. On the west we have a tiny entrance sign, maybe it should be bigger, so people realize they are going into a neighborhood. It's just a thought.

Mr. Laughlin stated one of my district's requested that a speed sign that shows the speed be installed and the county approved it.

Mr. Harrah stated let's do it.

Mr. Laughlin stated I will get with Mike on the requirements for the sign and get some proposals to do that work.

2. Acceptance of the 2026 Public Facilities Report

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the 2026 public facilities report was accepted.

D. District Manager

There being none, the next item followed.

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.

G. Lifestyle Manager – Report

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

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated the only thing I will add is the letter that Shalene and I will work on.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 24, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for August 24, 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 7:58 p.m.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

Signed by:
Peter Pollicino
654632A5651D43E...

Chairman/Vice Chairman