

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, May 12, 2020 at 4:03 p.m. via Zoom.

Present and constituting a quorum were:

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| Angela Andrews | Chairperson |
| Gary Davis | Vice Chairman |
| Dennis M. Clarke | Supervisor |
| Hillary (Beth) Fore | Supervisor |
| Rhonda Lovett | Supervisor |

Also present were:

| | |
|-----------------|------------------------------|
| Ernesto Torres | District Manager |
| Carl Eldred | District Counsel |
| George Katsaras | District Engineer |
| Denise Powers | Vesta/Amenity Services Group |
| Dan Fagen | Vesta/Amenity Services Group |
| Roy Deary | Vesta/Amenity Services Group |
| Steve Howell | Vesta/Amenity Services Group |
| Brian Stephens | Riverside Management |
| Sete Zare | MBS Capital Markets, LLC |

The following is a summary of the actions taken at the May 12, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 4:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked do you have the plan to reopen the pool?

Mr. Torres stated the staff developed the plan and it is on the agenda for discussion tonight.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 28, 2020 Meeting

May 12, 2020

Aberdeen Community Development District

On MOTION by Ms. Fore seconded by Mr. Davis with all in favor the minutes of the April 28, 2020 meeting were approved as presented.

Items five and six taken out of order.

FIFTH ORDER OF BUSINESS**Update Regarding Series 2005 Bond Refinancing**

Ms. Zare stated we successfully priced the Aberdeen Series 2020 Bonds, which refunded the district's Series 2005 Bonds. We were not only able to reduce the resident's annual assessment by 14% or \$338,000 annually, which translates to about \$5.4 million over the life of the bonds, we were also able to reduce the overall debt for the district by \$455,000, which is a complete win for the district and the residents of the district and the savings will be reflected on the next tax bill.

Mr. Eldred stated that 14% savings is pretty incredible and to be able to price the deal in this current market is even more remarkable. Well done.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2020-09, Supplemental Assessment Resolution**

Mr. Eldred stated as you will recall the board previously approved a number of documents that were necessary as part of this refinancing effort. The last document for the board's approval is a supplemental assessment resolution. It is the resolution setting forth the specific terms of the district's senior special assessment revenue refunding bonds and the subordinate special assessment revenue refunding bonds. It confirms and adopts the supplemental methodology, confirming, allocating and providing for the collection and payment of special assessments securing the senior special assessment revenue refunding bonds and the subordinate special assessment revenue refunding bonds. It also provides for the improvement lien book, providing for conflicts and assessment notice and severability and an effective date. It supplements the previously adopted assessment resolutions, particularly the series 2005 assessment resolution, which we are refinancing. It sets forth the specific terms of the Series 2020 Bonds and certifies the amount of the lien of the special assessments securing the Series 2020 Refunding Bonds. Essentially this resolution will approve, adopt and confirm the special assessment methodology that the board had previously reviewed. The form it is in now reflects the specific terms of the bonds as we were able to price it. The resolution also makes a finding that the 2005 project

May 12, 2020

Aberdeen Community Development District

continues to specially benefit all the properties identified in the supplemental assessment methodology. There are some lots that chose to pay off the 2005 bonds and they will not be included in this methodology or assessment. The resolution also confirms the maximum assessment lien for the 2020 refunding bonds, the bonds are in the par amount of \$23,375,000, and it sets out the interest and maturity schedule. The sources and uses of funds and the debt service due on the refunding bonds is set forth in Exhibits B – D. Through this resolution the district will certify the special assessments securing the bonds for collection each year and directs staff to take all actions necessary to meet the deadlines imposed for collection by St. Johns County. That is a similar process to what we go through every.

On MOTION by Ms. Lovett seconded by Ms. Andrews with all in favor Resolution 2020-09 was approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding the Reopening of Amenity Facilities

Mr. Torres stated April 28th was our last meeting and at that point we were anticipating a reopening and executive order to be issued and it came out after the meeting. In anticipation of that we rescheduled the May meeting for today. That allowed time for staff to prepare the plan.

Mr. Eldred stated the executive order came out and one of the clear directives is that local jurisdictions must ensure social distancing at its facilities. That is the overarching direction that we have taken. You will see that it permeates many of the recommendations throughout the plan.

Mr. Fagen stated all the supervisors should have received the latest reopening plan. This is fluid document and it continues to evolve but it is a starting point for us and it has been a great team approach. We have worked closely with Hopping Green & Sams, with Carl and Ernesto and also globally, we represent a number of communities and we have learned a lot through this process and our learning curve continues. We do have the benefit of some of our communities already opening up, so this is good for Aberdeen that we have learned from others and applied those successes to Aberdeen. The overarching theme is starting conservatively; this is the starting point and we want to start small and miss small and once we do unroll this if we have any challenges then we address them, if we meet success along the line and we slowly open up the parameters for allowing more people in the pool and other areas that are currently closed. First and foremost is

May 12, 2020

Aberdeen Community Development District

the safety of the residents and also staff and we want the residents to use their facility that everyone is paying for, but we want a good resident experience and we want to set everyone up for success.

Following are the topics discussed by the board:

Pools: Is one-hour appropriate amount of time to allow swimming? Lap pool 45 minutes or 1-hour turnaround. Rec pool book on 90 minutes rather than 1hour. Separate sign-ups for lap and rec pool. Will adjust scheduling as more information is gathered on times and use. Denise will report weekly to the board on activity at the pool, how it worked, any issues, booking capacity. Frequency of reservations to be revisited after some staff sees how it is working. Minimize pool furniture and situate remaining furniture to facilitate social distancing. Residents can bring their own chairs. Budget implications. The board will consider under Phase 2 making the lap pool available for swim team members to practice

Playground/basketball courts: Due to social distancing, set up reservation system, splitting the court into two, reservation would be per goal, put up signage outlining the reservation and social distancing and use at your own risk. Let residents know it is their responsibility to maintain social distancing success of reopening is totally dependent on residents. Reservations online but facilities are not staffed, open 7-days a week. To the extent staff sees violations, amenity privileges can be suspended, if rules are not followed then facilities can be closed. Signage re: social distancing to be placed at basketball courts and playgrounds.

Playgrounds: Staff recommends playgrounds stay closed, difficult to sanitize, it is outside, it is exposed, at some point residents will need to police themselves, CDC recommends that people not use playgrounds.

Food trucks: It makes sense to have food trucks at the amenity center as long as people social distance.

Staff was directed to revise the proposed plan as discussed.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Aberdeen Rays Swim Team Regarding the Use of the District’s Competitive Pool

This item tabled.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-10 Approving the Fiscal Year 2021 Proposed

May 12, 2020

Aberdeen Community Development District

Budget and Setting a Public Hearing Date for Adoption

Mr. Torres stated at this time I will request that the public hearing be set for July 28th. The proposed budget I sent yesterday, one scenario was to keep the assessment at the current level, which is \$1,024,670 and the only drawback to that scenario is that the capital reserve fund is used as the bill payer to some of the budget lines that were increased. The second scenario I provided is increasing the assessment level to \$1,062,000 and this would fund the capital reserves fully at \$100,000 and accounts for all the increases in some of the budget line items. This will require public notice, mailed notice and you can see the breakdown that goes as low as \$10 increase per year to \$29. However, there is an offset to the increases because of the refinancing the district is undergoing in the month of May.

The following topics were discussed with regard to the budget: potential O&M consequences of the new fitness center, possible increases in website line item, storage facility, facilities management and additional staffing.

Mr. Torres stated I will ask the board to approve the proposed budget at the higher level of assessments, with total revenue of \$1,073,000 and that accounts for the amenity revenues, interests; assessments would be \$1,062,352 and total revenues would be \$1,073,000. I adjusted for the increases and fully funded the capital reserves under this scenario and setting the public hearing for July 28th.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor Resolution 2020-10 approving the proposed budget and setting the public hearing for July 28, 2020 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eldred stated we will continue to monitor the executive orders coming out of the governor's office, the existing executive order continues to allow us to meet virtually like this without an in-person quorum. We don't know when that will change and in the interim we will notice all future meetings to provide for both a Zoom function and in-person function so we are able to meet whether the extension continues or not.

B. Engineer

May 12, 2020

Aberdeen Community Development District

There being none, the next item followed.

C. Manager

1. Report on the Number of Registered Voters

A copy of the letter from the supervisor of elections indicating there are 2,962 registered voters residing within the district was included in the agenda package.

2. General Election

Mr. Torres stated the qualifying period for those seats coming up for election is from noon June 8th to noon on June 12th. If you have any questions or need assistance please let me know, otherwise you can register with the supervisor of elections office.

D. Operation Manager

Mr. Stephens stated they are dry fitting the slide stairs this week. They are making sure everything is cut property and welded properly and fits in place. Once they get them in they are going to pull them back out, powder coat them and then reinstall them the latter part of next week.

The Castlegate signage, we did get approved from EGIS for the proposal I sent them with the deductible and depreciation we are approximately \$6,000 lower than the proposal. That proposal was kind of the Cadillac version so I believe I can get that for what they are willing to give us for the repairs so we should have a repaired sign without any money out of pocket.

Ms. Andersen stated I believe Denise was going to check on the kids who vandalized it and the police report.

Ms. Powers stated I did reach out to the sheriff's office and I'm waiting to hear back. I will follow-up with him again tomorrow.

Mr. Torres stated I will sign the document accepting the \$8,500 and Brian will coordinate the actual repair.

E. Amenity Center Manager

Ms. Powers stated we have just been finalizing the last few maintenance items this week in preparation. We will continue to finish the next two days and I will be working on sign-up genius. The only other item I had originally that I thought we needed to speak on was that if Phase

May 12, 2020

Aberdeen Community Development District

2 is announced prior to the next board meeting there is a tentative plan for the fitness center. Does it need to be in place or can it wait until the next board meeting? I want to be prepared if it is announced next week and the board meeting isn't until after that time.

Mr. Torres stated as soon as Phase 2 is announced I can schedule a special meeting. Can we continue this meeting in case something comes out May 18th?

Mr. Eldred stated yes, I think we could continue the meeting to May 26th to consider the reopening. That means we wouldn't have to renote it.

Ms. Lovett asked does the full board need to vote on that or can we appoint someone to work with staff and make the appropriate decision when the day comes?

Mr. Eldred stated the board could do that and for that reason we did include a provisional draft plan for Phase 2 reopening of the gym because we are hearing that it may be sooner rather than later. Angela raised the question about the lap pool and the rec pool when we get to Phase 2 so the benefit of being able to continue this meeting and we can cancel if we don't need it, if we continue it you would have the ability for full board discussion of perhaps some other things that are proposed in Phase 2 that we are not anticipating. If we don't continue it you can delegate authority to a board member to work on specific actions, like reopening of the amenity center, etc.

Mr. Torres stated staff can follow the executive order and open the gym and if a special meeting is not required then we can cancel the meeting. It is a small facility we should be able to figure out how to open it within the guidelines.

Ms. Fore stated five people in there is plenty.

Ms. Andrews stated Denise has some type of plan.

Ms. Powers stated I do, depending on the verbiage, also having a sign-up and mirroring when staff is onsite, but we can adjust that tentative plan based upon the executive order that comes through but we would be able to mirror what we are doing with the pool to ensure that everyone who wants to use that facility, could. To keep a 6-foot distance in there you could only have about 4 people.

Mr. Torres stated we will continue the meeting to May 26, 2020 at 4:00 p.m. and based on the complexity of the executive order or the change, if we can handle it we will cancel the meeting.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

May 12, 2020

Aberdeen Community Development District

Ms. Cook stated I appreciate all that you are doing to try to open this up safely for all of us and I am a lap swimmer and I appreciate all the conversation to try to make it safe for us. I hope everyone can appreciate it and follow the rules so we can all enjoy the pool little by little and see how it goes. I, personally, only need about 30 minutes when I swim but I'm not sure I am brave enough to try for a little while until I see how it goes. Thank you for all your hard work. I really appreciate it.

Mr. Clarke stated thank you for all the hard work you are doing for us.

Ms. Andrews stated I want to thank you as well. Denise, it has been a pleasure and I hope you keep going the way you plan on. We definitely need leadership and I'm extremely excited and I think we have been lacking a little bit for a while.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 06/23/20 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. Torres stated we will continue the meeting to May 26th at 4:00 p.m. I will work with staff if any changes come and I will work with the chair in case we have to cancel the meeting.

On MOTION by M. Andrews seconded by Ms. Lovett with all in favor the meeting was continued to May 26, 2020 at 4:00 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman