

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, September 28, 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 by telephone
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer by telephone
Jack Morrow	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Richard Craig	Yellowstone
Representatives of Capital Reserve Advisors and Reserve Advisors by telephone	
Howard McGaffney	FCS Management Group

The following is a summary of the discussions and actions taken at the September 28, 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 of allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

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A resident stated my children play tennis, a friend of ours is a tennis professional and he has been coaching them on weekday mornings. I'm on the court for every session. Earlier this month my coach received a message from the owner of the current tennis provider, 904 Tennis, that it is his property, he trespasses people there and Durbin Crossing is one of 12 communities where his company has exclusive contracts and tells my coach, do not coach there. His agreement is not exclusive, but this shows what happens when the rule is not clear.

Mr. Eckert stated I only saw parts of the messages from 904 Tennis, that should have gone to Zach and Zach should have dealt with that, I don't think that was appropriate language to be using in interfacing with a resident, I think it should have gone to Zach and I think Zach would have done a much better job of explaining what the actual facts are.

Mr. Davidson stated I emailed Scott Miller, owner of 904 Tennis twice with no response. I followed up with Ross Ruben, our recreational person to let him know I'm having issues in not being able to contact Scott Miller. This incident was brought to my attention on a Saturday, I received emails from Mr. Arthur and an email from Scott Miller.

Mr. Harrah stated if we want to terminate 904 Tennis what is the course of action?

Mr. Eckert stated we have to pull the appropriate agreement with the termination provision, almost everything we do has a short term termination provision. That is one of the things. I want the resident to hear that I don't think the board feels like the tennis interaction with the resident was appropriate and that is something Zach is addressing.

This is not a proper appeal under our rules. Under our rules somebody has to fill out an application, which is the actual person providing the service, not the resident, the person coaching has to provide an application and then if it is denied at the staff level they can appeal it to the board. I have not seen our application be filled out yet. We are in public comment period not a formal appeal proceeding. I want to make sure the board understands that. I have been around for a long time in terms of when we go back and forth on these policies and why we have the policies that we have. Generally, in the past the board has not wanted to approve individualized instructions simply because you could have 50 people out there that are teaching on the pickleball courts. It is a huge community, we built the amenities they are primarily for recreation by the general residents, not necessarily for individualized instruction by whoever wants to bring in their private people to have individualized instructions. That is historically how the board has looked at the amenities. When we do have programs such as swim team or tennis or whatever, they are required to have an

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insurance policy, indemnification requirements, background checks, and they are usually things that are open to a lot of people in the community, not just one person. The board has not gone down that road yet. Insurance, indemnification and background checks can be handled by agreement regardless of who it is. Finally, the two other issues that can become a problem when you start allowing a lot of for-profit use, is (1) if you start allowing a lot of for-profit use you can lose your exemption from real estate taxes. Right now you don't pay real estate taxes on this building, the pool or tennis courts; the more you allow private companies to come in and profit off using public facilities the more likely it is you can lose that tax exemption. The other thing is in your bond covenants; this has to be used for public purposes not for private purposes. It is a policy decision; it is not a legal decision but if you go too far there are some legal ramifications that the board has to consider.

Mr. Laughlin stated the policy says the tennis courts are for recreational use and personal trainers and coaches are not allowed.

After discussion between the board and staff, the board chose to not change the policies and will take up the issue with 904 Tennis under the attorney's report.

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 August 24, 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**Consideration of Proposals for Updating the Capital Reserve Study**

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Mr. Laughlin stated this item was tabled at the last meeting and representatives of both firms are on the phone and joining us today is Howard McGaffney from FCS Management Group to answer any questions on his proposal.

Mr. McGaffney outlined his proposal for infrastructure reinvestment planning and after discussion and input from the Reserve Advisors and Capitol Reserve Advisor, the board took the following action.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the proposal from FCS Management Group for infrastructure reinvestment planning in the amount of \$6,000 with a target date of a draft report in November was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Request to Hold Tutoring Classes at the Amenity Center

Ms. Dorfman presented her request to hold tutoring classes at the amenity center after school hours.

No action was taken on this item.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

Mr. Craig gave an overview of the Yellowstone Landscape update for September, copy of which was included in the agenda package.

B. District Counsel

Mr. Eckert stated Zach sent me the 904 Tennis Agreement and you have four options, you can do nothing and it runs out February 1st by its own term. You can give them 30-day termination without cause, which means you terminate you don't have to give a reason and they can't really challenge that and say you didn't have a good enough reason to terminate. You can terminate it immediately for cause, but I caution against going that route because you have to look at the contract terms to determine "have they violated the actual contract terms versus just not acted the way they should have." I caution against doing an immediate termination. The other option is the tennis program ends November 19th and the board could move to terminate their contract effective

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November 20th. Those are the four options you have as a board. This was not on the agenda so you would have to take audience comment before you vote on anything in relation to this.

Mr. Harrah moved to authorize staff to terminate 904 Tennis Agreement effective November 20, 2026 with the understanding the board reserves the right to terminate immediately for cause and their instructors are not to have communication with residents and question if they are being coached and they can come to the next board meeting to appeal. Ms. Hall seconded the motion.

A resident stated that was not my objective. I wanted my coach paid or unpaid to be with my kids. I don't object to other coaches being here, I just don't want to get harassing messages from them. I want to be left alone with my kids and having them coached by who I choose to coach them not 904 Tennis.

On voice vote with all in favor the motion passed.

C. District Engineer

There being none, the next item followed.

Mr. Yuro left the telephone conference at this time.

D. District Manager

There being none, the next item followed.

E. General Manager - Report

Mr. Davidson presented the following proposals.

Tennis Court Lights/Pole replacements

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the proposals from American Electrical Lamp Sales and the supplier for tennis light pole replacement in an amount not to exceed \$120,000 was approved with the work to begin in January.

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

F. Amenity Manager - Report

Mr. Morrow gave an overview of his report then presented the following proposals:

Pickleball Guest and Age Policy

On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the guest policy for tennis/pickleball and basketball was lowered from 5 per household to 3 per household and staff was authorized to install signage along with guest sign-in.

Age Policy

On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the policy for tennis/pickleball courts was changed to 12 years and older without adult supervision to match basketball policy.

Ms. Hall moved to change pool age to 12 years and older without adult supervision and there being no seconded, the motion died for lack of a second.

Mr. Morrow stated one resident wants to start a sewing club and a resident wants to start a mahjong club.

It was the consensus of the board that staff can approve the sewing club and mahjong club.

G. Lifestyle Manager – Report

Mr. Davidson reviewed the lifestyle management report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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A resident stated while finalizing who the tennis vendor will be do not penalize the families for coaching and having a guest coach, if you can direct staff not to. I received a letter from staff saying if your guest coaches your kids you will lose your privileges.

Mr. Laughlin stated that matter is settled, there is no coaching. That was the outcome of the conversation.

A resident stated there is no coaching now because we don't know what the outcome will be with 904 Tennis.

Mr. Laughlin stated there is no change to the policy, that is what the board discussed.

Mr. Pollicino stated nothing changed.

Ms. Walton stated people parking when you first come in at the stop sign, there was a truck parked there and it was a hazardous situation. It has gotten better.

I want to be clear as far as pickleball. When I play pickleball someone might have guests and that person might leave but I went up to the guests that continued to play with me. Do I have to go back and check in?

Mr. Laughlin stated we are going to finalize the wristband procedure and will have a policy next month. We have to talk through it and see what our options are.

A resident stated do you have a public private partnership for stop stations for the Sheriff's officers?

Mr. Eckert stated we have done that in other communities before.

Mr. Laughlin stated that he would contact the Sheriff's office.

TENTH ORDER OF BUSINESS

Review of Action Items

Mr. Laughlin stated there are no new action items.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 26, 2026 at 6:00 p.m. at the Durbin South Amenity Center

Mr. Laughlin stated the next meeting is scheduled for October 26, 2026 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Berden with all in favor the meeting adjourned at 8:21 p.m.

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Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

Peter Pollicino

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Chairman/Vice Chairman