

MINUTES OF MEETING  
ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, July 26, 2022 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

|                  |                         |
|------------------|-------------------------|
| Dennis M. Clarke | Chairman                |
| Lauren Egleston  | Vice Chairperson        |
| Angela Andrews   | Supervisor              |
| Thomas Marmo     | Supervisor by telephone |

Also present were:

|                |                               |
|----------------|-------------------------------|
| Jim Oliver     | District Manager by telephone |
| Wes Haber      | District Counsel              |
| Jason Hall     | ETM                           |
| Belynda Tharpe | FirstService Residential      |
| Jay Parker     | First Service Residential     |

The following is a summary of the discussions and actions taken at the July 26, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Clarke called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

The next item taken out of order

**Longleaf Pine Widening Project**

Mr. Hall updated the board on the widening of Longleaf Pine and requested that the district manager be authorized to execute documents on behalf of the CDD authorizing ETM to act as agent to submit to the St. Johns River Water Management District a modification to the existing

July 26, 2022

Aberdeen Community Development District

environmental resource permit for the Aberdeen CDD for the purpose of completing the originally permitted four-lane roadway construction of Longleaf Parkway/CR 244. Final plans are due to the county in October and the county plan is to put it out to bid late this year or the beginning of next year.

Mr. Haber stated we will need some confirmation from George that the district's participation will not result in any obligation on the district's part.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor the district manager was authorized to execute the requisite permit documentation subject to confirmation that it will not result in any additional obligations.

Mr. Marmo joined the meeting by telephone during this item.

**THIRD ORDER OF BUSINESS****Organizational Matters****A. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2022)****B. Oath of Office for Newly Appointed Supervisor****C. Election of Officers, Resolution 2022-07**

This item tabled.

**FOURTH ORDER OF BUSINESS****Acceptance of Fiscal Year 2021 Audit Report**

Mr. Clarke stated the report is clean it is free of any findings by the auditor, and I suggest accepting it.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor the fiscal year 2021 audit report was accepted.

**FIFTH ORDER OF BUSINESS****Update Regarding future Improvements to Common Area Greenspace and other CDD Owned Facilities and Assets****A. Pond Fountains**

July 26, 2022

Aberdeen Community Development District

Mr. Parker stated the box for the pump on the big lake burned out. D.R. Horton's pond pumps did not fit the boxes. I don't know if you want to take away one of the ponds and have that pond redone or not.

It was the consensus of the board to replace the one that was burned out with a new one.

Mr. Parker stated tell me which pond to eliminate and Wes can fix the agreement for that pond.

Ms. Andrews stated I think you did a good order so just take off the last one.

Mr. Parker stated we found two ponds that wer not on the list of ponds, one was owned by the county they have not been taking care of this pond, we have been taking care of it. The county will allow us to start taking responsibility for the pond because they haven't done anything with it by the school. There is no fence around the pond and it fills up with trash. We can have our group take care of it, but it is going to be another \$500+ to add that pond. There is also a pond in the back of Prestwick that was put in afterwards that is not on the list, and it has never been taken care of by Future Horizons. That would be another \$500 per year to have them add that pond.

It was the consensus of the board to not take on the maintenance of the county owned pond by the park and school and the pond in Prestwick is managed by the HOA.

## **B. Pool Lighting**

Mr. Parker stated we are still working on this. We need an electrician sign off saying the lighting is sufficient for night swimming. They gave us a checklist and we have someone else coming out to give us a reading on it.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Fiscal Year 2023 Budget**

Mr. Oliver stated since the last meeting the chairman and I have worked to reduce this budget and reduced some line items and are looking for others we can reduce and by using more carry forrard surplus we will be able to reduce the assessment increase. In May it was a 28% increase and it is down to 24% and I think we will be able to get it into the teens prior to the public hearing.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

July 26, 2022

Aberdeen Community Development District

**A. Attorney**

There being none, the next item followed.

**B. Engineer – Longleaf Pine Widening**

This item taken earlier in the meeting.

**C. Manager – Discussion of Fiscal Year 2023 Meeting Schedule**

On MOTION by Ms. Andrews seconded by Mr. Clarke with all in favor the fiscal year 2023 meeting schedule was approved.

**D. Operation Manager****1. Upcoming Wall Project**

Mr. Parker updated the board on the removal of bushes and stated the irrigation will start the end of this week and August 1<sup>st</sup> they will take down the fence and start constructing a wall around the area. We did get one bid for the awning and are waiting on the second bid.

**2. Fountain Project Update**

This item taken earlier in the meeting.

**3. Main Lake on Longleaf and Sutherland Forest**

This item taken earlier in the meeting.

**4. Update Regarding Maintenance Staff**

Mr. Parker stated we are all set for maintenance staff.

**E. Amenity Center Manager - Report**

Ms. Tharpe gave an overview of the report and stated we should have bids for the awnings for the August meeting.

**EIGHTH ORDER OF BUSINESS****Supervisors Requests and Public Comments**

July 26, 2022

Aberdeen Community Development District

Ms. Andrews stated I have heard that our lifeguards are being yelled at by residents for clearing the pool because of lightning. Have we figured out who they are?

Ms. Tharpe stated we are trying our best.

Ms. Egleston stated Belynda and I received an email requesting information for a heater for the lap pool. We have discussed it many times.

Ms. Andrews stated no, we are already making it cooler. There is a pool season for a reason.

**NINTH ORDER OF BUSINESS****Approval of Consent Agenda**

- A. Approval of the Minutes of the June 28, 2022 Meeting**
- B. Balance Sheet as of June 30, 2022 and Statement of Revenues and Expenses for the Period Ending June 30, 2022**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the consent agenda items were approved.

**TENTH ORDER OF BUSINESS****Next Scheduled Meeting – 08/23/22 @ 4:00 p.m. @ Aberdeen Amenity Center**

Mr. Clarke stated the next meeting is scheduled for August 23, 2022 at 4:00 p.m. and that will also be the budget meeting.

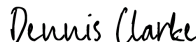
The meeting adjourned at 5:10 p.m.

DocuSigned by:



D1BA5E5E7410418...  
Secretary/Assistant Secretary

DocuSigned by:



EE2Z79F4BC914B1...  
Chairman/Vice Chairman