

Minutes of Meeting
Darby
Community Development District

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, October 14, 2025 at 10:32 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
Andre Green	Supervisor
Justin Holmes	Supervisor

Also present were:

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

Following is a summary of the actions taken at the October 14, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:32 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 September 9,
2025 Meeting**

On MOTION by Mr. Green seconded by Ms. Acevedo with all in favor the minutes of the September 9, 2025 meeting were approved as presented.

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FOURTH ORDER OF BUSINESS

**Consideration of Proposal from Core
Outdoors for Landscape Enhancements at
Entry Signs**

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the proposal from Core Outdoors for landscape enhancements at entry signs in the amount of \$2,604.00 was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Service Agreement with
Core Outdoors for Quarterly Rotation of
Annuals**

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the proposal from Core Outdoors for quarterly replacement of annuals in the amount of \$315 per quarter was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Ms. Leaptrott stated Phase 3 is starting and I owe you a supplemental report for Phase 3. We have a warranty closeout. We have been doing our inspections as far as the outlet control ponds then I saw contracts for pond maintenance and I want to make sure they pick that up for O&M. There is some outside staff now at the water management district to enforce the rules on O&M, we have to be sure it is included in an inspection.

Mr. Laughlin asked for the pond company to do the inspection?

Ms. Leaptrott stated that is the question. For now I just sent our guys out there to make a checklist and make sure we are doing everything in compliance. It can either stay with us or do you want the pond company doing that? One of the things we ran into was the structure covers you have to inspect are a little heavy and I requested a potential alternative to see if we want to change those out.

Mr. Laughlin stated we can look into that. We have proposals that are ready to go for pond maintenance. I can ask them if that is a serve they provide.

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Ms. Acevedo asked is there a certain timing when things are transferred into the CDD ownership?

Mr. Laughlin stated in this district, Corner Lot has done the development then transferring it to the district and getting reimbursed by bond funds. In those cases it would be the conveyance deeds for land, as to the ponds, there is a permit with the water management district that will eventually go from development to maintenance and the CDD will take it over at that point.

C. Manager – Review of Fiscal Year 2025 Goals & Objectives

Mr. Laughlin stated the fiscal year 2025 goals and objectives were all met and we will fill in the achieved boxes and post it to the district’s website.

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 August 31, 2025

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

TENTH ORDER OF BUSINESS Check Register

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

ELEVENTH ORDER OF BUSINESS Next Meeting Scheduled – January 13, 2026 at 10:30 a.m.

Mr. Laughlin stated the next meeting is scheduled for January 13, 2026 at 10:30 a.m. in the same location. We can schedule a special meeting when we are ready to move forward on the bond issue.

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

Signed by:
Daniel Langelin
9A88FEA7A8A16D
Secretary/Assistant Secretary

DocuSigned by:
George Leone
C011814C2F4847A
Chairman/Vice Chairman