

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, August 24, 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
Shalene B. Estes
Sarah Gabel Hall
Jason Harrah
Shawna Berden

Chairman
Vice Chair by telephone
Supervisor by telephone
Supervisor
Supervisor

Also present were:

Daniel Laughlin
Mike Eckert
Mike Yuro
Kate Smith
Jack Morrow
Zach Davidson
Jason Davidson
Richard Craig
Jim Schwartz
Darin Higgins
Several Residents

District Manager
District Counsel
District Engineer
Vesta/Amenity Services Group
Vesta/Amenity Services Group
Vesta/Amenity Services Group
Vesta/Amenity Services Group
Yellowstone
Florida Waterways
Tigris

The following is a summary of the discussions and actions taken at the August 24, 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.

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Mr. Morrow recognized the lifeguards who made saves this summer.

Mr. Pollicino stated one of the most important things we do as a board is recognizing staff when they do great work. Thank you for keeping our residents safe.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Consideration of Pond Maintenance Proposals

Ms. Hall joined the meeting during this item.

Mr. Davidson stated at the last board meeting we discussed our pond conditions and concerns, and I was directed to get some quotes from vendors.

Representatives of Tigris and Florida Waterways gave an overview and background of their companies and experience in water management and reviewed their proposal for maintenance of the district's pond and after discussion the board took the following action.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor staff was authorized to terminate the agreement with Solitude for pond maintenance per the contract.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Florida Waterways, Inc. was approved and district counsel was authorized to draft an agreement in an amount not to exceed \$60,000 per year to start October 1, 2026.

FIFTH ORDER OF BUSINESS

Review of Action Items

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

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of the July 27, 2026 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**

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D. Check Register

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

SEVENTH ORDER OF BUSINESS

Acceptance of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Wish List

Mr. Davidson stated I went through the wish list and removed some things that have been approved. There was one item we spoke of at the last meeting regarding gel coating the interior of the slide and I removed that because I thought we could go one more year with waxing it inhouse and revisit that in 2028.

I would like to get the slide tower done and I have two quotes. The handrails are starting to rust from oxidation and age. The two proposals include sandblasting, repainting, fabrication to fix the handrails.

On MOTION by Ms. Berden seconded by Mr. Pollicino with all in favor the proposal from The Expert in Slides was approved for repair of the North slide tower and south play feature in an amount not to exceed \$64,000.

The tennis court light pole replacement was tabled and staff was authorized to proceed with the Christmas light wreath/replacement.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Updating the Capital Reserve Study

This item tabled.

TENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2027 Budget

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Mr. Laughlin stated next is the public hearing on the budget and there is no proposed increase in assessments. Overall, there are small increases throughout that we balanced with other line items. Those increases are contractual and inflationary.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the public hearing was opened.

A resident stated cable, phone and internet \$800 a month, why?

Mr. Laughlin stated we have a lot of services here, things are hooked up in the gym, every couple of years staff looks into new service and it is the best deal we were able to get. It is commercial, not like a home.

A resident stated the lifeguard is \$100,000 a year. Is it possible to reduce that to one lifeguard instead of two?

Mr. Pollicino stated you may have come in late but we acknowledged three lifeguards who saved lives last month and gave them an award. I would not recommend scaling back on lifeguards.

Mr. Laughlin stated also to run the slide you need someone at the top of the slide and someone at the bottom, just for the slide.

A resident asked the attorney fee of \$50,000 a year, have we tried shopping for that? It seems a bit much.

Mr. Laughlin stated that is a ballpark, they work at an hourly rate and if there is not much going on it will be less.

A resident stated Vesta is \$250,000.

Mr. Laughlin stated that is the contract. It stayed the same this year for managerial.

A resident asked how does Zack go about getting quotes such as for the light pole.

Mr. Davidson stated I call vendors tell them the scope of work and they come out and bid on it and I bring the bids to the board.

Ms. Walton asked are new pickleball courts in the budget?

Mr. Harrah stated no that will probably be in 2028 when the new board comes on.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was closed.

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A. Consideration of Resolution 2026-08 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor Resolution 2026-08 was approved.

B. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Laughlin stated this public hearing is for the process of the collection of the assessments. Our assessment administrator will marry the assessment roll with the county's roll and the county will use that to collect the assessment on the property tax bill, who then sends the funds back to the district.

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was opened.

There being no comments,

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the public hearing was closed.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor Resolution 2026-09 was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

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

B. District Counsel

Mr. Eckert stated I talked to you about the three bills that the legislature passed and they were presented to the governor and the one for supervisor recall process was adopted by the legislature and went into effect July 1 and the governor did sign that bill. If you have been in your

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seat a year and someone in the community doesn't like you or doesn't like the job you are doing they can start a petition process and the supervisor of elections will ultimately have a recall if it met all the requirements. The person doing that has to bear all the costs associated with that.

You are required to take electronic payments, credit card, bank draft and also take payments online. This is not for your special assessments but for public records requests, registering for amenity programs and things like that. You have to have that capability by January 1.

The sovereign immunity limit bill was passed by the legislature that would have raised your limits from \$200,000 per person to \$350,000 per person and from \$300,000 per incident to \$500,000 per incident and the governor vetoed it. It does not have an impact on your insurance rates this year, which is good news.

C. District Engineer

Mr. Yuro stated essentially the county hired a consultant to look at the timing of the lights by mid to late September and they are coordinating with the DOT to get additional traffic counts and it sounds like it is all related to tying the lights that are near each other better.

Mr. Yuro left the meeting at this time.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the fiscal year 2027 meeting schedule was approved.
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2. Consideration of Goals & Objectives for Fiscal Year 2027

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the fiscal year 2027 goals and objectives were approved.

E. General Manager - Report

Mr. Davidson stated Mr. Phillips brought some concerns to my attention last week in regard to the bike and scooters. I advised him that we are only allowed to police within the amenity

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centers, but he wanted to come and speak to you about his concerns when walking his dog and what he feels might be rolled out.

Mr. Phillips stated I'm going to call this a silent menace and that is folks on e-bikes are silent. The sidewalks in the neighborhood are fairly narrow and the e-bike people feel like they should stay on the sidewalk. I have been brushed twice in the past week, my dog goes crazy and runs in front of it and I holler at the kids that are running me off the sidewalk and they don't even turn around. A Duval County commissioner has put in a bill trying to mitigate this. I know you can't do anything about this because you can only get out to the road and the rest belongs to the county. It is supposed to be no more than 10 mph but I see the bikes racing and beating the cars and they do not comply with the pedestrian signage. I wanted to go on record and have this in your minutes. Something has to be done and maybe it will be done by our new commissioners who just got elected.

Mr. Harrah stated I saw the same bill in Duval but how are you going to police it. Legally we can't do anything to enforce that but is it possible to get these kids in here for a safety discussion and voice our concerns.

Mr. Pollicino stated I think the sheriff should do that.

Ms. Estes stated we had the sheriff's office come down.

Mr. Harrah stated yes but nobody showed up.

Mr. Pollicino stated we appreciate you raising it, it is on the record and we are aware of it, unfortunately, there is not much we can do.

Mr. Davidson gave an overview of the general/operations manager's report, copy of which was included in the agenda package.

Mr. Eckert stated when we send this notice of termination if Solitude kind of drops off, let us know. We would have to know that the new company would be able to mobilize.

Ms. Estes stated there is a swath of pine trees around the roundabout on Sanctuary and Heron Landing that have either been taken over by the weight of the vines or during the big storm something happened. They are starting to lean. I want you to send someone to look at it.

Zach, when you put together your newsletter article and the benches and stuff, don't forget when we were over by Willow Winds and saw the wireless contactors for the irrigation. Make sure you mention that so people don't think they are Flock cameras.

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F. Amenity Manager - Report

Mr. Morrow reviewed the amenity manger's report, copy of which was included in the agenda package and requested permission to close the pool two hours early on a Saturday in September to celebrate the lifeguards and the board had no objection to the request.

G. Lifestyle Manager – Report

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

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

There being none, the next item followed.

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

Mr. Laughlin stated there were no new actions items added to the list.

FOURTEENTH ORDER OF BUSINESS**Next Scheduled Meeting – September 28, 2026 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for September 28, 2026 at 6:00 p.m. in the same location.

On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the meeting adjourned at 8:20 p.m.

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

Peter Pollicino

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Chairman/Vice Chairman