

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 12, 2026 at 11:08 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
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
Alison Mossing	GMS

Following is a summary of the actions taken at the May 12, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 11:08 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Supervisor Acevedo

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor Ms. Acevedo's resignation was accepted.
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B. Appointment of New Supervisor to Fill Unexpired Term of Office

May 12, 2026

Darby Community Development District

C. Consideration of Resolution 2026-03 Election of Officers

Items B and C Tabled.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the March 10, 2026 Meeting

On MOTION by Mr. Leone seconded by Mr. Green with all in favor the minutes of the March 10, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation, Approval of Audit Criteria and Authorization for Saff to Publish an RFP for Auditing Services

On MOTION by Mr. Leone seconded by Mr. Green with all in favor the recommendation of the audit committee was accepted and staff was authorized to publish an RFP for audit services.

SIXTH ORDER OF BUSINESS

Ratification of Addendum with Integrated Access Solutions for Security Camera Installation Services Proposal

On MOTION by Mr. Leone seconded by Mr. Green with all in favor the addendum to the agreement with Integrated Access Solutions was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from GMS for Field Management, Field Operations Management, Janitorial, Pool Maintenance, and Pool Chemicals for Fiscal Year 2027

Mr. Laughlin reviewed the proposal from GMS for a full year of services.

On MOTION by Mr. Leone seconded by Mr. Allen with all in favor the proposal from GMS for field operations management, janitorial, pool maintenance and pool chemicals for fiscal year 2027 was approved.

May 12, 2026

Darby Community Development District

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-04
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing Date
for Adoption (July 14, 2026)**

Mr. Laughlin reviewed the proposed budget and stated the budget didn't increase by much but last year we had an \$87,000 carry forward surplus that we are not going to have this year because we are fully functioning and using all the lines. Phases 1 and 2 are platted and on the tax bill and Phases 3 and 4 is administrative costs only and are direct billed. As they are added to the tax roll it will be spread throughout. We can reduce the supervisor fees from \$12,000 to \$6,000.

Mr. Haber stated if a board member wants to get paid the district has an obligation to pay them. It is an individual board member choice, not a choice that is controlled by an employer. That is a business decision the board needs to make understanding if you have the line item at zero, you would have to pull money from a different line item to make the payment.

The board and staff discussed adjustments to the following line items: legal, supervisor fees, legal advertising, operation and maintenance contingency, repair and maintenance, landscape contingency.

Mr. Laughlin stated we are approving the budget today at the high-water mark and can bring it down at the public hearing.

Mr. Leone stated let's approve the budget knowing we are going to scrub it between now and July. We will also have more data on the pool and operations.

Mr. Laughlin stated with the increase a letter will be sent to every resident letting them know about the public hearing at which time they can voice their opinion. We have a conference room at my office that we can reserve. I can check to see if that is available. If that is not available, we can do the second location.

On MOTION by Mr. Leone seconded by Mr. Green with all in favor Resolution 2026-04 was approved as amended as to the location of the public hearing being, 1200 River Place Avenue and if that is not available, then Homesuites Hotel, 600 Park Street and authority for final approval was delegated to the chair when the location is determined.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2026-05 Setting a
Public Hearing Date to Adopt Revised Rules
of Procedure**

May 12, 2026

Darby Community Development District

Mr. Laughlin stated this date will also be July 14th.

Mr. Haber stated the rules of procedure is the operative document for the basic laws the district must follow and largely deals with the procurement of goods and services but also has some information about the way meetings need to be noticed, an agenda is created, certain roles played by different officers. Our office which represents CDDs all over the state monitors the legislative session and changes that are beneficial from our experience and puts out a new version of the rules every two to three years and recommends that the districts that we represent approve them to make sure they are consistent with Florida Law.

On MOTION by Mr. Leone seconded by Mr. Holmes with all in favor Resolution 2026-05 was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Setting a Landowners' Meeting and Election

Mr. Laughlin stated Resolution 2026-06 sets the landowners meeting and election for November 3, 2026 at 10:30 a.m. It is a landowner meeting and we don't need quorum for this. We will send you proxies. You get one vote per lot or acre. Seat 1 is currently vacant, Seat 3 which is Matt's seat and seat 5 which is Justin's seat are up for election. At the landowner's election they can be voted back into those same seats.

On MOTION by Mr. Leone seconded by Mr. Holmes with all in favor Resolution 2026-06 was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

1. Annual Form 1 Filing & Annual Ethics Training

May 12, 2026

Darby Community Development District

Mr. Laughlin stated just a reminder of the annual form 1 filing due by July 1st, and your annual ethics training due by December 31st.

2. Report on Number of Registered Voters (75)

A copy of the letter from the supervisor of elections reporting 75 registered voters residing in the district was included in the agenda package.

Mr. Laughlin stated I have been working with Justin and Walt. The amenity enter construction is complete, the bond for that was issued at \$1.3 million and over time it gained about \$300,000 in interest. The full reimbursement has been put in for the amenity center and that has been wired to you. There is an excess of \$300,000 and the recreation account was closed it was moved to the general construction account and I have been working with Justin to get the reimbursement for other items.

D. Operations & Amenities – Report

Ms. Mossing stated Kelly is on vacation and I'm filling in for her. She has been having issues with trespassing and since then Daniel has filed a trespassing authorization with JSO and hopefully those issues wind down. The pool is now being cleaned three times a week that starts mid-April to mid-September and then it goes back to twice a week. We have also posted QR codes in the restrooms since we are not there every day, residents can use the QR codes to report any issues such as vandalism, out of stock items and can contact Kelley with any other issues.

Mr. Laughlin stated last year I brought up lake maintenance that is something that we will eventually need to get on the books. The number in the budget is what was quoted last time. The board was waiting until there was more development. They are new ponds and won't have quite the issues that older ponds have with algae. I want to keep that on your radar. I have had emails from residents about construction trash getting onto the pond banks. I can get proposals for that for your July meeting.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

May 12, 2026

Darby Community Development District

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Financial Statements as of March 31, 2026

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

FIFTEENTH ORDER OF BUSINESS Check Register

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

**SIXTEENTH ORDER OF BUSINESS Next Meeting Scheduled – July 14, 2026 at
10:30 a.m.**

Mr. Laughlin stated the next meeting is scheduled for July 14, 2026 at 11:00 a.m. with the
location to be determined.

On MOTION by Mr. Leone seconded by Mr. Green with all in favor
the meeting adjourned at 11:41 a.m.

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

DocuSigned by:

George Leone

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Chairman/Vice Chairman