

Minutes of Meeting  
Darby  
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, April 8, 2025 at 10:30 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 |
| William English | Supervisor |
| Andre Green     | Supervisor |

Also present were:

|                   |                               |
|-------------------|-------------------------------|
| Daniel Laughlin   | District Manger               |
| Wes Haber         | District Counsel by telephone |
| Jeremy Wannamaker | Corner Lot Development        |
| Justin Holmes     | Corner Lot Development        |

Following is a summary of the actions taken at the April 8, 2025 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 February 11, 2025 Meeting**

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| On MOTION by Mr. Green seconded by Mr. English with all in favor the minutes of the February 11, 2025 meeting were approved as presented. |
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**FOURTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2026  
Proposed Budget**

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Mr. Laughlin stated the discussion last year was that the amenity center would be open sometime in the summer and we added in operations and maintenance. We will have a pretty hefty carry over surplus and we can use that to balance some of it, but we are looking at besides the amenity center, pool maintenance, pool chemicals, staffing and janitorial, landscaping, annuals, mulching are things to consider.

Mr. Green asked whose responsibility is it to mow the right of way and keep up with the landscaping?

Mr. Laughlin stated that would be done through this board. If we are at that point we can start getting proposals. A lot of times the developer will work with the landscape company in the installation and sometimes they will carry over with that one or they have a landscape company they work with. I have seen some districts where they have one landscape company do the main install and maintenance is taken over by another. There are certain dollar thresholds for a formal bid and for landscaping it is \$195,000. If you are under that then it is informal, and you can pick a company. There is also any type of onsite presence to consider as the development builds out you need boots on the ground. We have a landscape contingency line that would cover things outside the scope of the landscape contract. There is lake maintenance to keep the algae down and things like that and they usually handle stocking the ponds as well. These are items that are budgeted but at a low amount. Field ops is something you can start with one day a week or twice a month to have someone onsite and they would monitor the landscape and lake maintenance contractors to make sure they are doing their job. I can get proposals from my company to give you an idea of the cost. For the amenity center you have property insurance, facility management, pool maintenance, chemicals, permits.

Before the next meeting we will set up a call and go over plans.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber stated we had the amenity construction account and it sounds like we are getting close to that being complete. If you think it is ready for acquisition, don't forget we need to go through that process.

Mr. English asked should we wait until it is 100% done?

Mr. Haber stated it needs to be complete for the district to acquire it.

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Mr. English stated it will be the end of May.

**B. Engineer**

There being none, the next item followed.

**C. Manager - Discussion Regarding July Meeting Date**

Mr. Laughlin stated we incorporate this in with Acree so they are back-to-back.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Financial Statements as of February 28, 2025**

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

**NINTH ORDER OF BUSINESS**

**Check Register**

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| On MOTION by Mr. Green seconded by Mr. English with all in favor the check register was approved. |
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**TENTH ORDER OF BUSINESS**

**Next Meeting Scheduled – May 13, 2025 at 10:30 a.m.**

Mr. Laughlin stated the next meeting is scheduled for May 13, 2025 at 10:30 a.m. in the same location.

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| On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the meeting adjourned at 10:21 a.m. |
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April 8, 2025

Darby Community Development District

Signed by:

*Daniel Laughlin*

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Secretary/Assistant Secretary

DocuSigned by:

*George Leone*

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Chairman/Vice Chairman