

Minutes of Meeting
Darby
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, May 14, 2024 at 10:30 a.m. at 1000 Riverside Avenue, Site 600, Jacksonville, Florida

Present and constituting a quorum were:

Shannon Acevedo	Vice Chairperson
Rick Egger	Supervisor
Josh Beauchamp	Supervisor

Also present were:

Daniel Laughlin	District Manger
Wes Haber	District Counsel by telephone
Beth Leaptrott	Engineer, Connelly & Wicker
Jeremy Wannamaker	Corner Lot Development
Justin Holmes	Corner Lot Development
Walt Schwartz	Corner Lot Development

Following is a summary of the actions taken at the May 14, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:30 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 9, 2024 Meeting

On MOTION by Mr. Egger seconded by Ms. Acevedo with all in favor the minutes of the April 9, 2024 meeting were approved as presented.

May 14, 2024

Darby Community Development District

FOURTH ORDER OF BUSINESS

Acceptance of Draft Audit Report for Fiscal Year 2023

Mr. Laughlin stated it was a clean audit and the district complied in all material respects with the requirements for the period from inception of June 16th to September 30, 2023.

On MOTION by Mr. Beauchamp seconded by Mr. Egger with all in favor the fiscal year 2023 audit was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-14 Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date to Adopt

Mr. Laughlin stated Resolution 2024-14 approves the proposed fiscal year 2025 budget and sets the public hearing date for adoption. In Duval County we must adopt the budget by the end of July. Whatever we approve today sets the high expenditure mark, we can come down from that amount when we adopt it, but we cannot go higher than that.

Mr. Laughlin reviewed the revenues and projected expenditures totaling \$382.153.

Mr. Haber stated deficit funding agreements are seen in two different circumstances, the first one is if the assessment levels based on all the different lots is higher than you initially want then a developer will say we understand that will fund the entire budget and will be \$500 a lot and we only want to put \$400 on each lot so the developer will sign an agreement that says to the extent that the district needs more than \$400 per lot then the developer will make up the difference. That agreement also says that if the budget over estimates what we are going to spend and the district can get by with only \$400 per lot opposed to \$500 per lot then the developer wouldn't have any funding obligation. The other instance where we sometimes do developer funding agreement is the district will recognize that unplatted property may not benefit from the various improvements to the same degree that the platted lots benefit. We can levy that amount over just the platted lots and for the unplatted property a lesser O&M assessment for the administrative portion of the budget could be allocated to the undeveloped property and the developer signs a funding agreement that says the developer will make up any difference in amounts needed for the unplatted lots up to the full amount that they would have had to pay if those lots were platted. They only pay those actual funds needed not an obligation to pay the full amount.

A decision doesn't need to be made at this meeting but before we send out notices for the assessment hearing and those need to be sent out no less than 20 days prior to the public hearing

May 14, 2024

Darby Community Development District

and there is a notice in the paper so we need at least 30 days in advance of the hearing to figure out how you want to allocate those O&M assessments.

Ms. Acevedo stated this is based on 306 and we will definitely have those platted by the time the fiscal year starts.

Mr. Laughlin stated it should be broken down, the 306 I believe is an error and it should be the whole 742 that changes the \$1,350 to \$545. Who is the best to work with between meetings on this? We can do this on the phone or I can come up here to meet.

We do need 60 days between today and the date of adoption. Currently our July meeting is scheduled for July 9, and it would have to be after the 14th so we have that 60 days.

It was the consensus of the board to hold the public hearing on July 23, 2024.

On MOTION by Mr. Egger seconded by Mr. Beauchamp with all in favor Resolution 2024-14 approving the fiscal year 2025 budget and setting the public hearing for July 23, 2024 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated if a meeting is scheduled to go over options for O&M assessment allocations, I will be happy to participate in that.

B. Engineer

Ms. Leaptrott stated not much has changed from last month, Phases 1 and 2 are under construction. We have submitted some revisions to the city to clean up the plat. Phase 1 has been approved, phase 2 drainage is still under review, phase 3 has been approved by all agencies with the exception of the water management district. They are finalizing the wetland mitigation. Phase 4 has been approved by JEA, water management district is the same as phase 3 and City of Jacksonville still outstanding drainage problems. The offsite turn lane associated with Phase 4 is going back in for city review this week then a few revisions on the amenity and we will turn it in to the city.

C. Manager – Report on Number of Registered Voters (0)

May 14, 2024

Darby Community Development District

A copy of the letter from the supervisor of elections indicating that there are no registered voters residing in the district was included in the agenda package.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Mr. Beauchamp stated we had a meeting about the amenity and the question came up about access. Whether it is a key card reader or just the standard latch to allow you in. That is something that gets deeded over to the district. We are in the process of getting those plans squared away. Currently, there is nothing in there for any type of key card reader or anything like that.

Mr. Laughlin stated that is something that is highly recommended. Typically, it is an access card, each card is assigned to a home and if something happens, we can look back and see who accessed the amenity. It helps track issues and keeps people from outside the community out of the amenity. Every month at every district there is a discussion about people outside the community using their amenities.

Mr. Beauchamp stated you are going to want a card reader on the gate and some kind of integral cameras on the pool and parking lot.

Mr. Laughlin stated it would be a small monthly fee for maintenance, but it shouldn't have too much effect on this budget.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS Financial Statements as of March 31, 2024

A copy of the financials was included in the agenda package.

TENTH ORDER OF BUSINESS Consideration of Funding Request No. 8

On MOTION by Ms. Acevedo seconded by Mr. Beauchamp with all in favor funding request no. 8 in the amount of \$8,278.93 was approved.

ELEVENTH ORDER OF BUSINESS Next Meeting Scheduled – June 11, 2024 at 10:30 a.m.

Mr. Laughlin stated the next meeting will be held June 11, 2024 at 10:30 a.m.

May 14, 2024

Darby Community Development District

On MOTION by Mr. Beauchamp seconded by Mr. Egger with all in favor the meeting adjourned at 11:13 a.m.

Signed by:
Daniel Laughlin
9A989FE97A6A46D
Secretary/Assistant Secretary

DocuSigned by:
George Leone
6011B14C2F4847
Chairman/Vice Chairman