

Minutes of Meeting
Darby
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, July 29, 2025 at 10:54 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 Chairperson
Andre Green	Supervisor
Matt Allen	Supervisor
Justin Holmes	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

Following is a summary of the actions taken at the July 29, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:54

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor English

On MOTION by Mr. Leone seconded by Mr. Green with all in favor Mr. English's resignation was accepted.
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B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2026)

July 29, 2025

Darby Community Development District

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor Justin Holmes was appointed to fill the unexpired term of office.

C. Oath of office for Newly Appointed Supervisor

Mr. Laughlin being a notary public of the state of Florida administered the oath of office to Ms. Holmes.

D. Election of Officers Resolution 2025-05

On MOTION by Mr. Leone seconded by Mr. Greene with all in favor Resolution 2025-05 keeping the same slate of officers and adding Justin Holmes as an assistant secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 13, 2025 Meeting

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the minutes of the May 13, 2025 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Agreement for Landscape Maintenance Services with Core Outdoors, LLC

On MOTION by Mr. Leone seconded by Mr. Green with all in favor the landscape maintenance agreement with Core Outdoors, LLC was ratified.

SIXTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2026

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor the public hearing was opened.

There were no members of the public present.

July 29, 2025

Darby Community Development District

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the public hearing was closed.

A. Consideration of Resolution 2025-06 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Laughlin reviewed the proposed budget and stated this budget is similar to last year's budget, we had a very large carry forward surplus because a lot of things did not come online. We also switched to balancing the budget without developer contributions. There is a slight increase in the O&M assessments.

On MOTION by Mr. Leone seconded by Mr. Green with all in favor Resolution 2025-06 was approved.

B. Considerations of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Mr. Laughlin stated Resolution 2025-07 imposes the special assessments and certifies an assessment roll for fiscal year 2026.

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor Resolution 2025-07 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leaptrott stated we just got 34 permits from the water management district.

C. Manager

1. Discussion of Fiscal Year 2026 Schedule

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the fiscal year 2026 meeting schedule was approved.

July 29, 2025

Darby Community Development District

2. Report on the Number of Registered Voters – 8

A copy of the letter from the supervisor of elections indicating there are 8 registered voters residing in the district was included in the agenda package.

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 June 30, 2025

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

EIGHTH ORDER OF BUSINESS

Check Register

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

TENTH ORDER OF BUSINESS

Next Meeting Scheduled – August 12, 2025 at 10:30 a.m.

Mr. Laughlin stated the next meeting is scheduled for September 9, 2025 at 10:30 a.m. in the same location.

On MOTION by Mr. Leone seconded by Mr. Holmes with all in favor the meeting adjourned at 11:15 a.m.

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

DocuSigned by:

George Leone

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Chairman/Vice Chairman