

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 13, 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:

Shannon Acevedo	Vice Chair
William English	Supervisor
Andre Green	Supervisor
Matt Allen	Supervisor

Also present were:

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

Following is a summary of the actions taken at the May 13, 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 April 8, 2025 Meeting

On MOTION by Ms. Acevedo seconded by Mr. Green with all in favor the minutes of the April 8, 2025 meeting were approved as presented.

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FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2024 Audit Report**

Mr. Laughlin stated in the auditor's report it stated that we did not identify any deficiencies in internal control that we consider to be material weakness and in our opinion the district complied in all material response with the aforementioned requirements for fiscal year ended September 30, 2024. It was a clean audit.

On MOTION by Mr. Allen seconded by Mr. Green with all in favor the fiscal year 2024 audit report was accepted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-04 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing Date for Adoption**

Mr. McLaughlin stated Resolution 2025-04 approves the proposed fiscal year 2026 budget and setting a public hearing date for the 29th after the Acree meeting. There are no changes from last year as the overall expenditures. We have a carry forward surplus of about \$90,000 and we are using that to balance the budget. We also need the first three months of operating expense until the assessments are received. The assessments for Phase 1 and 2, 306 lots will be on roll for the O&M and the direct bill is the amount for the other 436 lots that are not yet platted and that is just the administrative expense r. The lots in Phases 1 and 2 have an increase and the phases 3 and 4 is \$210, which is a \$5 increase.

Mr. Haber stated we are required to send what we approve today to the city and county. We will have to send a notice of the ceiling amount of the assessments.

On MOTION by Mr. Green seconded by Mr. English with all in favor Resolution 2025- 04 was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. Engineer

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Ms. Leaptrott stated we are working on closing out Phase 2 and we have completed our first bi-annual operations, maintenance inspection of the master stormwater system.

C. Manager

1. Annual Form 1 filing and Annual Ethics Training

Mr. Laughlin stated this is a reminder that your form 1 needs to be filed by July 1 and the annual ethics training must be completed by December 31.

2. Report on the Number of Registered Voters

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Financial Statements as of March 31, 2025

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

TENTH ORDER OF BUSINESS

Check Register

On MOTION by Mr. Green seconded by Ms. Acevedo with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Next Meeting Scheduled – June 10, 2025 at 10:30 a.m.

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

On MOTION by Mr. English seconded by Ms. Acevedo with all in favor the meeting adjourned at 10:41 a.m.

May 13, 2025

Darby Community Development District

Signed by:

Daniel Langhlin

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Secretary/Assistant Secretary

DocuSigned by:

George Leone

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Chairman/Vice Chairman