

Minutes of Meeting  
Darby  
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Monday, October 8, 2024 at 10:34 a.m. at the offices of Corner Lot Development, 1000 Riverside Avenue, Suite 600, Jacksonville, Florida

Present and constituting a quorum were:

George Leone	Chairman
Shannon Acevedo	Vice Chair
Rick Egger	Supervisor
William English	Supervisor
Josh Beauchamp	Supervisor

Also present were:

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

Following is a summary of the actions taken at the October 8, 2024 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 10:34 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
September 10, 2024 Meeting**

On MOTION by Mr. English seconded by Mr. Beauchamp with all in favor the minutes of the September 10, 2024 meeting were approved as presented.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01  
Approving the Transfer of SJRWMD Permit  
for Subdivision Phase 1 Amenity Center**

Mr. Haber stated the permit is issued in the name of the developer for the construction phase and once the improvements are complete the permit shifts for the operation and maintenance phase to the CDD as the entity identified to own, operate and maintain the stormwater permit and becomes the permittee under the permit for the operation and maintenance phase. The water management district likes to see proof that the CDD is willing to accept that responsibility and willing to become the permittee and that is what this resolution does. It is documentation that can be provided to the water management district that the board has agreed to accept the responsibilities to be the permittee under the permit for the operation and maintenance phase.

Ms. Leaptrott stated it will be for all phases, not just the amenity. I have to first certify the as-builts. I have to make sure we have all the as-builts then I can submit the certification then transfer for O&M. There is a water management district permit for Phase 1 and 2 and there is a water management permit for the amenity center, two separate permits and we will need to do it for both. Phase 1 and 2 permit number is: 175700-4, the amenity center is: 175700-3.

Mr. Haber stated I think the action we would be looking for from the board is to approve this resolution in substantial form with the understanding that it should be updated to include a reference to not only the amenity permit but also the Phase 1 and 2 permit.

On MOTION by Mr. Leone seconded by Mr. Egger with all in favor Resolution 2025-01 was approved in substantial form to be updated to include phases 1 and 2 and the chairman was authorized to sign the final resolution.

**FIFTH ORDER OF BUSINESS**

**Discussion of Kings Preserve Phases 3 & 4**

Mr. Laughlin stated in the agenda package are the operation and maintenance plans for maintenance of the different areas.

Ms. Leaptrott stated this is something that the water management district is requiring with the new rules. It gives you a budget of what it is going to maintain the ponds, pond banks, inspections, and maintaining the water quality. It gives you the access, components you are going to be looking at, the general maintenance, different sections, outlet control, and the upflow filters.

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There is an inspection checklist and estimate and annual expense. For each of these the CDD will have to have an engineer do the inspections.

Mr. Laughlin stated typically in these cases the CDD engineer would do these types of inspections. I have seen certain pond bank work here they have gotten a geotechnical engineer to prepare plans for the repair. I would think that we would use Connelly & Wicker for these inspections.

Mr. Leone asked this doesn't apply to phases 1 and 2 only phases 3 and 4?

Ms. Leaptrott stated those were permitted before the rule changes so we haven't written these up previously for process but 3 and 4 are still in the permitting process. I can get this done this week and I will have it for the next meeting, to develop the plans, specifying access and the components and a cost estimate.

Mr. Leone asked can you look at your estimated cost for phase 4? I don't think the unit cost in the total column are adding up correctly. It could be a formula issue.

Ms. Leaptrott stated I will get that fixed.

**SIXTH ORDER OF BUSINESS**

**Ratification of Audit Engagement Letter with  
Grau & Associates for Fiscal Year 2024 Audit**

On MOTION by Mr. English seconded by Ms. Acevedo with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2024 audit was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Ms. Leaptrott stated Phase 2 is still under construction, phase 3 and 4 we are still working on wetland permitting.

**C. Manager**

There being none, the next item followed.

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**EIGHTH ORDER OF BUSINESS                      Supervisors Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS                      Financial Statements as of August 31, 2024**

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

**ELEVENTH ORDER OF BUSINESS                      Consideration of Funding Request No. 11**

On MOTION by Mr. Leone seconded by Mr. Beauchamp with all in favor funding request no. 11 in the amount of \$10,241.11 was approved.

**TWELFTH ORDER OF BUSINESS                      Next Meeting Scheduled – November 12, 2024 at 10:30 a.m.**

Mr. Laughlin stated the next meeting is scheduled for November 12, 2024 at 10:30 a.m. in the same location.

On MOTION by Mr. English seconded by Mr. Egger with all in favor the meeting adjourned at 10:53 a.m.

Signed by:  
*Daniel Laughlin*  
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Secretary/Assistant Secretary

DocuSigned by:  
*George Leone*  
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Chairman/Vice Chairman