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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, October 26, 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 by telephone
Jason Harrah	Supervisor
Shawna Berden	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mike Eckert	District Counsel by telephone
Mike Yuro	District Engineer by telephone
Kate Smith	Vesta/Amenity Services Group
Jack Morrow	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Jason Davidson	Vesta/Amenity Services Group
Blake Dougherty	Yellowstone
Richard Craig	Yellowstone

The following is a summary of the discussions and actions taken at the October 26, 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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THIRD ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS Review of Action Items

Mr. Laughlin stated there is no change in the action items from last month and we will continue to follow-up on those items listed.

FIFTH ORDER OF BUSINESS Approval of Consent Agenda

A. Minutes of the September 28, 2026 Meeting

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

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

The next item taken out of order.

EIGHTH ORDER OF BUSINESS Consideration of Tennis Lesson Proposals

Ms. Forcier of Elite Amenities and Mr. Roese of Planet Swim and Tennis presented proposals for tennis lesson programs, after which the board discussed the proposals and took the following action.

On MOTION by Ms. Estes seconded by Mr. Pollicino with three in favor and Ms. Berden and Ms. Hall opposed the proposal from Planet Swim for tennis lessons program was approved subject to district counsel preparing an agreement.

SIXTH ORDER OF BUSINESS Consideration of Amenity Policy Revisions

Mr. Laughlin stated this ties into our discussion last month about community use for groups that use this room opposed to reservations. We have basically been doing this in the past, but this sets the process in writing so we have something to reference.

We want to get your direction on a couple items. One is community use; it has a portion that says participation of patrons and their guests. Currently it is only for Durbin residents, not

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guests. We discussed removing that portion. Would you like them to be able to bring a guest from outside the community for these groups or to just have residents?

It was the consensus of the board to have residents only for group use of the amenity center.

Mr. Laughlin stated the other item was, limited to one meeting or activity per month for each group. Some of these groups meet weekly. If you are agreeable, we can remove that and stay with the status quo.

It was the consensus of the board to allow more frequent meetings or activities subject to staff approval.

Mr. Laughlin stated the other one is we had a refundable deposit of $500 and we have not used that. Right now, they do not pay a deposit. It is not like a rental. We wanted to make sure you were okay with removing this.

It was the consensus of the board to not require a refundable deposit of $500 for groups that are not rentals.

> On MOTION by Ms. Berden seconded by Mr. Harrah with all in favor the revisions to the amenity policy were approved as discussed.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2027-01 Redesignating the District's Registered Agent**

Mr. Laughlin stated as Mike mentioned Katie Buchanan will be taking over as counsel for the district and will also be registered agent.

> On MOTION by Ms. Berden seconded by Ms. Hall with all in favor Resolution 2027-01 was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Tennis Lesson Proposals**

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Landscape Maintenance Team - Report

Mr. Craig reviewed the Yellowstone Landscape report for October.

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B. District Counsel

There being none, the next item followed.

C. District Engineer

There being none, the engineer left the conference call at this time.

D. District Manager – Update on the 2026 Goals and Objectives

Mr. Laughlin stated we did finish all the items on the 2026 goals and objectives and I need approval; we will get it signed and post them on them on the website.

> On MOTION by Mr. Pollicino seconded by Mr. Harrah with all in favor the 2026 goals and objectives were approved.

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 and outlined proposals for pool loungers.

> On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the proposal from Outdoorsiness in the amount of $38,879.21 for 133 pool chaise lounges was approved subject to a 10-year warranty on the frame and 2-year warranty on the straps and if they don't meet those terms, then staff was authorized to contract with Coastal Carolina Supply proposal for $48,763 which includes removal of current lounges subject to final approval of Ms. Estes.

G. Lifestyle Manager – Report

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

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

A resident stated I want to thank the staff for the 90's party, it was fun.

Ms. Estes asked what do the next two months look like?

Mr. Laughlin stated next month will remain the same, the meeting is on November 16th and the new seats take effect the 17th. At the December meeting the people who ran will automatically get the seat and the board will appoint the one vacancy. We will request resumes to be included in the December agenda package.

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

Mr. Laughlin stated there were no new action items tonight.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – November 16, 2026 at 6:00 p.m. at the Durbin South Amenity Center**

Mr. Laughlin stated the next meeting is scheduled for November 16, 2026 at 6:00 p.m. at the same location.

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the meeting adjourned at 8:16 p.m.

Signed by: Daniel Laughlin 9A989FE97A6A46D...
Secretary/Assistant Secretary

Signed by: DB9BE0F42FCE415...
Chairman/Vice Chairman