

MINUTES OF MEETING
DARBY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Darby Community Development District was held Tuesday, March 10, 2026 at 10:38 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 <i>by telephone</i>
Beth Leaptrott	Engineer, Connelly & Wicker <i>by telephone</i>
Kelly Mullins	GMS

Following is a summary of the actions taken at the March 10, 2026 Darby Community Development District meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:38: a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 17, 2025 Meeting

Mr. Laughlin presented the December 17, 2025 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Green seconded by Mr. Leone with all in favor the minutes of the December 17, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with GMS for Facility Management, Pool Maintenance, Janitorial and Field Operations Management Services

On MOTION by Mr. Leone seconded by Ms. Acevedo with all in favor the agreement with GMS for facility management, pool maintenance, janitorial and field operations management services was ratified.

FIFTH ORDER OF BUSINESS

Acceptance of Initial Public Facilities Report

Mr. Laughlin stated this is something required by the state to be done every seven years and is an overview of the public facilities within the district.

On MOTION by Mr. Leone seconded by Mr. Green with all in favor the initial public facilities report was accepted.

SIXTH ORDER OF BUSINESS

Public Hearing Adopting Policies & Rates Regarding District Amenity Facilities, Resolution 2026-02

Mr. Laughlin stated next is a public hearing to adopt policies and rates regarding the district amenity facilities. We previously approved the policies for the amenity center and in order to implement the rental rates and non-resident rate we have to have a public hearing.

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

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There being no public present to comment, the board took the following action.

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

Mr. Laughlin stated this is just for the rates. We have the policies in here and this also deals with the suspension policy and lays out the process of suspension as well as the rates. There is a non-resident user fee of \$3,000 per year. This is required and allows non-residents to pay the non-resident user rate to gain access to the amenity center. We have access card replacement of \$30. They get two access cards as part of the initial move-in and if they lose it and need to replace it, they will pay the \$30. We will change the Gathering Room to the Pavillion Area that is what it should read. We discussed before; we don't have to have rentals but for now we will see if people want to rent the pavilion for a pool party. I will change that to say \$50 for four hours and change it to the pavilion area. It doesn't give them exclusive rights to the pool. There is the deposit of \$150 and if there is no damage or anything we refund the \$150.

On MOTION by Ms. Acevedo seconded by Mr. Leone with all in favor Resolution 2026-02 was approved in substantial form with the changes mentioned on the record.

SEVENTH ORDER OF BUSINESS

Appointment of Audit Committee

On MOTION by Mr. Leone seconded by Mr. Green with all in favor the board members were appointed to serve as the audit committee.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated I'm working with Justin to complete the amenity acquisition.

B. Engineer

There being no comments, the next item followed.

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C. Manager

There being no comments, the next item followed.

D. Operations & Amenities – Report

Ms. Mullins gave an overview of operations report, copy of which was included in the agenda package.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Statements as of January 31, 2026

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

TWELFTH ORDER OF BUSINESS

Check Register

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

THIRTEENTH ORDER OF BUSINESS

Next Meeting Scheduled – May 12, 2026 at 10:30 a.m.

Mr. Laughlin stated the next meeting is scheduled for May 12, 2026 at 10:30 a.m. in the same location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Leone seconded by Mr. Green with all in favor the meeting adjourned at 10:55 a.m.

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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