

***ABERDEEN***

*Community Development District*

*NOVEMBER 22, 2022*

## *AGENDA*

**Aberdeen**  
**Community Development District**

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website:*** [www.AberdeenCDD.com](http://www.AberdeenCDD.com)

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November 15, 2022

Board of Supervisors  
Aberdeen Community Development District

Dear Board Members:

The Aberdeen Community Development District Meeting is scheduled for **Tuesday, November 22, 2022 at 4:00 p.m.** at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Organizational Matters
  - A. Appointment of Supervisor to Fill Vacancy (Seat 3)
  - B. Oath of Office for Newly Appointed / Elected Supervisors
  - C. Election of Officers, Resolution 2023-01
- IV. Ratification of Fiscal Year 2023 Renewal Agreements with First Service Residential
- V. Consideration of Proposal from Elite Amenities for Lifeguard Staffing for 2023 Season
- VI. Update Regarding Drainage Issue Solutions
- VII. Consideration of Requests (2) to Allow Proposed Improvement to Encroach on CDD Easements

- A. Request for Sidewalk Construction in Easement
- B. Rock Installation
- VIII. Update Regarding Future Improvements to Common Area Greenspace and other CDD-Owned Facilities and Assets
- IX. Consideration of Resolution 2023-02, Amending the Fiscal Year 2022 General Fund and Capital Reserve Fund Budget
- X. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
  - D. Operation Manager
    - 1. Proposal for Slide Restoration
    - 2. Proposal for Pool Maintenance
  - E. Amenity Center Manager
    - 1. Report
    - 2. Conference Overview
- XI. Supervisor's Request and Public Comments
- XII. Approval of Consent Agenda
  - A. Approval of the Minutes of the October 25, 2022 Meeting
  - B. Balance Sheet as of October 31, 2022 and Statement of Revenues and Expenses for the Period Ending October 31, 2022
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- XIII. Next Scheduled Meeting – 12/20/22 @ 4:00 p.m.@ Aberdeen Amenity Center
- XIV. Adjournment



### *THIRD ORDER OF BUSINESS*

*A.*

To whom it may concern,

I have been a resident of Aberdeen since 2010 and am interested in being appointed to the currently vacant seat of the CDD board of supervisors. I have served on the Aberdeen Homeowners Association, including one year as President. I have also served on the HOA architectural appeals committee.

I am active in the community and personally acquainted with scores of residents. Among other activities, I was instrumental in creating the monthly "50+" social evening, wine Wednesdays, and Christmas cookie exchanges.

I have been a business owner, having had a medical transcription business for 30 years while living in Pennsylvania. I would love the opportunity to serve on the CDD board as I care about our community and want to see it remain a family friendly place to live.

Susie Clarke  
151 Scotland Yard Blvd.  
St. Johns, Fla. 32259

*C.*

**RESOLUTION 2023-01**

**A RESOLUTION DESIGNATING OFFICERS OF THE  
ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Aberdeen Community Development District at a regular business meeting held on November 22, 2022 desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE ABERDEEN COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
_____	
_____	
_____	

PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF NOVEMBER, 2022.

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## *FIFTH ORDER OF BUSINESS*



*Elite Amenities Contract for Lifeguard Staffing 2023 Season with the Aberdeen CDD*

September 13, 2022

This agreement is entered into by and between the Aberdeen CDD and Elite Amenities NE Florida LLC. In consideration of the mutual promises made in the agreement and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

The Aberdeen CDD hereby accepts the Program Proposal submitted by Elite Amenities NE Florida LLC. Both agree that copy of said proposal is below and hereby becomes part of this contract agreement.

PROGRAM PROPOSAL:

Elite Amenities NE Florida LLC will serve as the Lifeguard staffing company for the Aberdeen CDD for the 2023 season.

General Description:

Elite Amenities' staff shall perform lifeguard duties as outlined by the Aberdeen CDD. Staff will maintain a clean and safe environment for residents and their guests at Aberdeen. All staff will be properly certified, trained, background checked, and supervised by an Elite Amenities Management Staff team member. All staff members will be official employees of Elite Amenities who will be responsible for payment of staff salaries, federal & state taxes, to include unemployment and Worker's Compensation as required by the state of Florida. Copies of all relative documents and insurance will be provided to Management before the start date.

Certification of Training:

All Lifeguards shall have current certification in Lifeguarding, CPR, First Aid, and AED from the American Red Cross or a comparable organization. Mandatory on-site training will be provided prior to the start of the season and "In-service training" will be conducted monthly on-site during the season.

General Duties:

Lifeguards are responsible for ensuring the safety of all residents and guests and all normal duties, including suggested duties below (PM to confirm list):

Monitoring pool patrons and activities from the designated area. This includes the top and bottom of the slide, and the family pool.

Enforcing all slide and pool rules and utilizing whistle to enforce rules when necessary.

Keeping a log of all incidents daily with full information written in log.

Assisting with routine pool maintenance (such as skimming and testing of chlorine/pH levels and recording in log book).

Locking slide, break room, and storage bin before leaving facility.

#### Staff Supervision, Training and Requirements:

1. Certification of Training:

All staff shall have current certification in Lifeguarding, CPR, First Aid, and AED from the American Red Cross or comparable organization. Mandatory "In-service training" will be conducted monthly on-site during the season and full on-site training will be provided prior to the start of the season.

2. Emergency/First Aid:

In the event of an emergency situation, Lifeguards shall be aware of the location of the first aid kit, biohazard, AED, and emergency phone and shall know how to handle situations with blood and bodily fluids.

3. Staff shall be on time for all shifts and shall not leave or close the pool early. Staff shall not use headphones while on duty, shall not use cellphones for calls or texting unless communicating with Management, and shall not come in physical contact with any patrons unless their safety is warranted. Staff has access to the breakroom and bathroom on site.

4. The facility is led by a Senior Lifeguard staff member and is monitored closely by Elite Amenities Management who will be on-site multiple times per week to perform staff evaluations and tend to any issues that arise.

5. During inclement weather, guards monitor the pool and slide area from the designated break area.

6. Lifeguard rotations are 30 minutes and allow for one guard to receive a 15-minute break per rotation. This allows the slide to remain open at all times and for one lifeguard to roam the premises for 15 minutes every 30-minute rotation.

7. Staff may not host non-resident guests in the break area, pool area, or anywhere on the premises other than pick up, drop off, or meal delivery.

#### Uniforms:

Elite Amenities shall provide all necessary uniforms, STAFF T-shirts, and name tags

#### 2023 Schedule:

Spring Break & Easter                      March 10-19 and April 7-10

Pre Season                                      Saturday and Sundays April 15-May 21

Summer Break                                  May 26 – August 9 (Memorial Day and July 4 Full Day Coverage with 4 guards)



Post Season

Friday to Sunday ONLY begins August 11 – September 4

HOURS:

Tuesdays - Sundays	10:45am-6:15pm	
Mondays	12:45pm-6:15pm	
Memorial Day Weekend and July 4 <sup>th</sup>	10:45am-6:15pm	(To include one extra guard)
Fridays Post Season	2:45pm-6:15pm	

Total hours based on above assumptions: 2517

Total Fee based on above assumptions: \$51,186

Lifeguards may be available for extra hours if needed at \$20.34/hour

Invoices will be received by the 1<sup>st</sup> of the month in advance of services and payment for services will be required by the 10<sup>th</sup> of the month. A late fee of 1.5% will be assessed if payment is not received by the 10<sup>th</sup> of the month.

Elite Amenities requests that the Aberdeen CDD provide the following:

Updated pool rules and enforcement policies

Keys to necessary facilities

Umbrella or shaded seating area for lifeguards

Lifesaving flotation device

Fully stocked First Aid Kit and Biohazard Kit

Break room area for staff

NOTE: Elite Amenities' staff signs a non-compete clause and may not be hired to staff any part of the Aberdeen CDD without the signed consent of EA for two years from the time of contract. Should employees be hired without consent during the said time period, the client will owe EA damages subject to legal action and attorney fees. Under Florida law, non-compete agreements may be enforced by the employer.

Certificate of Liability and Worker's Compensation provided by Elite Amenities NE Florida LLC.

The laws of St Johns County, Florida shall govern this agreement. If any part of this agreement is adjudged invalid, illegal, or unenforceable, the remaining parts shall not be affected and shall remain in full force and effect.

This agreement shall be binding upon the parties, and upon their heirs, executors, personal representatives, administrators, and assigns. No person shall have a right or cause of action arising

out of or resulting from this agreement except those who are parties to it and their successors in interest. Cancellation must have 30 days written notice from either party.

This agreement may not be modified except in writing and signed by all parties.

IN WITNESS WHEREOF the parties have signed this agreement under seal on

\_\_\_\_\_ (DATE)

\_\_\_\_\_  
Eric Meyer – Elite Amenities  
Eric M Rentative for Aberdeen CDD  
Elite Amenities NE F

\_\_\_\_\_  
Aberdeen CDD Representative

## *SEVENTH ORDER OF BUSINESS*

*A.*

### ***Aberdeen Owners Association, Inc.***

Mail To: Aberdeen Owners' Association Architectural Control Committee  
414 Old Hard Road, Suite 502 - Fleming Island, FL 32003 - Office: (904) 592-4090

PLEASE READ CAREFULLY SO AS TO NOT DELAY YOUR REQUEST  
(Scheduled ARC Meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month.)  
Applications must be received no later than the Wednesday prior to the ARC Hearing.  
Approval Correspondences are mailed out the week following ARC Hearings.  
"THIRTY (30) DAYS are ALLOWED FOR THE APPROVAL PROCESS"

#### **Directions for Electronic Filings:**

1. All supporting documentation must be included with the Application as one attachment to your email which can be downloaded and printed as a single document. Multiple attachments will not be accepted.
2. When submitting application via email - Application and all supporting documentation should be transmitted as one attachment to the email, which can be downloaded and printed as a single and complete document. Email the scanned document to sherry@fpm.company
3. Online Payment: Go to Floridianpropertymanagement.com. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.

From: Name: Melissa Bailey  
Address: 681 Fort William Dr  
City, State, Zip: St. Johns FL 32259  
Phone: 386-212-1865 Email: Melissabailey76@yahoo.com  
Lot Number: \_\_\_\_\_ Phase: \_\_\_\_\_ Application Date: 09/05/2022

Fee Structure: **CHECK PAYABLE TO "FLORIDIAN PROPERTY MANAGEMENT, LLC"**

Room Additions: **\$100.00** All other: **\$50.00** Minor: **\$25.00** (satellite dishes, basketball goals, paint colors)  
Note: **No Fee for Satellite Dishes or Solar Panels**

#### **Minimum Submittal Requirements**

- A. **SURVEY** (see your Closing Package) **MUST BE SUBMITTED WITH ANY APPLICATION (Except Paint).**
- B. **THE SURVEY MUST DENOTE** the placement of any changes, structures, or improvements, including but not limited to **FENCES, PATIOS, WALKS, PORCH, POOL, SCREEN ENCLOSURE, LANDSCAPING**, etc.
- C. **PLANS AND SPECIFICATIONS** are required in the case of **POOLS, PATIOS, and ENCLOSURES**.
- D. **PHOTOS** ARE HELPFUL WITH THE APPROVAL PROCESS IN ALL CASES.

9/14  
Email  
9/28  
CDD  
Email  
CDD  
Response  
Still need  
Answer

**(Circle Improvement Type Below)**

**1. Fencing Most Interior Lots:** White vinyl, "Lexington Style" tongue and groove, with lattice top and New England caps, six feet (6') tall, eight foot (8') panel width. **Fencing Lake Lots:** Black aluminum, "Wellington Style" three (3)-rail or two (2) rail, flat top, four-foot (4') high fencing. **Must submit survey showing fence location.**

**2. (A) Pool Only (B) Pool with Screen Enclosure:** (Scaled plans and drawings, pool, patio, and screen enclosure specifications to be provided by Certified Pool Contractor. All improvements including pool equipment must be drawn to scale on **SURVEY** showing all measurements and Setbacks.)

**3. (A) Glass (B) Screen Enclosure** of existing porch or lanai (Must include color of supports and screen.)

**4. New Screen Enclosure:** (Must submit scaled Plans & Specifications from Certified Contractor.)

**5. Patio, Driveway, and Sidewalk extensions:** (Must Submit Scaled plans and drawings showing all proposed improvements plotted to scale on survey with measurements and setbacks accurately denoted. Must provide all material specifications - Name, Type, Color, and Description of any and all materials. Photo examples obtained from Internet Web Sources will facilitate the submittal process.)

**6. Detached Structures, Pergola, Gazebo, Trellis, etc:** (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design and all dimensions of proposed improvements. Structure location to be drawn to scale with measurements and setbacks shown on survey.)

**7. Storage Sheds:** (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design, and all dimensions of proposed improvements. Storage shed location to be drawn to scale with measurements and setbacks shown on survey. Storage sheds and buildings must be mounted on a concrete slab or foundation, of frame construction, with walls painted the same color as dwelling and with roofing shingles that match dwelling shingles. No plastic, aluminum, etc. sheds allowed.)

**8. Landscaping** (Must submit Survey showing location of all landscape improvements. Must provide Plant List with written and pictorial specifications for all plant types, plant sizes, plant quantity, as well as mulch type and landscape border specifications.)

**9. Recreational Equipment, Play Structures, Garden Statues, Trampolines, Wells, etc:** (Must submit plans with all dimensions - height/width/length/etc. - all accurately plotted on survey. Color copy examples and specifications obtained from Internet Web Sources will facilitate the submittal process.)

**10. Roof Replacement:** (Must submit specifications showing manufacturer, type of shingle, and length of warranty, as well as a color sample of shingle from brochure.)

**11. Emergency Generators:** (Must submit specifications including manufacturer, dimensions, and information regarding propane tanks, if any. Location of generator and tanks must be shown on survey.)

**12. Satellite Dish or Solar Panels:** (Provide written and pictorial specifications for all equipment with installation locations accurately plotted on survey and any other pictorial representations.)

**13. Paint:** (Photos of your home and each side yard neighbors' homes are required; Must submit Manufacturer - Product Code - Color Name - and Color Sample for BODY-TRIM-ACCENT-or any Other Color).

**14. Other:** \_\_\_\_\_  
Add sidewalk from right side of the driveway to the backyard

\_\_\_\_\_  
Lions bridge  
\_\_\_\_\_

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**You paid \$50.00 USD**

to Floridian Property Management  
Details

Get PayPal Notifications in Messenger

## **Paid with**

Visa x-8573 \$50.00 USD

This transaction will appear on your statement as PAYPAL \*FLORIDIANPR

## **Shipped to**

Kristin Nygren

- 681 Fort William Dr
- St Johns, FL 32259

United States

## **Purchase details**

Receipt number: 638802870551099

1

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We'll send confirmation to:

[melissabailey76@yahoo.com](mailto:melissabailey76@yahoo.com)

## **Merchant details**

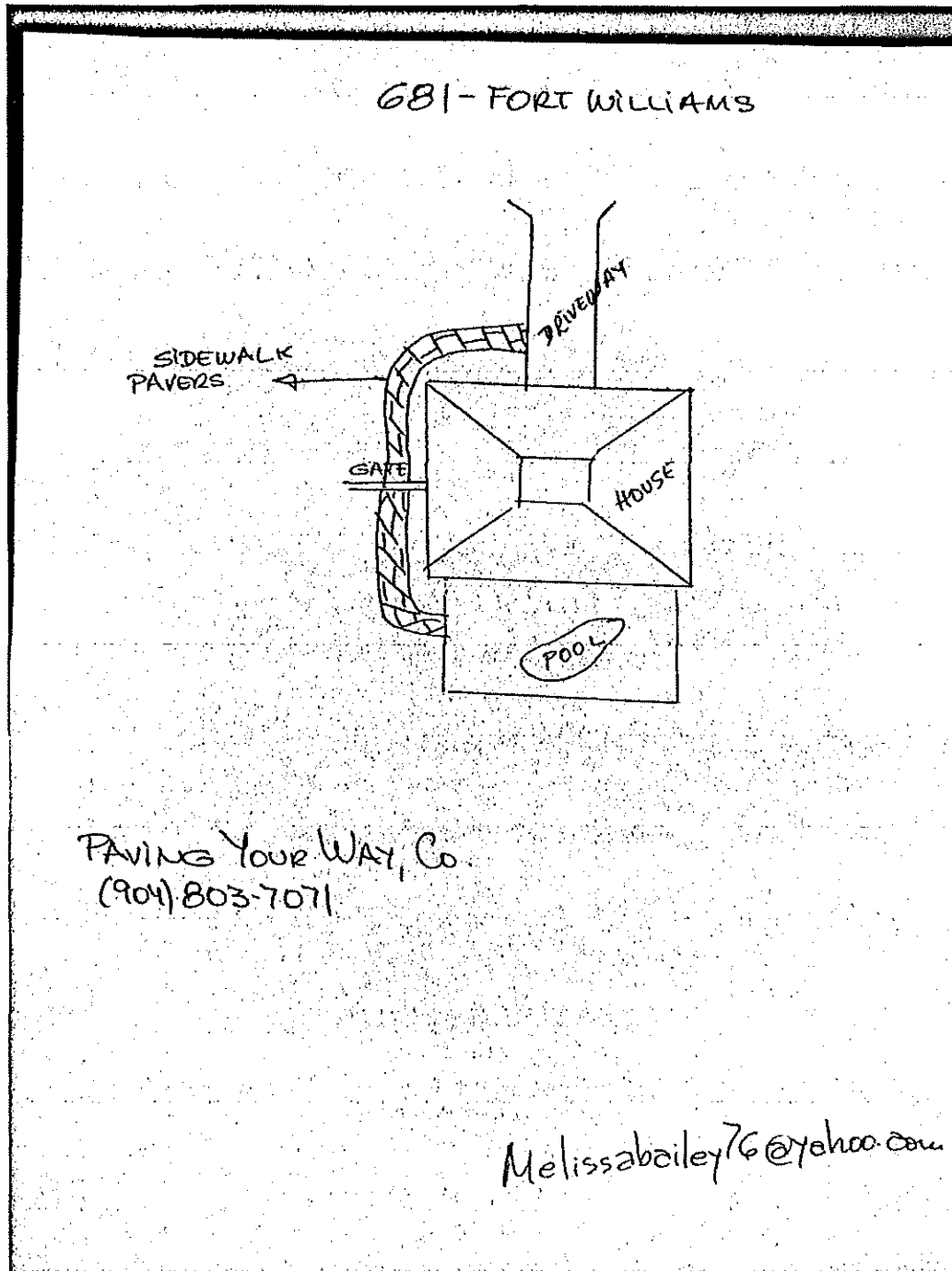
Floridian Property Management

[Return to Merchant]

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- Privacy

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English



color lions bridge



## Herb Boyett

---

**From:** Herb Boyett  
**Sent:** Wednesday, September 14, 2022 3:25 PM  
**To:** 'melissabailey76@yahoo.com'  
**Subject:** 681 Fort William Drive - Aberdeen  
**Attachments:** 20220914153404600.pdf

Ms. Bailey:

Please be advised the ARC will need the following to review your submittal.

1. Show sidewalk drawn to scale on a copy of your survey.
2. Drawing should show sidewalk width, distance from dwelling, and distance from property line.
3. Provide written and pictorial specifications for pavers.
4. Your drawing shows a pool and fence. Are you also requesting a pool and fence?

Please advise accordingly.

Thank you-

*Herbert Boyett*

*Architectural Review Director*

414 Old Hard Road, Suite 502

Fleming Island, Florida 32003

Tel. (904) 592-4090 ext 103

Fax: (904) 269.2729

[www.floridianpropertymanagement.com](http://www.floridianpropertymanagement.com)

[hb@fpm.company](mailto:hb@fpm.company)



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## Herb Boyett

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**From:** Melissa Bailey <melissabailey76@yahoo.com>  
**Sent:** Monday, September 26, 2022 6:17 PM  
**To:** Herb Boyett  
**Subject:** 681 Fort William Drive - Aberdeen  
**Attachments:** 681.pdf

At the bottom is the information you requested, in a PDF. Please let me know what other information you need, I hope this is all you need.

To answer your questions below, we are not requesting a pool or fence.

Thanks,  
Melissa

---

**From:** Melissa Bailey <melissabailey76@yahoo.com>  
**Sent:** Wednesday, September 14, 2022 8:43 PM  
**To:** Nygren, Kristin <Kristin\_Nygren@ezcorp.com>  
**Subject:** Fwd: 681 Fort William Drive - Aberdeen

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

**From:** Herb Boyett <hb@fpm.company>  
**Date:** September 14, 2022 at 3:25:40 PM EDT  
**To:** melissabailey76@yahoo.com  
**Subject:** 681 Fort William Drive - Aberdeen

Ms. Bailey:

Please be advised the ARC will need the following to review your submittal.

1. Show sidewalk drawn to scale on a copy of your survey.
2. Drawing should show sidewalk width, distance from dwelling, and distance from property line.
3. Provide written and pictorial specifications for pavers.
4. Your drawing shows a pool and fence. Are you also requesting a pool and fence?

Please advise accordingly.

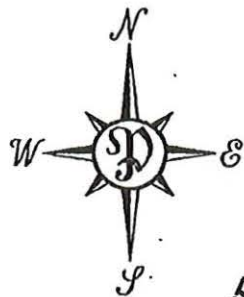
# MAP SHOWING BOUNDARY SURVEY OF

LOT 295 BLOCK        AS SHOWN ON MAP OF  
ABERDEEN OF ST. JOHNS UNIT FOUR

AS RECORDED IN MAP BOOK 78 PAGES 46-51 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO: MELISSA BAILEY, DHI MORTGAGE COMPANY

DHI TITLE COMPANY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



**FORT WILLIAM DRIVE**  
(50' RIGHT-OF-WAY)  
C/L P.C.P. att'd; Disc

C1  
CB=N05°42'35"E C=74.01'  
R=50.00' L=83.32'  
D=95°28'48"

C2  
CB=N06°13'04"W C=29.26'  
R=25.00' L=31.26'  
D=71°38'03"

C3  
CB=N31°51'06"E C=12.60'  
R=160.00' L=12.60'  
D=4°30'48"

C4  
CB=S00°27'33"W C=68.53'  
R=75.00' L=71.18'  
D=54°22'25"

LOT 296

Sidewalk 10.8 ft  
from house.  
2.4 ft from property  
line

LOT 294

TRACT "D"  
(STORMWATER  
MANAGEMENT  
FACILITY, ACCESS  
AND DRAINAGE  
EASEMENT)

ALL PROPERTY CORNERS  
ED. 1/2" I.P. & 1/4" UNLESS  
NOTED

15' DRAINAGE AND  
ACCESS EASEMENT

8' LAKE MAINTENANCE  
EASEMENT

1 1/2 STORY  
PIA SQUARE  
FRAMING  
& LUB

CONC.  
DRIVE

3 CONC.  
WALK

C/L OF 15' DRAINAGE AND ACCESS EASEMENT

S80°45'59"W 39.39'

P (27.4)  
A (28.9)

17.4

13.5

13.5

13.5

13.5

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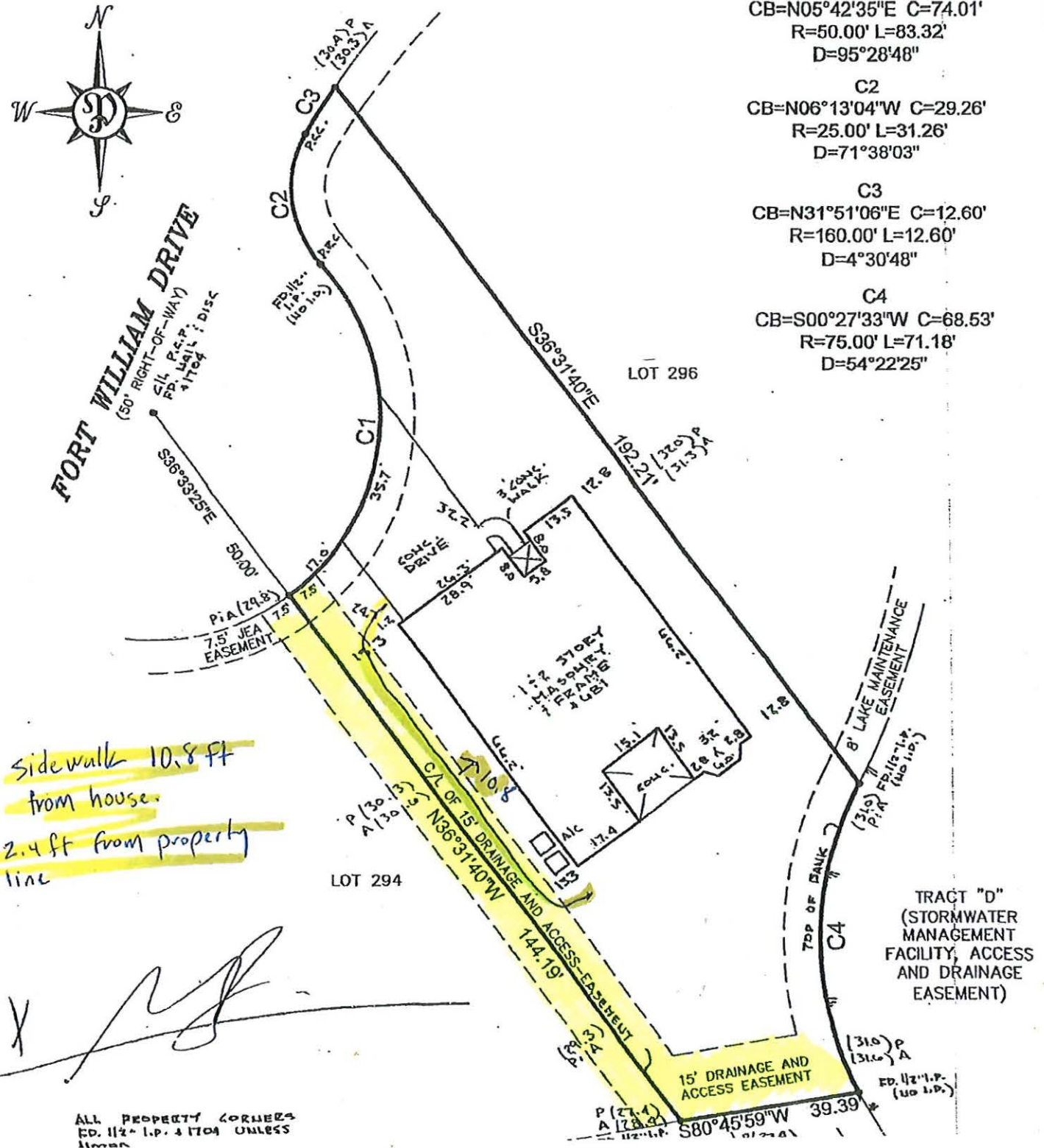
13.5

13.5



LOT 295 BLOCK        AS SHOWN ON MAP OF  
ABERDEEN OF ST. JOHNS UNIT FOUR

CERTIFIED TO: MELISSA BAILEY, DHI MORTGAGE COMPANY



ALL PROPERTY CORNERS  
ED. 112-1.P. & 1704 UNLESS  
NOTED



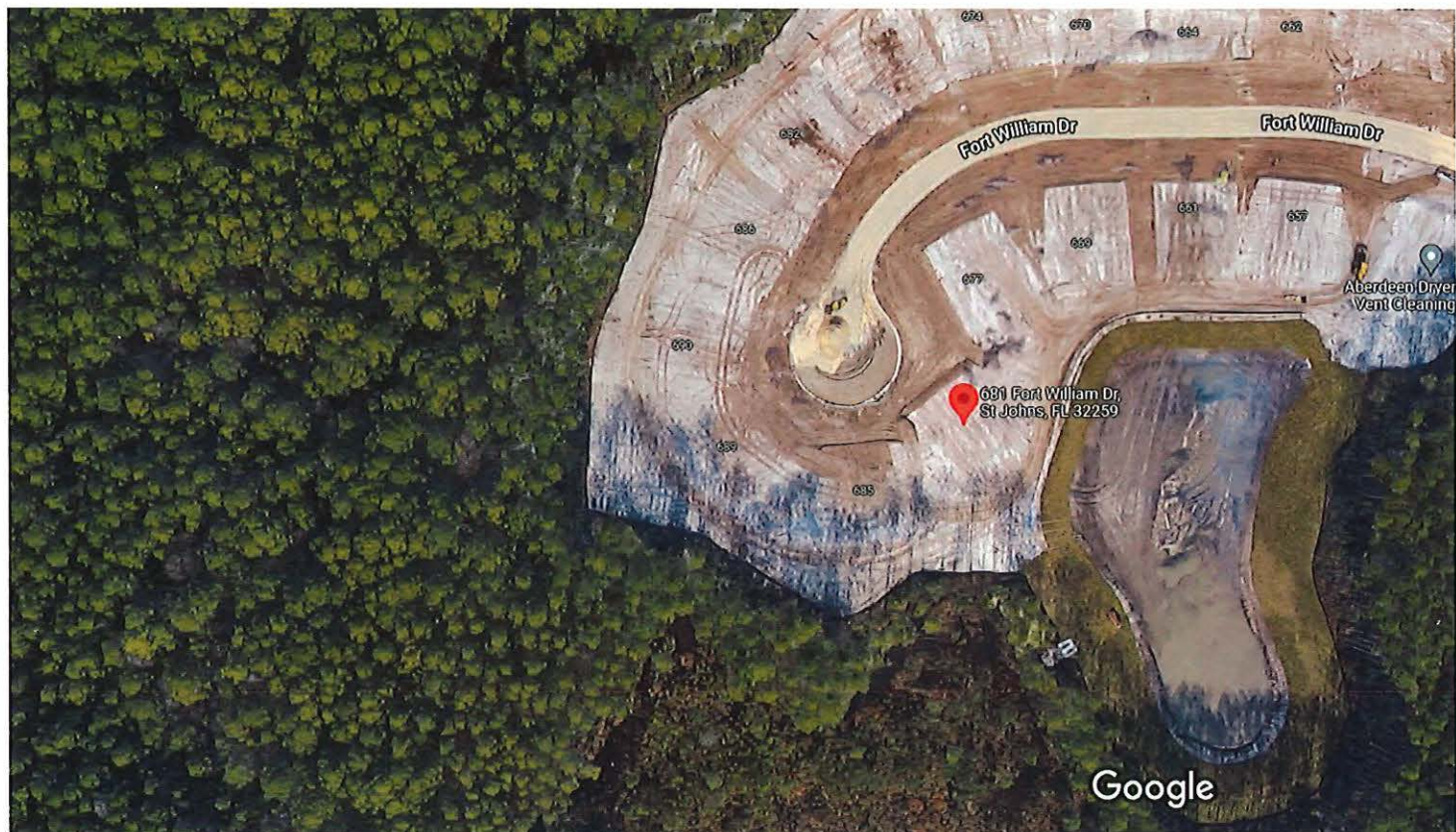
am Dr



le, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft







Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft



## 681 Fort William Dr

Building



Directions



Save



Nearby



Send to  
phone

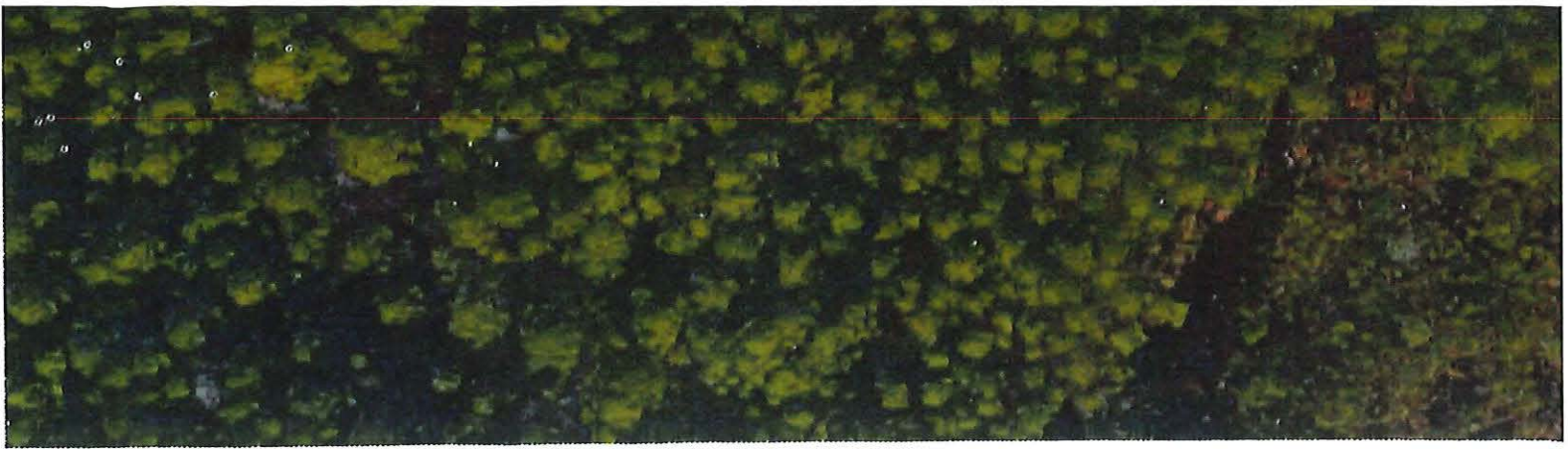


Share



681 Fort William Dr, St Johns, FL 32259





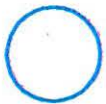
Imagery ©2



681 Fort William Dr

St Johns, FL 32259

Building



Directions



Save



Nearby



Send to  
phone



Share

Photos



am Dr



le, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft



## Herb Boyett

---

**From:** Herb Boyett  
**Sent:** Wednesday, September 28, 2022 11:47 AM  
**To:** 'etorres@gmsnf.com'; 'ssweeting@gmsnf.com'; Jim Oliver (joliver@gmsnf.com)  
**Subject:** 681 Fort Williams  
**Attachments:** 20220928115106562.pdf

All:

Please see the attached. The owner is wishing to construct a sidewalk within a 30' drainage easement which may be an access easement. Could you please advise as to whether the CDD would allow any encroachment into the easement.

Thank you-

*Herbert Boyett*

*Architectural Review Director*

414 Old Hard Road, Suite 502

Fleming Island, Florida 32003

Tel. (904) 592-4090 ext 103

Fax: (904) 269.2729

[www.floridianpropertymanagement.com](http://www.floridianpropertymanagement.com)

[hb@fpm.company](mailto:hb@fpm.company)



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## Herb Boyett

---

**From:** George Katsaras <KatsarasG@etminc.com>  
**Sent:** Wednesday, September 28, 2022 3:26 PM  
**To:** Jim Oliver  
**Cc:** Wesley Haber; Sarah Sweeting; Herb Boyett; jay.parker@fsresidential.com  
**Subject:** RE: Aberdeen CDD- 681 Fort Williams - request to allow sidewalk construction in easement  
**Attachments:** 20220928115106562.pdf

Jim,

I think the first step would be to coordinate with Jay to determine if the CDD actually uses this easement to access the stormwater pond or not. It appears to be only a 15' wide easement with 7.5' of easement on each lot. From an engineering perspective, I do not typically have a problem with sidewalks encroaching into the easement area since they are not obstructive (in other words, access can still be maintained because the sidewalk can be driven over). If there will also be a fence, then that is a separate issue. The CDD would likely need a Hold Harmless agreement or similar so that if the CDD ever has to utilize the easement and damages the sidewalk that restoration of the area is agreed upon up front. I would defer to Wes on that matter.

Let me know if you have any further questions. Thanks

**George Katsaras, P.E.**

Vice President / Shareholder

England-Thims & Miller, Inc.

d: 904.265.3150

m: 904.504.8627

**From:** Jim Oliver <joliver@gmsnf.com>  
**Sent:** Wednesday, September 28, 2022 12:24 PM  
**To:** George Katsaras <KatsarasG@etminc.com>  
**Cc:** Wesley Haber <Wesley.Haber@KutakRock.com>; Sarah Sweeting <:ssweeting@gmsnf.com>; Herb Boyett <hb@fpm.company>  
**Subject:** Aberdeen CDD- 681 Fort Williams - request to allow sidewalk construction in easement

George: Please review request below and advise Wes and me.

Thanks,  
Jim

Jim Oliver  
Managing Director  
Governmental Management Services, LLC  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092  
P: (904) 940-5850 ext. 406  
F: (904) 940-5899  
E-mail: [joliver@gmsnf.com](mailto:joliver@gmsnf.com)

*B.*

## ***Aberdeen Owners Association, Inc.***

Mail To: Aberdeen Owners' Association Architectural Control Committee  
414 Old Hard Road, Suite 502 – Fleming Island, FL 32003 - Office: (904) 592-4090

PLEASE READ CAREFULLY SO AS TO NOT DELAY YOUR REQUEST  
***(Scheduled ARC Meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month.)***  
*Applications must be received no later than the Wednesday prior to the ARC Hearing.*  
**Approval Correspondences are mailed out the week following ARC Hearings.**  
**"THIRTY (30) DAYS are ALLOWED FOR THE APPROVAL PROCESS"**

### **Directions for Electronic Filings:**

**1. All supporting documentation must be included with the Application as one attachment to your email which can be downloaded and printed as a single document. Multiple attachments will not be accepted.**

**2. Online Payment: Go to Floridian Property Management's Website. Go to "SERVICES" then "ARB REQUESTS." Fill out the form found there and then "SUBMIT." Applications will not be entered for processing until receipt of payment.**

**From: Name:** \_\_\_\_\_ Alicia LeCates \_\_\_\_\_

**Address:** \_\_\_\_\_ 1220 Castle Trail Drive \_\_\_\_\_

**City, State, Zip:** \_\_\_\_\_ Saint Johns Florida 32259 \_\_\_\_\_

**Phone:** \_\_\_\_\_ 954.914.4362 \_\_\_\_\_ **Email:** \_\_\_\_\_ alecates@live.com \_\_\_\_\_

**Lot Number:** \_\_\_\_\_ 84 \_\_\_\_\_ **Phase:** \_\_\_\_\_ **Application Date:** 08/28/2021 \_\_\_\_\_

**Fee Structure:** ***CHECK PAYABLE TO "FLORIDIAN PROPERTY MANAGEMENT, LLC"***

**Room Additions:** ***\$100.00 All other: \$50.00 Note: No Fee for Satellite Dishes or Solar Panels***

### **Minimum Submittal Requirements**

- A. SURVEY (see your Closing Package) MUST BE SUBMITTED WITH ANY APPLICATION.**
- B. THE SURVEY MUST DENOTE the placement of any changes, structures, or improvements, including but not limited to **FENCES, PATIOS, WALKS, PORCH, POOL, SCREEN ENCLOSURE, LANDSCAPING**, etc.**
- C. PLANS AND SPECIFICATIONS are required in the case of **POOLS, PATIOS, and ENCLOSURES.****
- D. PHOTOS ARE HELPFUL WITH THE APPROVAL PROCESS IN ALL CASES.**

### **(Circle Improvement Type Below)**

**1. Fencing Most Interior Lots:** White vinyl, "Lexington Style" tongue and groove, with lattice top and New England caps, six feet (6') tall, eight foot (8') panel width. **Fencing Lake Lots:** Black aluminum, "Wellington Style" three (3)-rail, flat top, four-foot (4') high fencing. **Must submit survey showing fence location.**

**2. (A) Pool Only (B) Pool with Screen Enclosure:** (Scaled plans and drawings, pool, patio, and screen enclosure specifications to be provided by Certified Pool Contractor. All improvements including pool equipment must be drawn to scale on **SURVEY showing all measurements and Setbacks.**)





**You paid \$25.00 USD**

to Floridian Property Management

[Details](#) ✓

---

**Paid with**

Capital One Visa Card-9640

**\$25.00 USD**

This transaction will appear on your statement as PAYPAL \*FLORIDIANPR

**Shipped to**

Alicia LeCates

1220 Castle Trail Dr, Saint Johns FL, Saint Johns, FL 32259

**Purchase details**

Receipt number: OD60521929409851N

We'll send confirmation to: [alecates@live.com](mailto:alecates@live.com)

**Merchant details**

Floridian Property Management

3. **(A) Glass (B) Screen Enclosure** of existing porch or lanai (Must include color of supports and screen.)
4. **New Screen Enclosure:** (Must submit scaled Plans & Specifications from Certified Contractor.)
5. **Patio, Driveway, and Sidewalk extensions:** (Must Submit Scaled plans and drawings showing all proposed improvements plotted to scale on survey with measurements and setbacks accurately denoted. Must provide all material specifications - Name, Type, Color, and Description of any and all materials. Photo examples obtained from Internet Web Sources will facilitate the submittal process.)
6. **Detached Structures, Pergola, Gazebo, Trellis, etc:** (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design and all dimensions of proposed improvements. Structure location to be drawn to scale with measurements and setbacks shown on survey.)
7. **Storage Sheds:** (Must submit detailed plans, drawings, and material specifications. Plans to show height, width, depth, design, and all dimensions of proposed improvements. Storage shed location to be drawn to scale with measurements and setbacks shown on survey. Storage sheds and buildings must be mounted on a concrete slab or foundation, of frame construction, with walls painted the same color as dwelling and with roofing shingles that match dwelling shingles. No plastic, aluminum, etc. sheds allowed.)
8. **Landscaping** (Must submit Survey showing location of all landscape improvements. Must provide Plant List with written and pictorial specifications for all plant types, plant sizes, plant quantity, as well as mulch type and landscape border specifications.)
9. **Recreational Equipment, Play Structures, Garden Statues, Trampolines, Wells, etc:** (Must submit plans with all dimensions – height/width/length/etc. – all accurately plotted on survey. Color copy examples and specifications obtained from Internet Web Sources will facilitate the submittal process.)
10. **Roof Replacement:** (Must submit specifications showing manufacturer, type of shingle, and length of warranty, as well as a color sample of shingle from brochure.)
11. **Emergency Generators:** (Must submit specifications including manufacturer, dimensions, and information regarding propane tanks, if any. Location of generator and tanks must be shown on survey.)
12. **Satellite Dish or Solar Panels:** (Provide written and pictorial specifications for all equipment with installation locations accurately plotted on survey and any other pictorial representations.)
13. **Paint:** (Photos of your home and each side yard neighbors' homes are required; Must submit Manufacturer – Product Code – Color Name – and Color Sample for BODY-TRIM-ACCENT-or any Other Color).

**14. Other:**

**River Rock:** I am interested in installing brown river rock surrounding my pool area to the fence. This would mean removing the existing sod and replacing the 3 sides of the pool with brown river rock about 1.5 inches in size. On the longest side of the pool/deck area the river rock would be laid between the decking and the fence (over the easement). This would be 5ft in distance between the deck and the fence. The shortest side with the clumping bamboo would also have 5ft of stones from deck to the clumping bamboo. On the opposite side of the pool with be 5ft of rocks (around the existing pre-approved trampoline) to the edge of the trampoline to the deck and than on the other side of the trampoline to the fence would be another 5ft of rocks. The rocks would be edged with a black aluminum bed edge. I tried to show the placement of the rock by shading the areas. The area around the trampoline would have river rocks around it as the trampoline will remain.

**Plants:** I am also interested in planting clumping bamboo (non invasive) on one side of my fence. They would be 30 gallon Golden Goddess Clumping Bamboo. I have tried to represent the plants as circles on the survey. The Golden Goddess Clumping Bamboo grows to 6-10 ft in height and 6-10 ft in width at maturity.

**Sun Shades:** I am also interested in placing a rectangle 5x8 tan sun shade and a 2<sup>nd</sup> rectangle 9.5 x 9.5 tan sun shade behind the 3<sup>rd</sup> car garage. The area under the sun shades would remain grass. This area will also



be set up as a play area for the kids to provide sun protection. I would also like to place a 3rd triangle sun shade 13.6 x 13.6 x 13.6 on the opposite side of the home just as a means of protecting us from the UV rays of the sun on the opposite side of the home for adults to enjoy. I have tried to represent the sun shades by squares on the survey. The left side of the home would have 2 sunshades rectangle in shape and the right side will have a single sunshade that is in the shape of the triangle. They will all be a light beige color to match the color of the ivory travertine. The two rectangular sunshades will be behind the 3<sup>rd</sup> car garage against the home.

Sunshade 1: 5 x 8

Sunshade 2: 9.5 x 9.5

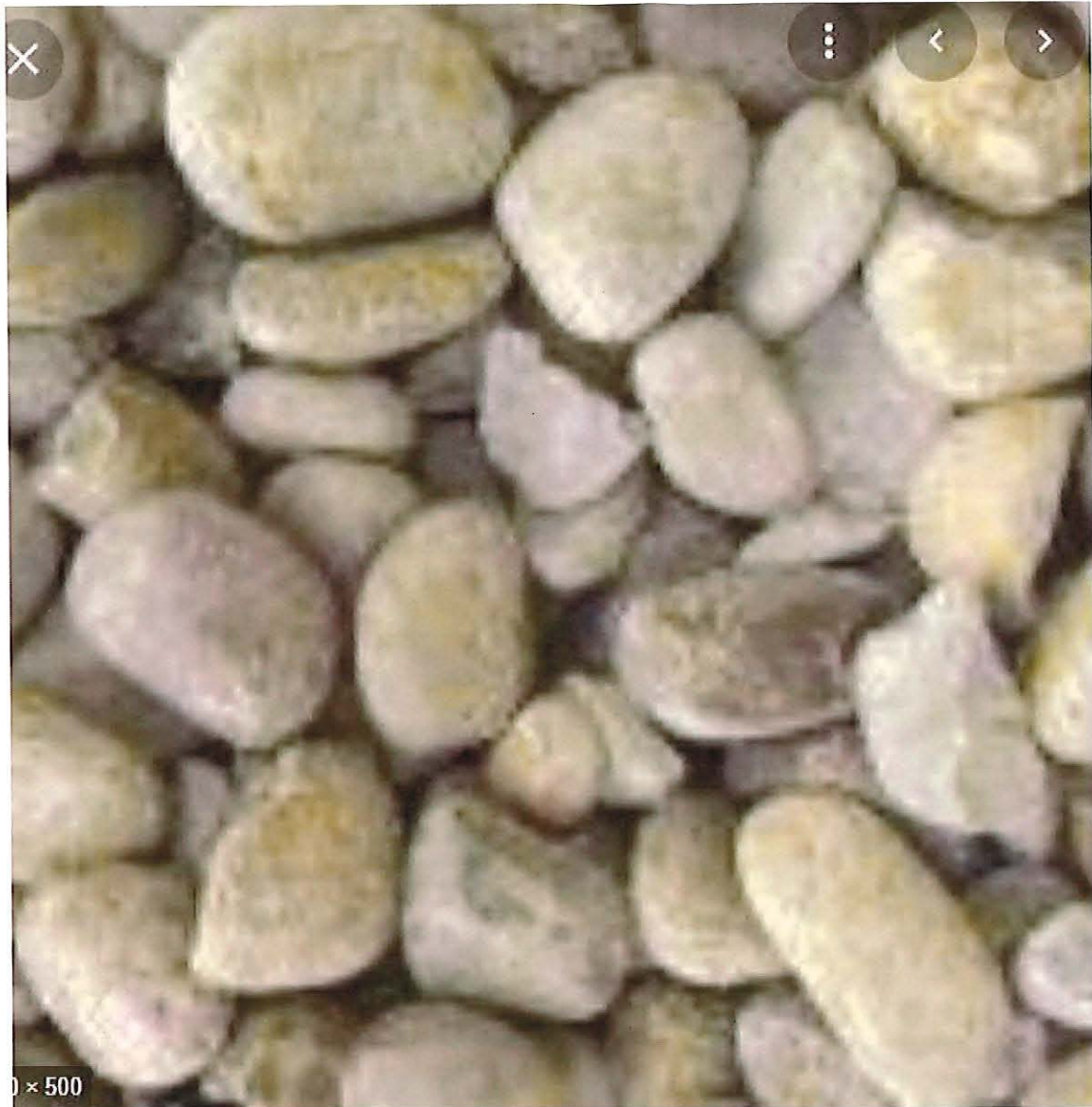
Sunshade 3: 13.6 x 13.6 x 13.6

PLEASE NOTE: THE POOL, DECKING TRAMPOLINE AND FENCE HAVE ALL RECEIVED PRIOR ARC APPROVAL BUT ARE NOT REPRESENTED ON SURVEY AS REQUESTED BY HERB BOYETT. MY REQUESTS ARE IN ADDITION TO THOSE PREVIOUSLY APPROVED.

### **Brown River Rock**







Right Side of the backyard behind the 3<sup>rd</sup> car garage (Would host s 2 rectangular sun shades)





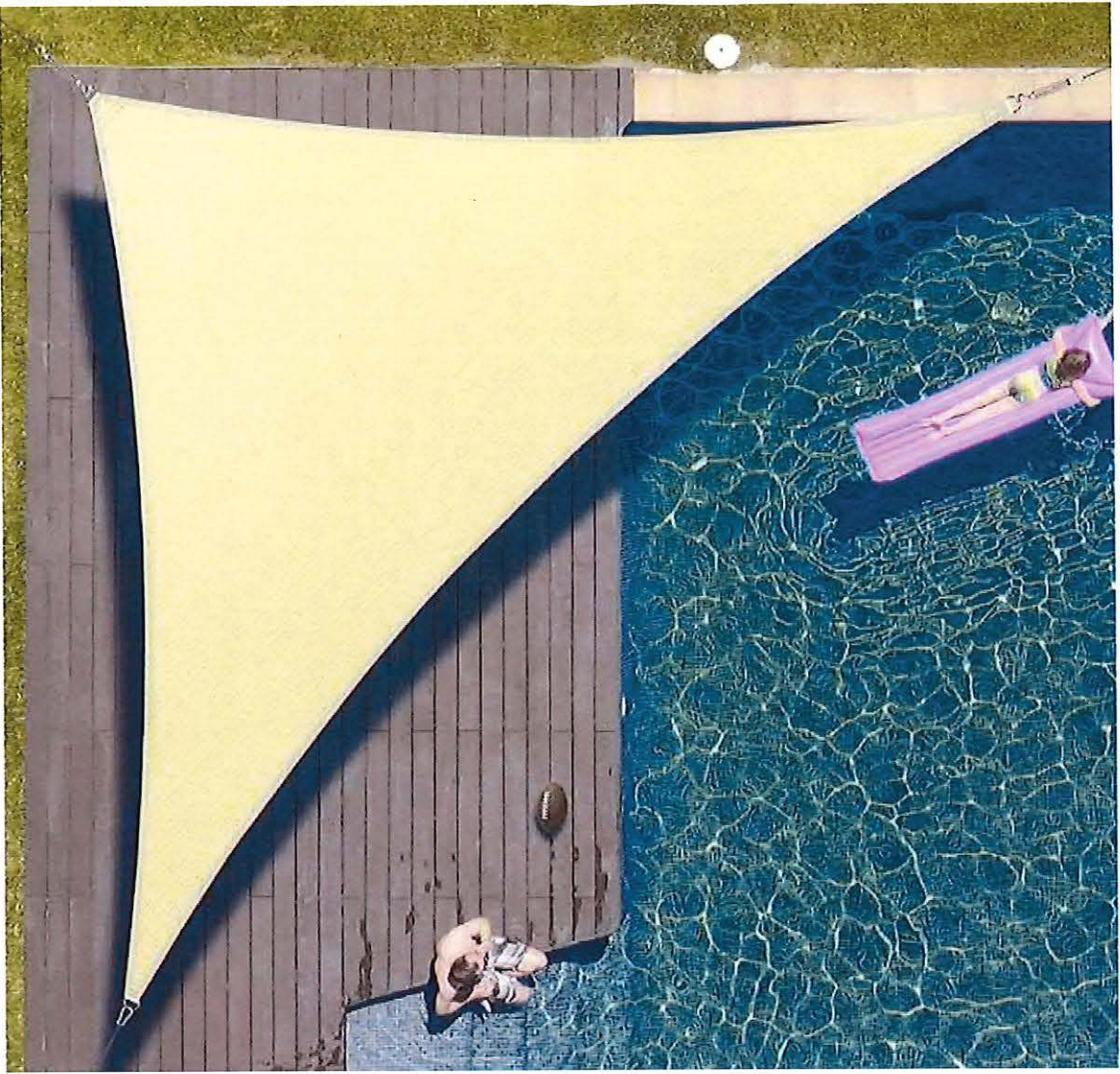
Left Side of Backyard – Would host Triangle Shaped Sun Shade





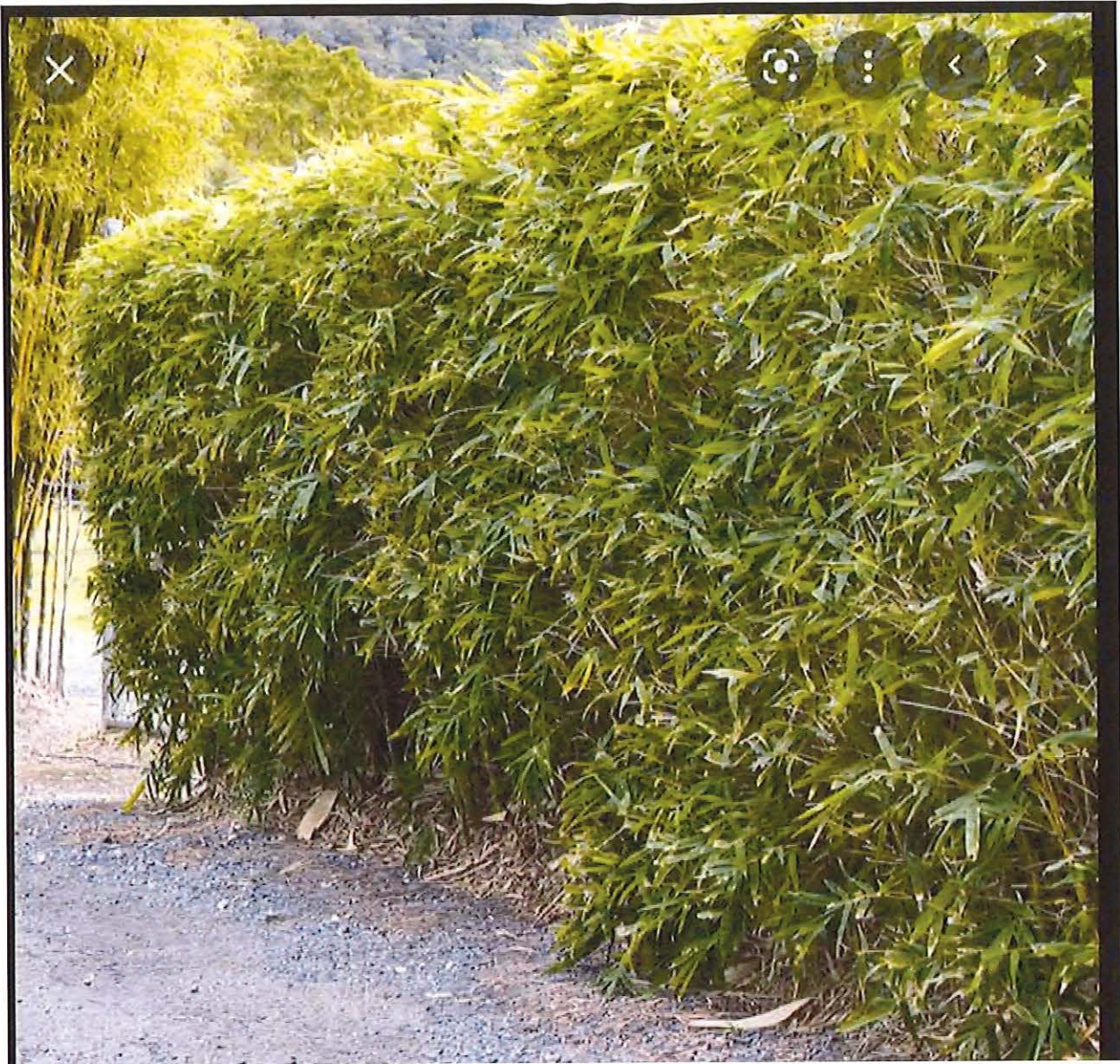








Non-Invasive Clumping Bamboo at Maturity 6ft to 10ft in Height and 6ft to 10ft in Width





# MAP SHOWING BOUNDARY SURVEY OF

LOT 84 BLOCK - AS SHOWN ON MAP OF

**ABERDEEN OF ST. JOHNS UNIT FIVE - B**

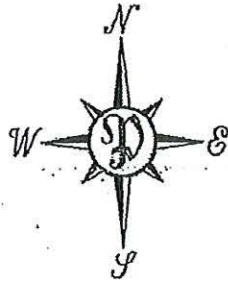
AS RECORDED IN MAP BOOK 95 PAGES 68-73 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO: ALICIA LECATES, DHI MORTGAGE COMPANY, LTD.

DHI TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOT ELEVATIONS SHOWN THUS (20.0)  
N.G.=NATURAL GRADE  
P=PROPOSED  
A=ACTUAL

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.72'	N23°13'28"E



TRACT #2  
(CONSERVATION)  
CONSERVATION EASEMENT #2  
(PER O.R.B. 2731, PAGE 473)

25' AVERAGE UNOBSTRUCTED  
UPLAND BUFFER

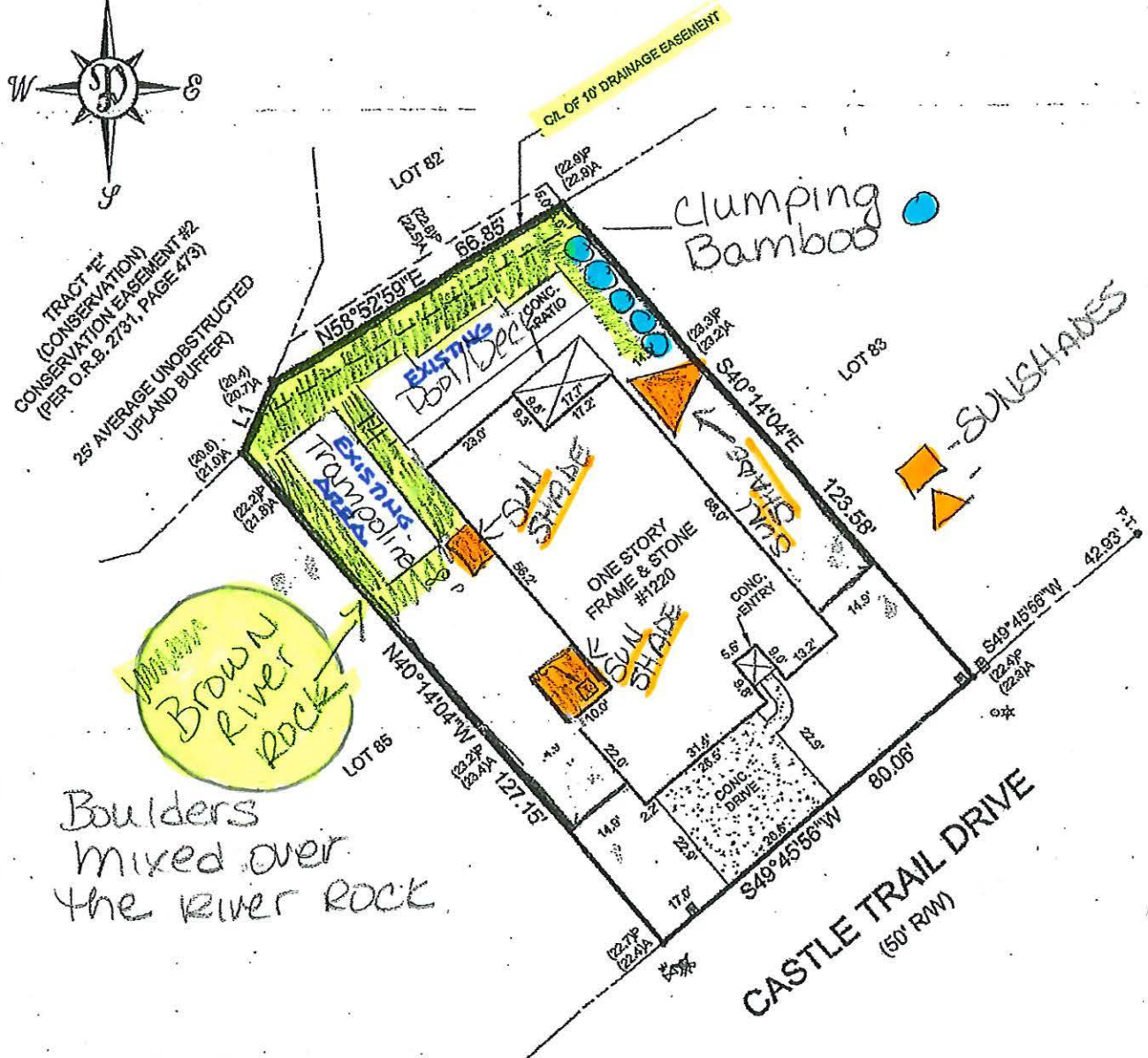
Brown River Rock

Boulders  
mixed over  
the River Rock

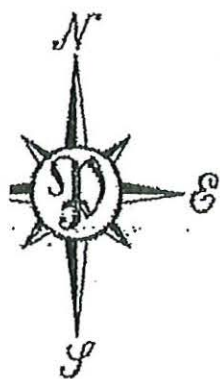
UTILITY LEGEND	
	WATER METER
	RECLAIM METER
	CABLE RISER
	CABLE RISER
	HYDRANT
	WATER VALVE

NOTE: ALL CORNERS FD. 1/2" I.P. #1704  
EXCEPT WHERE OTHERWISE INDICATED

FINAL SURVEY WITH SET GRADES: 08-20-2020; W.O.#2020-876-4







ACT 12  
RESERVATION EASEMENT #2  
R.O.B. 2731, PAGE 473  
25' AVERAGE UNOBSTRUCTED  
UPLAND BUFFER

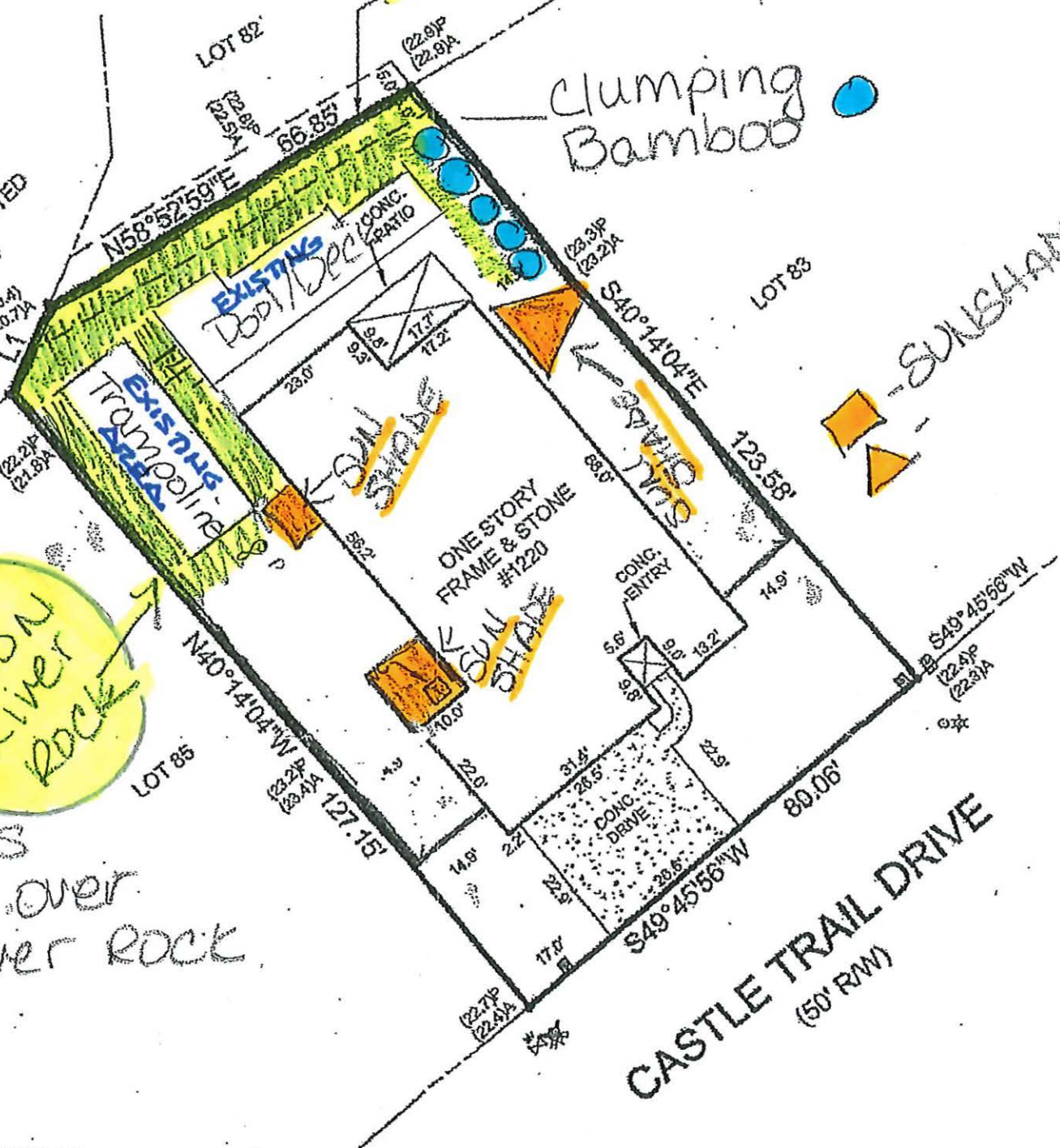
CIL OF 10' DRAINAGE EASEMENT

Clumping  
Bamboo

SUNSHADE

Brown  
River  
Rock

Boulders  
Mixed over  
the River Rock



# UTILITY LEGEND

W	WATER METER
R	RECLAIM METER
C	CABLE RISER
C	CABLE RISER
H	HYDRANT
V	WATER VALVE



## Herb Boyett

---

**From:** Herb Boyett  
**Sent:** Wednesday, September 14, 2022 2:10 PM  
**To:** 'alecates@live.com'  
**Subject:** 1220 Castle Trail Drive  
**Attachments:** Aberdeen - 1220 Castle Tr (Lecates).pdf

Alicia:

While I realize your pool and patio and 6' tall privacy fencing were previously approved, I think the ARC will have some questions regarding this submittal.

1. If you fill your rear yard with rock as described in Section 14 of the application, you will be filling a portion of the rear 10' drainage easement. You would need approval from the CDD and or HOA to encumber the drainage easement.
2. Advise how many, what length, and what height the clumping bamboo will be at maturity.
3. You depict two different kinds of sunshades but provide specifications for only one type shade.
4. Please provide and label photos of areas where sunshades are to be installed.
5. What is the purpose of the two sunshades along the left side of the dwelling?
6. Will the area shown as trampoline remain a grassy area. How large is such area.
7. Please provide written and pictorial specifications for the 8'x 14' trampoline.
8. It appears you are effectively removing sod in your rear yard and replacing with stone.

When you email back the necessary information, transmit all material at one time as one attachment to your email which can be downloaded and printed as a single and complete document.

Thank you-

*Herbert Boyett*

*Architectural Review Director*

414 Old Hard Road, Suite 502

Fleming Island, Florida 32003

Tel. (904) 592-4090 ext 103

Fax: (904) 269.2729

[www.floridianpropertymanagement.com](http://www.floridianpropertymanagement.com)

[hb@fpm.company](mailto:hb@fpm.company)



## Herb Boyett

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**From:** Herb Boyett  
**Sent:** Wednesday, September 21, 2022 2:39 PM  
**To:** Alicia LeCates  
**Cc:** Sharon Conklin  
**Subject:** RE: 1220 Castle Trail Drive

Alicia:

1. We can forward your application to the CDD for their consideration.
2. Yes – Please remove the trampoline from your submittal and resubmit.
3. The questions below will need to be answered in writing as they must be documented for recording.
4. Also – please submit survey showing exactly how much sod is being replaced with stone in your yard.
5. We will need written and pictorial specifications for all sun shades for our records.
6. We will need photos of the areas where sun shades are to be installed.
7. Provide written explanation as to necessity of two sun shades along the sides of dwelling.
8. I these two shade areas are to have associated patios provide size, specific location, and material specifications.
9. Provide in writing location, length, quantity count and height of bamboo at maturity.

When emailing back the necessary information, transmit all material at one time as one attachment to your email which can be downloaded and printed as a single and complete document. If you are unable to electronically submit you may mail in the supplemental information.

Thank you-

**From:** Alicia LeCates <alecates@live.com>  
**Sent:** Tuesday, September 20, 2022 6:11 PM  
**To:** Herb Boyett <hb@fpm.company>  
**Subject:** RE: 1220 Castle Trail Drive

Herb,

Thank you for your response. A couple of questions: How do I approach the CDD or HOA to get approval to put stones down on the easement area? The details regarding my trampoline were provided with the original ARC request that was approved in January 2021. I left the trampoline in the picture for reference but if it is confusing I can remove. Please advise? When/where does the ARC meet as I think it would be beneficial for me to be in attendance?

Warmest regards,  
Alicia LeCates

Sent from Mail for Windows

**From:** Herb Boyett  
**Sent:** Wednesday, September 14, 2022 2:10 PM  
**To:** [alecates@live.com](mailto:alecates@live.com)  
**Subject:** 1220 Castle Trail Drive

Alicia:

While I realize your pool and patio and 6' tall privacy fencing were previously approved, I think the ARC will have some questions regarding this submittal.

## *NINTH ORDER OF BUSINESS*

RESOLUTION 2023-02

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the "Board", of the Aberdeen Community Development District, hereinafter referred to as "District", adopted a General Fund and Capital Reserve Fund Budget for fiscal year 2022, and

**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The Capital Reserve Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 22<sup>nd</sup> day of November 2022 and be reflected in the monthly and fiscal Year End 9/30/2022 Financial Statements and Audit Report of the District

*Aberdeen  
Community Development District*

by: \_\_\_\_\_  
Chairman

Attest:

by: \_\_\_\_\_  
Secretary

ABERDEEN CDD  
RESOLUTION 2023-02

EXHIBIT A

**Aberdeen**  
**Community Development District**

**Capital Reserve Fund**

**Budget Amendment**

For the Period ending September 30, 2022

	<b>Adopted FY 2022 Budget</b>	<b>Increase (Decrease)</b>	<b>Amended FY 2022 Budget</b>	<b>Actual 9/30/22</b>
<b><u>REVENUES:</u></b>				
Capital Reserve Funding - Transfer In	65,626	0	65,626	65,626
Impact Fees	0	169,608	169,608	169,608
Interest	900	5,192	6,092	6,092
Carry Forward Surplus	763,832	(7,175)	756,657	756,657
<b>TOTAL REVENUES</b>	<b>830,358</b>	<b>167,624</b>	<b>997,982</b>	<b>997,982</b>
<b><u>EXPENDITURES:</u></b>				
Repair And Replacements	50,000	58,381	108,381	108,381
Capital Projects	50,000	68,521	118,521	118,521
<b>TOTAL EXPENDITURES</b>	<b>100,000</b>	<b>126,901</b>	<b>226,901</b>	<b>226,901</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>730,358</b>	<b>40,723</b>	<b>771,081</b>	<b>771,081</b>

## *TENTH ORDER OF BUSINESS*

*D.*



*1.*



**November 15, 2022**

## **Proposal and Contract**

**Aquamen Waterslide Restorations, LLC (AWR)**

**Proposal Number: 01107**

**Proposal Submitted To and Work to be Performed at:**

**Aberdeen CDD (ACDD)  
Attn: Jay Parker  
110 Flower of Scotland Avenue  
Jacksonville, FL 32259**

**Jay,**

**Thank you for the opportunity to present our restoration proposal. AWR looks forward to working with ACDD to determine your park's current and future needs and to demonstrate our excellent services.**

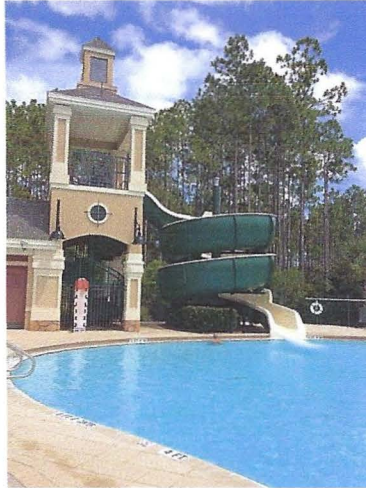
**AWR is the expert in the Water Park Industry to Restore and Maintain Water Slides. Owners, Chris James and Chad Donaldson have many years of experience in Water Slide Restoration Industry; one will be on site to execute each project.**

### **Objective:**

**AWR objective is to Clean, Sand, Repair, Prep, Gel Coat and Caulk Joints (white) 1 Water Slide bringing your slide surface back to a quality finish. AWR to Pressure Wash, Clean, Prep and Paint Exterior of (1) Water Slide. Below we will show Pictures, Scope of Services, Dates and Time Frames, Responsibilities of the Buyer, Cost, Payment Terms, Binder and Jurisdiction, Signing of Contract.**

## **Pictures:**

**Clean, Sand, Repair, Prep, Gel Coat and Caulk Joints (white) (1) Water Slide  
Pressure Wash, Clean, Prep and Paint Exterior of (1) Water Slide**



## **Scope of Services and Responsibility by Vendor:**

- Clean, Sand, Repair, Prep, Gel Coat and Caulk Joints (white) (1) Water Slide.
- Pressure Wash, Clean, Prep and Paint Exterior of (1) Water Slide.

**AWR to complete Clean, Sand, Repair, Prep, Gel Coat and Caulk Joints (white) the ACDD ride surface of (2) Feature Water Slides as specified in Pictures above. Joints will be caulked (white) and Gel Coating to be applied to a minimum thickness of 0.018 inch (0.375 mm).**

**AWR to complete Pressure Wash, Clean, Prep and Painting of Exterior of (1) Feature Water Slide using UV/Chlorine Resistant Paint that leaves a Bright, Glossy Finish Protected from Natural Elements.**

**AWR arranges and pays transportation to ACDD of all necessary material and equipment for the installation including man lift and crane. AWR pays the "return freight".**

**AWR will send 3-5 fully skilled personnel to perform the work.**

**AWR assures that all US, FL and ACDD safety rules are complied with.**

**AWR to provide certificate of insurance before or with signing of this contract.**

**AWR does not have any personal liability position regarding the rides and is only responsible for liability that may occur during actual work and only relating to AWR's staff or representatives.**

## **Dates and Time Frames:**

- **Shipment of materials has a lead time of 6-8 weeks and should arrive on or about one week before start, provided first deposit received prior to scheduled ship date.**

Aquamen Waterslide Restorations, LLC.  
737 Jermikey Court- Hedgesville, WV 25427  
Ph: 304-279-2509 Email: [Chad@Aquamen.net](mailto:Chad@Aquamen.net) Web: [www.Aquamen.net](http://www.Aquamen.net)

- Arrival at ACDD is expected about one week from arrival of shipment unless receipt of first deposit has not occurred.
- Project to start January/February 2023.
- Estimated Time Frame 3-5 working days to complete Waterslide Project.

If "Acts of God", vandalism or other obstacles arise that are outside of AWR's control, they will not be held liable if the actual completion date falls after park opening or after contract specifications.

## **Responsibilities of the Buyer (ACDD)**

- ACDD to provide unfettered access to work areas.
- ACDD to pay "stand-by time" of \$500/man per day should the park or other contractors prevent AWR from their designated work area and AWR is ready and able to perform their work.
- ACDD to provide two 110V 15 amp outlets on separate breakers within 100 feet of all work sites.
- ACDD to provide and pay for a 2 cubic meter (or larger) portable waste container and timely removal of all "non-hazardous trash", waste and garbage.
- ACDD to provide a secure storage for all AWR materials and equipment.

## **Cost for Waterslide Restoration Project:**

- |                                       |             |
|---------------------------------------|-------------|
| • Gel Coat Interior - Open Body Slide | \$21,600.00 |
| • Paint Exterior – Open Body Slide    | \$ 3,600.00 |

## **Payment Terms:**

Payments to be made as follows: 50% Payment upon Acceptance of this Contract and 50% Payment Due upon Completion of Restoration Project.

All material is guaranteed to be as specified. The above work is to be performed in accordance with the specifications submitted and completed in a workman-like manner.

## **Binder and Jurisdiction:**

Contract to begin after signing contract and receipt of first deposit. Start and finish dates are totally dependent on receipt of deposit and all payments. AWR will notify ACDD one week in advance if there is to be a delay in the start date.

AWR hereby proposes to furnish the materials and certain equipment\* and perform certain labor necessary to complete the following work.

Note: Materials and methods of installation used in this contract, exclusive to Aquamen Waterslide Restorations, LLC and may not be used without written permission.

This contract is binding for both parties, their inheritors or assigns. Should a dispute occur, it should be resolved by mediation, but in any event is under the jurisdiction of Berkeley County, West Virginia.

## **Contract Signing (AWR and ACDD):**

Aquamen Waterslide Restorations, LLC.  
 737 Jermikey Court– Hedgesville, WV 25427  
 Ph: 304-279-2509 Email: [Chad@Aquamen.net](mailto:Chad@Aquamen.net) Web: [www.Aquamen.net](http://www.Aquamen.net)

**Respectfully Submitted by:**

**Aquamen Waterslide Restorations, LLC**

**Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**By: Chad A. Donaldson, Owner – Business Manager  
737 Jermikey Court  
Hedgesville, WV 25427**

**AWR is hereby authorized to furnish all material, equipment and labor required to complete the work described in the above proposal. The undersigned (ACDD) agrees to pay the amount stated in said proposal and according to the terms thereof.**

**Acceptance by, Aberdeen CDD (ACDD)**

**Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**By: \_\_\_\_\_ Title: \_\_\_\_\_**

**Note: Aquamen Waterslide Restorations, LLC work on a first come, first serve basis. If we receive a contract signed first on the same work dates as this contract, we reserve the right to change dates to complete this project.**

2.



152 Lipizzan Trail  
Saint Augustine, FL 32095  
clayton@cbussenterprises.com  
www.cbussenterprises.com



**Estimate 1025**

**ADDRESS**

Kate Trivelpiece  
Aberdeen  
110 Flower of Scotland Ave  
Saint Johns, FL 32259

DATE  
11/04/2022

TOTAL  
\$2,154.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/04/2022	Pool Repair	UNDERWATER ACID WASH FLOOR RETURNS-FUN POOL	46	20.00	920.00
11/04/2022	Pool Repair	UNDERWATER ACID WASH FLOOR RETURNS-LAP POOL	32	20.00	640.00
11/04/2022	Pool Repair	REPLACE BROKEN 2X4 GUTTER GRATES	16	12.50	200.00
11/04/2022	Pool Repair	REPLACE MISSING WHITE HANDRAIL ESCUTCHEONS	2	22.00	44.00
11/04/2022	Pool Repair	REPAIR BROKEN WATER LEVEL CONTROL SENSOR	1	350.00	350.00

TOTAL

**\$2,154.00**

THANK YOU.

Accepted By

Accepted Date

3.





# QUOTE

Entire Home Services  
Painting/Stucco division  
1740 Cocoanut Rd Unit 102  
Jacksonville, FL 32224  
(904) 226-6119  
entirehomeoffice@gmail.com  
**LICENSE# ST-9473**

To Aberdeen Signs  
(904) 814-3434  
Jim Oliver, Belinda, Jay Parker  
joliver@gmsfn.com  
jay.parker@fsresidential.com  
belynda.tharpe@fsresidential

<i>Prepared by</i>	<i>Job</i>	<i>Date</i>	<i>Due Date</i>
Bruna Costa	Restoration of sign faces plaques/lettering	11/09/22	

<i>Notes</i>	<i>Description</i>	<i>Unit Price</i>	<i>Amount</i>
<b>*Prices Includes Labor and Materials*</b>			
<b>30% Due at Start Up</b>			
<b>30% Due at Mid-Point</b>	<b>1.</b> All black and gold sign faces, strip all lose paint, sand, prime, and repaint black face and reface all good lettering (This includes all sign faces).	\$9,875	\$9,875
<b>Final Due at Completion</b>			
<b>*Prices are good for 60 days Only*</b>			
<b>Subtotal</b>			\$9,875
<b>Total</b>			<b>\$9,875</b>

- \* Prices may vary upon Color and Paint selection!
- \* Customer is responsible for HOA permits prior to job start!
- \* All paint products are High Quality (Sherwin-Williams or Benjamin Moore)
- \* We accept credit cards (3.75% convenience charge apply)

*E.*

*1.*

## Aberdeen CDD GM/LD Agenda

November 22, 2022

### GM Update:

- Elite Amenities 2023 Lifeguard Contract (attached)
- M&G Holiday Lighting Installation on 11/15/22 – Lights to be turned on Friday, November 25th
- RCRA Conference Re-Cap (attached)
- Tropical Storm Nicole – Minimal damage, debris on property and pool
- Amenity Office Seasonal Hours began November 1

### Recap of Lifestyle Events:

- Veterans Trivia Night
- 50+ Friendsgiving Dinner
- Veterans Thank you Luncheon
- Fall Community Wide Yard Sale

### Lifestyle Upcoming Events:

- Polar Express Movie Night on 12/9/22
- Gingerbread House Decorating party on 12/11/22 at 1:00pm
- Holiday Adult Paint and Sip Party on 12/11/22 at 6:00pm
- Snow Time with Santa & Mrs. Claus Event on 12/17/22 from 2:00-5:00pm
- Polar Bear Plunge on 1/7/22
- 5K Color Run on 1/21/22

2.



Dear Valued Board Member,

The 2022 RCRA (Resort and Commercial Recreation Association) National Conference was held November 5-8 at Hammock Beach Resort in Palm Coast, FL. The 41st Annual conference included sessions on numerous recreation topics, attendee mixers, research presentations, tradeshow opportunities, and much more. Sessions ranged from practical workshops focused on programming to personal leadership and development to research conducted in the Recreation field.

The keynote speaker, Anthony Poconi, started the conference by discussing the “Hard Parts of Happiness.” Attendees learned that crafting a fulfilling life means staying connected to your deeper sense of purpose and your “why.”

In the general sessions, we heard from numerous professionals on various topics. A few session highlights are listed below:

- Career Growth Workshops, Recruitment, and the Scope of the Industry
- Identifying and Managing Your Exposures
- Teambuilding, Tabletop and mobile Escape Rooms and Games for All Ages with Little to no Supplies
- Mental Health Awareness
- The Importance of T.E.A.M and How to Leverage Different Personality Types
- Research Presentations: Themes and the Quality of Guest Experiences, Sustainable Tourism and How to Fine Tune Your Facilitation

The vendor trade show allowed attendees to meet one-on-one with RCRA vendors to learn trends in the industry and how to enhance programming and the guest experience through their products.

Thank You for recognizing the value of this educational and networking forum opportunity by supporting my participation in this annual event. With the information, the various new ideas, and the experiences gained, I plan to implement this knowledge in our community.

Thank you,

Kate Trivelpiece

## *TWELFTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, October 25, 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

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
George Katsaras	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Belynda Tharpe	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the actions taken at the October 25, 2022 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Clarke called the meeting to order at 4:00 p.m.

Ms. Tharpe introduced Kate Trivelpiece, the new general manager as of today and stated Kate comes to us from St. Johns Golf and Country Club, she and I worked together at Eagle Park for four years a long time ago. I know her work ethic and there will be a seamless transition.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Ratification of Fiscal Year 2023 Renewal  
Agreements with First Service Residential**

This item tabled.

**FOURTH ORDER OF BUSINESS****Update Regarding Drainage Issue Solutions**

Mr. Oliver stated these are the properties at 937 and 945 Rustlewood. As you will recall St. Johns County reported some drainage issues at the back of those properties on Rustlewood. We sent notices from the district to the owners of both properties. During that period the residents at 945 sold and a new resident is there. Yesterday Jay performed site visits at both properties and I had a conversation by phone with the owners of both properties. They both agreed to have George Katsaras come onsite to evaluate the situation in the backyard and come up with an option to repair those drainage issues. Of course, those would be at the cost to the property owner, not the district. I think we are in a good place with that. We will schedule with them in the next few days an onsite visit by George Katsaras and the new general manager has agreed to make that site visit with him.

**FIFTH ORDER OF BUSINESS****Update Regarding Future Improvements to Common Area Greenspace and other CDD Owned Facilities and Assets**

Ms. Tharpe stated you should have the attachments for the three quotes for the awning over the wall project that was just done, Advanced Awning, Thompson Awning and Southern Recreation. Two of them also include adding shade to this patio out here and extending the awning that we currently have, that was from Advanced Awning who initially installed that.

Mr. Clarke asked do you have recommendations?

Ms. Tharpe stated I would go with Advanced Awning or Southern Recreation. Advanced Awning because they know what went into this and they have a better understanding of the footers that are going to be required to elevate it to be able to extend it out.

Mr. Clarke asked is it of sufficient size to drain over the edge of the wall?

Ms. Tharpe stated depending on which one you decide to go with. If you say you want to do all three shades structures, I would go with Advanced Awning. If you are only going to put a shade structure over the pool equipment to protect it, I would go with Southern Recreation.

Mr. Clarke stated I thought Advanced Awning gave the best proposal.

Ms. Tharpe stated they did, they were the ones that took several months to get their proposal. I don't know what the follow-up work will look like, once that happens.

Ms. Andrews asked what was the quote?

Mr. Clarke stated it is on page 74 in the pdf package.



Ms. Andrews asked does it include the same things as Southern Recreation?

Ms. Tharpe stated Southern Recreation only submitted two quotes, over the pool equipment and this patio. Advanced Awning installed what is here already and they are the ones that came out to give us a quote to extend it out to the two roundabout flower beds.

Ms. Andrews asked is it the same picture as in Southern Recreation?

Ms. Tharpe stated Southern Recreation you will see a 20 X 50 NS 55 X 20 and the 55 X20 is for the pool equipment. The other one Southern Recreation submitted is for this patio behind us adjacent to the social hall. He did not submit one to extend that, he didn't want to come in under somebody else's work.

Mr. Clarke asked what is the lifespan?

Ms. Tharpe stated it is quite extensive, he included the warranty with all of this.

Ms. Andrews asked can we just take care of the pool equipment at this point? I see other things on the agenda that need to be taken care of.

Ms. Tharpe stated Southern Recreation has also submitted a proposal for the River Dee playground. River Dee was one of the ones during the greenspace discussions, that people were vocal about repairing and fixing what the district already owns.

Ms. Egleston asked are they both quoting the same material and pattern?

Ms. Tharpe stated you have a choice.

Mr. Clarke asked can we make a decision on the awning for the pool equipment?

Ms. Andrews stated yes.

Mr. Clarke stated that proposal was \$23,900 and I propose we upgrade to the ten-year warranty, it is an extra \$1,500 so that total would be \$25,490. The dimensions in the proposal from Southern Recreation is not sufficient to cover the pool equipment.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor the proposal from Advanced Awning to cover the pool equipment in the amount of \$23,900 plus the 10-year warranty for an additional \$1,500 was approved.
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### **River Dee Playground**

Ms. Tharpe stated next is the River Dee playground. If you look at the proposal the area where the grass doesn't grow that is just sand he suggests synthetic turf for that area that is \$21,500.

Another high item is to add a sand volleyball court there. He is giving you options in this quote; you don't have to go with everything in there. You can give us an exact list of what you want quoted, because we have been doing this since March.

Ms. Andrews stated we want to do something with the playgrounds, it is the biggest area.

Ms. Egleston stated I don't see spending \$100,000 on one area.

Mr. Clarke stated we had a list of volunteers to give us ideas of what they wanted. Let's activate some of those committees and hear from them. I'm happy to participate in that.

Mr. Oliver stated it would be a working group not a committee.

## **SIXTH ORDER OF BUSINESS**

### **Discussion Encroachments**

### **Regarding**

### **Easement**

#### **A. Request for Sidewalk Construction in Easement**

This item tabled.

#### **B. Rock Installation**

This item tabled.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer**

Mr. Katsaras stated as you know the county is working on the widening of Longleaf Pine and the engineer in our office that is working on that asked me to bring it up again. If you are wanting to relocate or save any of those palm trees or vegetation in the median because they are probably going to start work after the new year.

Ms. Andrews stated the company that installed them is no longer in business. Maybe we can get quotes on what they would charge to remove trees and relocate them.

Mr. Clarke asked can we put something on the website if someone wants these trees?

Mr. Katsaras stated they are the district's so if they wanted to move them to the parks or amenity or whatever you can elect to do that. If you want someone to come and grab them, that is a little more dicey because it is still county right of way. The county may get them and do

something with them if the district doesn't elect to. I don't know about getting random people to go get them.

Mr. Clarke stated it will be a huge expense to get them.

Mr. Katsaras stated that is why I'm asking, if the district has an interest in keeping some of those and moving them, that will cost but I want to get it on the district's radar because the time is getting close for the county to start work there. If it is something you want to pursue now is the time to do something, if not then let it be and the county will deal with it.

Ms. Andrews asked can we get an estimate on relocating the palms and crape myrtles?

### **C. Manager**

Mr. Oliver stated our next meeting is November 22<sup>nd</sup> and at that meeting we will be seating two supervisors, Tom Marmo who is on the board already is reelected and new supervisor Paul Fogel will be joining the board. They will both be installed at the next meeting. The new board will then consider whether you do it at your next meeting or subsequent meeting to fill the fifth seat, which is vacant right now. Staff sent out an eblast to the community and put on the website the announcement that there was a vacancy for a qualified elector, which is a registered voter living in Aberdeen to apply for that seat and the deadline for application is November 10<sup>th</sup>. Those resumes will come to the board shortly after November 10<sup>th</sup> and we will put it on the agenda and you can make a decision that day.

### **D. Operation Manager**

#### **1. Pool Slide Restoration**

Mr. Parker stated I was hoping to have two other quotes but the storm stopped one and the other company never showed up. I do have a proposal from Safe Slide Restoration with three options, one for the gel coat for the inside of the slide for \$27,202, one for the gel coat and paint exterior for \$37,788, to get the tower restored and rustproofed and repaint is \$59,890. I ask that we at least get the gel coat done because I cannot open the slide next season.

Ms. Andrews asked do you have any idea what it would cost to get a whole new slide?

Mr. Parker stated between \$100,000 and \$200,000.

Ms. Andrews asked what is the warranty on the gel coat?

Mr. Parker stated the gel coat has a 5-year warranty on the paint, fiberglass is a 1-year warranty on the paint adhesive for the steel, 5-year warranty on the structure fiberglass repair and a 5-year warranty on the gel coat with a yearly maintenance plan.

Ms. Egleston stated I will email you two other contacts to see if you can get a couple quotes.

## **2. Pool Cleaning and Acid Wash**

Mr. Parker stated next is acid washing the pool. The rec pool is \$3,860 and the lap pool is \$3,400 for a total of \$7,260. I'm waiting on one more quote and I'm looking for a third company to get a quote.

Ms. Egleston stated Crown Pool did the marcite installation and I would reach out to them. There are certain treatments that need to happen every six months that can help prevent what is out there, but if it is our problem, we have older pumps that are leaching material and metals and that is where it is coming from. I want to make sure we don't void a warranty having a different company come in to clean that.

## **3. Update on Pool Repairs**

Mr. Parker stated all repairs are finally complete.

## **4. Update on Wall Project**

Mr. Parker stated the wall project is complete.

An item not on the agenda is we had a company trying to charge us for something that they actually did not do. Trimac came in, there was an issue with a break at our sign and we were told it was fixed, that it was leaking again, I called them they sent another guy out who said he fixed it and I checked and he never turned the system on. Tree Amigos went up there and fixed it. It is now fixed but they are still trying to charge us \$1,200.

Mr. Haber stated we don't have any legal obligation to pay for something that was not done or not done correctly. You can communicate to them exactly what you just told the board, the work was not completed. If they truly believe they did it, they will sue us and it is \$1,200, which is a small claims matter. If it goes that far something has gone horribly wrong because that is a lot of work for a \$1,200 matter. At this point I think you have communicated to them that you disagree

that the work was completed, they are not going to get paid and it is just a matter of seeing what their next step is.

## **5. Brush Removal on Lake Obstructing Views**

Mr. Parker stated a resident reached out to Lauren about 36 Bagpipe and said she was renting her place for two years she came back and there were a bunch of trees and bushes that had grown on the outside of her fence that is blocking the view of the lake. I had two companies look at it and we found that it was planted by somebody else, because no other lakes have any type of brush growing on it. They want us to remove it because they said that is blocking their view.

Ms. Egleston stated it is a very large shrub on the pond bank.

Mr. Parker stated it is trees and shrubs. We had Tree Amigos and Tricor look at it. It could have been planted by someone who lived there.

Ms. Andrews stated the homeowner is supposed to take care of it up to the water's edge, that is her responsibility. You can give her the estimate.

## **E. Amenity Center Manager**

### **1. Report**

Ms. Tharpe stated we went through everything on my report. Since Kate started she was able to get a quote for holiday lights. We got it after the agenda packet was due.

Ms. Trivelpiece stated I have worked with this company for five years and never had a problem and I wanted to put something before you and you can choose to do it or not. The proposal is broken down to the different areas, the pricing is high because we would be purchasing the lights.

Ms. Andrews stated we have storage areas, so remove that from their proposal and we can store it.

Ms. Egleston stated that is what happened the last time, we stored it.

Ms. Andrews stated use them because of the timeline, if we are not happy with them then don't do the storage and we will do the storage.

Mr. Clarke stated we have \$12,000 in the budget and the \$8,800 falls within that. I plan to go to the HOA meeting and ask them what their plans are for the \$290,000 they have sitting in

their bank account. I'm going to ask if they will consider investing about \$50,000 in holiday decorations.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor the proposal from M&G Lighting for holiday lighting in the amount of \$8,800 was approved.

Ms. Tharpe stated we have a gentleman here whose card access was revoked and he is here to plead his case. We discussed it at the last meeting, his card was deactivated due to an issue that happened at the fitness center and folks reported he was taking pictures of young girls, the police were called and they came out and went to his home and watched the footage here, they checked his phone, we never got a report back as to what the outcome was. A couple weeks ago he was trying to get in the fitness center, his card wouldn't work, someone opened the door let him in and we saw it on video and Jay and I went over and discussed it with him so he is here to discuss it with you.

Ms. Egleston asked did he get a letter from you, Jim?

Mr. Oliver stated no, I talked about the letter with counsel and given the circumstances not having enough information not knowing whether or not this was considered a public place and there is no law against that.

Ms. Tharpe stated we never received a police report after the incident.

Ms. Andrews stated it depends on the age.

The resident stated I was looking at my phone at football on Saturday morning and I took no picture of anyone. The police came to my house and were there less than 5 minutes and they left. I don't know what someone saw me doing but I did not take any pictures.

Ms. Andrews asked was it discussed that he couldn't come back?

Ms. Tharpe stated yes, we deactivated his card that day of the incident.

Ms. Andrews stated he knew it was deactivated and still came in.

The resident stated I didn't know it was deactivated; I just knew it wasn't working. No one told me they deactivated my card.

Ms. Andrews asked was he told it was deactivated because he is saying he was not told.



Ms. Tharpe stated when the cops showed up here the staff person on duty stated we have deactivated his card, they looked at the video, they said we are going to his house, we will notify him.

Ms. Egleston stated a resident reached out to me that she felt that was exactly what was happening. She pulled the girl aside and had her call her father to pick her up and reached out to me and said who do I go to and I said go to the office. I reached out to Belynda.

Ms. Tharpe stated the father and daughter showed up at the office by the time Lauren texted me I was already aware of it. Staff called me and I told them to call the sheriff's department.

Ms. Andrews stated we should look more into this.

Mr. Haber stated unless we have a policy that prohibits that, it has been a while since I looked into this but people have the right to take photos of things in public. If there is not an area where you have an expectation of privacy you have to know that someone can take your picture because it falls under a first amendment right to have the right to take that picture if you are out in public. As a result we generally don't include rules or policies against that because we are unit of government ourselves so there are limitations on our ability to prevent those types of pictures from being taken. Presumably if you are out in public there is not an inappropriate picture that can be taken. My recollection when I looked at this years ago was that speaking about it and dealing with it is uncomfortable because it is not behavior that you would otherwise condone, it is not behavior that you would encourage but whether it is something you can prohibit and punish is the more technical nature of what I'm trying to advise you on. To the extent that pictures were taken as long as pictures were allegedly taken in a public area where nobody had any expectation of privacy then pictures can be taken in there. My recollection is that is the conclusion we drew when I dealt with this issue a number of years ago and the result was there wasn't any action that the board can take because it is just someone exercising their right to take a picture in public. We can continue to look into it, obviously the person who is being accused of this, denies it, staff is aware of who it is, a closer eye can be kept on it and if you want to review it in the future, I'm happy to do additional research and we can do that, but for purposes of today's meeting I'm reluctant to have you institute a penalty that may not be enforceable.

Mr. Clarke stated we can continue to look into it or restore the resident's access to the amenity facility.

Mr. Haber stated even if you continue to look at it you would restore it with the understanding you could research it further and perhaps address this issue again if you determine that you can conclusively say that pictures were taken and after research and say you have the right to penalize for those pictures being taken.

Ms. Andrews stated I guess restore but we definitely want further research.

Mr. Clarke stated I think we need to restore his access.

Mr. Haber stated you can direct staff that his access should be restored.

Ms. Tharpe stated it has been a pleasure working with you for the last year. I have accepted a position at Palencia Marshall Creek CDD.

Ms. Andrews stated we loved having you.

## **2. Southern Recreation Quotes**

### **a. Social Hall Patio Shade**

This item tabled.

### **b. Pool Equipment Shade**

This item taken earlier in the meeting.

### **c. River Dee Playground**

This item discussed earlier in the meeting and tabled.

## **3. Advance Awning Quotes**

This item taken earlier in the meeting.

## **4. Thompson Awning Quotes**

This item taken earlier in the meeting.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisors Requests and Public Comments**

Ms. Eggleston stated Belynda, thank you very much, we enjoyed having you here and wish you luck and welcome Kate.

A resident stated I don't think it is a good idea to put holiday decorations on the monuments since they have just been repaired.

A resident stated in regard to the playground on River Dee, as a volunteer that is one of the first areas I looked at and the first thing on the list was to get ground covering down and that has been done. There is a lot of space and we could put in trees to provide shade and a barrier and put in a bench.

Mr. Clarke stated I will sit in on that meeting and there are people on that list who live in that area and we will convene a meeting in the next couple of weeks and look at the space and get some ideas.

A resident stated I think that would be a good place to relocate some of the crape myrtles.

A resident stated there is phone here, is there any way to have a virtual meeting?

Mr. Clarke stated you can dial in for the meeting.

Ms. Andrews stated it is not virtual.

A resident stated where do dial in?

Mr. Oliver stated it will be listed on the next agenda, it will be call in only, one-way communication. You won't be able to participate.

#### **NINTH ORDER OF BUSINESS**

#### **Approval of Consent Agenda**

- A. Approval of the Minutes of the September 27, 2022 Meeting**
- B. Balance Sheet as of September 30, 2022 and Statement of Revenues and Expenses for the Period Ending September 30, 2022**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

#### **TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 11/22/22 @ 4:00 p.m. @ Aberdeen Amenity Center**

Mr. Clarke stated the next meeting will be held November 22, 2022 at 4:00 p.m.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor the meeting adjourned at 5:44 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

# Aberdeen

Community Development District

Unaudited Financial Reporting

October 31, 2022



**Aberdeen**  
**Community Development District**  
**Combined Balance Sheet**

October 31, 2022

	<u>Governmental Fund Types</u>				<u>Totals</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Reserve</u>	<u>Capital Projects</u>	<u>(Memorandum Only)</u>
<b><u>Assets:</u></b>					
Cash	\$108,271	---	\$69,653	---	\$177,924
Investments:					
<b><u>Operations</u></b>					
Custody Account	\$104,760	---	---	---	\$104,760
State Board of Administration - Capital Reserve	---	---	\$161,233	---	\$161,233
State Board of Administration - Renewal & Rplcmt	---	---	\$538,930	---	\$538,930
<b><u>Series 2005/2020A</u></b>					
Reserve A1	---	\$378,625	---	---	\$378,625
Interest A1	---	\$1,834	---	---	\$1,834
Prepayment A1	---	\$4,367	---	---	\$4,367
Revenue	---	\$446,887	---	---	\$446,887
Reserve A2	---	\$218,250	---	---	\$218,250
Interest A2	---	\$1,057	---	---	\$1,057
Prepayment A2	---	\$2,632	---	---	\$2,632
General Redemption	---	\$1	---	---	\$1
<b><u>Series 2018</u></b>					
Reserve	---	\$67,138	---	---	\$67,138
Revenue	---	\$51,050	---	---	\$51,050
Prepayment	---	\$126	---	---	\$126
Redemption	---	\$332	---	---	\$332
Construction	---	---	---	\$47,578	\$47,578
Due From General Fund	---	---	\$7,708	---	\$7,708
Due from Other	\$140	---	---	---	\$140
Prepaid Expenses	\$249	---	---	---	\$249
Assessments Receivable	\$3,624	\$6,630	---	---	\$10,255
<b>Total Assets</b>	<b>\$217,045</b>	<b>\$1,178,929</b>	<b>\$777,524</b>	<b>\$47,578</b>	<b>\$2,221,075</b>
<b><u>Liabilities:</u></b>					
Accounts Payable	\$65,696	---	\$6,270	---	\$71,966
<b><u>Fund Balances:</u></b>					
Restricted for Debt Service	---	\$1,178,929	---	---	\$1,178,929
Restricted for Capital Projects	---	---	---	\$47,578	\$47,578
Assigned	\$249	---	---	---	\$249
Unassigned	\$151,099	---	\$771,254	---	\$922,353
<b>Total Liabilities and Fund Equity</b>	<b>\$217,045</b>	<b>\$1,178,929</b>	<b>\$777,524</b>	<b>\$47,578</b>	<b>\$2,221,075</b>

**Aberdeen**  
**Community Development District**  
**General Fund**

Statement of Revenues & Expenditures  
for the period ending  
October 31, 2022

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET Thru 10/31/22	ACTUAL Thru 10/31/22	VARIANCE
Assessments - Tax Roll	\$1,138,335	\$3,624	\$3,624	\$0
Interest	\$200	\$17	\$116	\$99
Amenities Revenue/Misc	\$25,000	\$2,083	\$2,079	(\$5)
Carry Forward Surplus	\$125,000	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$1,288,535</b>	<b>\$5,724</b>	<b>\$5,819</b>	<b>\$94</b>

**EXPENDITURES:**

***Administrative***

Supervisor Fees	\$12,000	\$1,000	\$1,200	(\$200)
FICA Expense	\$918	\$77	\$92	(\$15)
Assessment Administration	\$5,000	\$5,000	\$5,000	\$0
Engineering Fees	\$7,000	\$583	\$0	\$583
Arbitrage	\$1,200	\$100	\$0	\$100
Dissemination Agent	\$7,800	\$650	\$583	\$67
Impact Fee Administration	\$10,000	\$833	\$0	\$833
Attorney Fees	\$37,000	\$3,083	\$0	\$3,083
Annual Audit	\$3,650	\$304	\$0	\$304
Trustee Fees	\$14,500	\$3,438	\$3,438	\$0
Management Fees	\$52,796	\$4,400	\$4,400	\$0
Information Technology	\$1,800	\$150	\$150	\$0
Travel and Per Diem	\$300	\$25	\$0	\$25
Telephone	\$700	\$58	\$79	(\$20)
Postage	\$2,000	\$167	\$16	\$151
Printing and Binding	\$2,000	\$167	\$113	\$54
Insurance	\$12,408	\$12,408	\$11,116	\$1,292
Legal Advertising	\$2,000	\$167	\$0	\$167
Other Current Charges	\$1,000	\$83	\$0	\$83
Office Supplies	\$250	\$21	\$137	(\$116)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0

**TOTAL ADMINISTRATIVE EXPENDITURES**

<b>\$174,497</b>	<b>\$32,888</b>	<b>\$26,498</b>	<b>\$6,391</b>
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***Amenity Center***

Insurance	\$41,825	\$41,825	\$38,674	\$3,151
Repairs & Replacements	\$45,000	\$3,750	\$4,490	(\$740)
Special Events	\$18,500	\$1,542	\$4,368	(\$2,827)
Staff Uniforms	\$1,500	\$125	\$0	\$125
Recreational Supplies	\$1,800	\$150	\$0	\$150
Recreational Passes	\$1,600	\$133	\$0	\$133
Other Current Charges	\$1,000	\$83	\$0	\$83
Permit Fees	\$2,200	\$183	\$0	\$183
Office Supplies	\$3,150	\$263	\$15	\$248
Credit Card Machine Fees	\$450	\$38	\$66	(\$28)
Pest Control	\$3,000	\$250	\$189	\$61
Utilities				
Water & Sewer	\$20,000	\$1,667	\$710	\$956
Electric	\$40,000	\$3,333	\$4,785	(\$1,451)
Cable/Internet/Phone	\$12,500	\$1,042	\$1,166	(\$124)

**Aberdeen**  
**Community Development District**  
**General Fund**

Statement of Revenues & Expenditures  
for the period ending  
October 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET Thru 10/31/22	ACTUAL Thru 10/31/22	VARIANCE
<b><u>Management Contracts</u></b>				
Field Operations Management - FirstService	\$72,440	\$6,037	\$6,243	(\$207)
Pool Attendants/Lifeguards - Elite LifeGuard	\$50,000	\$4,167	\$0	\$4,167
Facility Management - FirstService	\$99,441	\$8,287	\$11,903	(\$3,616)
Pool Maintenance/Supplies - FirstService	\$28,210	\$2,351	\$1,627	\$724
Janitorial Services - FirstService	\$54,240	\$4,520	\$2,804	\$1,716
General Facility Maintenance - FirstService	\$40,560	\$3,380	\$3,856	(\$476)
Resident Services Coordinator- FirstService	\$49,040	\$4,087	\$3,377	\$710
Management Fee - FirstService	\$12,900	\$1,075	\$1,025	\$50
Pool Chemicals - Poolsure	\$30,000	\$2,500	\$2,171	\$329
Refuse Service	\$12,000	\$1,000	\$950	\$50
Security	\$17,800	\$1,483	\$3,022	(\$1,539)
Website	\$1,800	\$150	\$150	\$0
Holiday Decorations	\$12,000	\$4,413	\$4,413	\$0
Subscriptions	\$2,988	\$249	\$249	\$0
<b>TOTAL AMENITY CENTER EXPENDITURES</b>	<b>\$675,944</b>	<b>\$98,082</b>	<b>\$96,254</b>	<b>\$1,828</b>
<b><u>Grounds Maintenance</u></b>				
Electric	\$11,000	\$917	\$909	\$7
Streetlighting	\$33,000	\$2,750	\$3,183	(\$433)
Lake Maintenance	\$33,000	\$2,750	\$3,042	(\$292)
Landscape Maintenance	\$258,568	\$21,547	\$22,147	(\$600)
Common Area Maintenance	\$30,525	\$2,544	\$0	\$2,544
Reuse Water	\$55,000	\$4,583	\$3,425	\$1,158
Miscellaneous	\$7,000	\$583	\$115	\$468
Irrigation Repairs	\$10,000	\$833	\$250	\$583
<b>TOTAL GROUNDS MAINT. EXPENDITURES</b>	<b>\$438,093</b>	<b>\$36,508</b>	<b>\$33,071</b>	<b>\$3,436</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,288,535</b>	<b>\$167,478</b>	<b>\$155,823</b>	<b>\$11,655</b>
<b>EXCESS REVENUES/(EXPENSES)</b>	<b>\$0</b>		<b>(\$150,004)</b>	
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$0</b>		<b>(\$150,004)</b>	
Fund Balance - Beginning	\$77,369		\$301,352	
Fund Balance - Ending	<u>\$77,369</u>		<u>\$151,348</u>	

## Aberdeen Community Development District

### General Fund

#### Statement of Revenues & Expenditures

Fiscal Year 2023

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Assessment - Tax Roll	\$3,624	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,624
Interest	\$116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116
Amenities Revenue	\$2,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,079
<b>TOTAL REVENUES</b>	<b>\$5,819</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,819</b>

#### **EXPENDITURES:**

##### **Administrative**

Supervisor Fees	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FICA Expense	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Impact Fee Administration	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$3,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,438
Management Fees	\$4,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,400
Information Technology	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Travel and Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$79
Postage	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
Printing and Binding	\$113	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113
Insurance	\$11,116	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,116
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$137	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

#### **TOTAL ADMINISTRATIVE EXPENDITURES**

<b>\$26,498</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,498</b>
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##### **Amenity Center**

Insurance	\$38,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,674
Repairs & Replacements	\$4,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,490
Special Events	\$4,368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,368
Staff Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recreational Passes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Permit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Credit Card Machine Fees	\$66	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66
Pest Control	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189
Utilities													
Water & Sewer	\$710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$710
Electric	\$4,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,785
Cable/Internet/Phone	\$1,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,166

##### **Management Contracts**

### General Fund

## of Revenues &amp; E

## Fiscal Year 2023

## Feb

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## Electric

[illegible]

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**Aberdeen**  
**Community Development District**  
**Debt Service Fund-Series 2018**  
Statement of Revenues & Expenditures  
For the Period Ending  
October 31, 2022

APPROVED BUDGET	PRORATED Thru 10/31/22	ACTUAL Thru 10/31/22	VARIANCE
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**Revenues:**

Special Assessments - Tax Roll	\$134,960	\$430	\$430	\$0
Interest Income	\$200	\$17	\$191	\$174
<b>Total Revenues</b>	<b>\$135,160</b>	<b>\$446</b>	<b>\$621</b>	<b>\$174</b>

**Expenditures**

Interest 11/1	\$48,100	\$0	\$0	\$0
Interest 5/1	\$35,000	\$0	\$0	\$0
Principal 5/1	\$35,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$166,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Excess Revenues (Expenditures)</b>	<b>(\$31,040)</b>	<b>\$446</b>	<b>\$621</b>	<b>\$174</b>
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<b>NET CHANGE IN FUND BALANCE</b>	<b>(\$31,040)</b>	<b>\$621</b>		
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<b>Fund Balance - Beginning</b>	<b>\$49,605</b>	<b>\$118,454</b>		
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<b>Fund Balance - Ending</b>	<b>\$18,565</b>	<b>\$119,075</b>		
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Reserve	\$67,138
Revenue	\$51,050
Prepayment	\$126
Redemption	\$332
Assessment Receivable	\$430
	<u>\$119,075</u>

**Aberdeen**  
**Community Development District**  
**Debt Service Fund-Series 2005 and Series 2020A1 and A2**  
Statement of Revenues & Expenditures  
For the Period Ending  
October 31, 2022

ADOPTED BUDGET	PRORATED Thru 10/31/22	ACTUAL Thru 10/31/22	VARIANCE
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**Revenues:**

Special Assessments - Tax Roll	\$1,947,438	\$6,201	\$6,201	\$0
Interest Income	\$1,000	\$1,000	\$1,685	\$685
<b>Total Revenues</b>	<b>\$1,948,438</b>	<b>\$7,201</b>	<b>\$7,885</b>	<b>\$685</b>

**Expenditures**

**2020 A1**

Interest 11/1	\$317,419	\$0	\$0	\$0
Interest 5/1	\$317,419	\$0	\$0	\$0
Principal 5/1	\$900,000	\$0	\$0	\$0

**2020 A2**

Interest 11/1	\$99,481	\$0	\$0	\$0
Interest 5/1	\$99,481	\$0	\$0	\$0
Principal 5/1	\$225,000	\$0	\$0	\$0

<b>Total Expenditures</b>	<b>\$1,958,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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<b>Fund Balance - Beginning</b>	<b>\$433,443</b>	<b>\$1,051,969</b>
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<b>Fund Balance - Ending</b>	<b>\$423,081</b>	<b>\$1,059,854</b>
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Reserve A1	\$378,625
Reserve A2	\$218,250
Interest A1	\$1,834
Interest A2	\$1,057
Revenue	\$446,887
Prepayment A1	\$4,367
Prepayment A2	\$2,632
General Redemption	\$1
Assessment Receivable	\$6,201
	<b>\$1,059,854</b>

# Aberdeen

## Community Development District

### Capital Reserve Fund

Statement of Revenues & Expenditures

For the Period Ending

October 31, 2022

#### **Revenues:**

	ADOPTED BUDGET	PRORATED Thru 10/31/22	ACTUAL Thru 10/31/22	VARIANCE
Interest	\$3,000	\$250	\$1,868	\$1,618
<b>Total Revenues</b>	<b>\$3,000</b>	<b>\$250</b>	<b>\$1,868</b>	<b>\$1,618</b>

#### **Expenditures**

Capital Outlay	\$150,000	\$12,500	\$0	\$12,500
Repair and Replacements	\$100,000	\$8,333	\$1,695	\$6,638
<b>Total Expenditures</b>	<b>\$250,000</b>	<b>\$20,833</b>	<b>\$1,695</b>	<b>\$19,138</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$247,000)</b>		<b>\$173</b>	
<b>Fund Balance - Beginning</b>	<b>\$778,569</b>		<b>\$771,081</b>	
<b>Fund Balance - Ending</b>	<b>\$531,569</b>		<b>\$771,254</b>	

**Aberdeen**  
**Community Development District**  
**Capital Projects Fund**  
Statement of Revenues & Expenditures  
For the Period Ending  
October 31, 2022

	<div>SERIES 2018</div>
<b><u>REVENUES:</u></b>	
Interest	\$77
<b>Total Revenues</b>	<div>\$77</div>
<b><u>EXPENDITURES:</u></b>	
Capital Outlay	\$0
Cost of Issuance	\$0
<b>Total Expenditures</b>	<div>\$0</div>
<b><u>OTHER SOURCES/(USES)</u></b>	
Interfund Transfer In/(Out)	\$0
<b>Total Other Sources/(Uses)</b>	<div>\$0</div>
<b>Excess Revenues (Expenditures)</b>	<div>\$77</div>
<b>Fund Balance - Beginning</b>	\$47,501
<b>Fund Balance - Ending</b>	<div>\$47,578</div>

**Aberdeen**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2018 Special Assessment Bonds</b>	
Interest Rate:	4%-5.1%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$67,265
Reserve Fund Balance:	\$67,138
Bonds outstanding - 11/01/2018	\$2,065,000
Less: February 3, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2020 (Mandatory)	(\$30,000)
Less: August 3, 2020 (Prepayment)	(\$5,000)
Less: November 1, 2020 (Prepayment)	(\$5,000)
Less: May 1, 2021 (Mandatory)	(\$35,000)
Less: May 1, 2021 (Prepayment)	(\$5,000)
Less: May 1, 2022 (Mandatory)	(\$35,000)
Less: May 1, 2022 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$1,940,000

<b>Series 2020-A1 Special Assessment Revenue Refunding Bonds</b>	
Interest Rate:	2.625-5.0%
Maturity Date:	11/1/2036
Reserve Fund Definition:	25% of DSRF
Reserve Fund Requirement:	\$378,625
Reserve Fund Balance:	\$378,625
Bonds outstanding - 5/20/2020	\$18,485,000
Less: May 1, 2021 (Mandatory)	(\$815,000)
Less: November 1, 2021 (Prepayment)	(\$15,000)
Less: May 1, 2022 (Mandatory)	(\$855,000)
Less: May 1, 2022 (Prepayment)	(\$10,000)
Current Bonds Outstanding	\$16,790,000

<b>Series 2020 A-2 Special Assessment Revenue Refunding Bonds</b>	
Interest Rate:	4.0-4.75%
Maturity Date:	5/1/2049
Reserve Fund Definition:	50% of DSRF
Reserve Fund Requirement:	\$218,250
Reserve Fund Balance:	\$218,250
Bonds outstanding - 5/20/2020	\$4,890,000
Less: May 1, 2021 (Mandatory)	(\$215,000)
Less: May 1, 2022 (Mandatory)	(\$225,000)
Less: May 1, 2022 (Prepayment)	(\$150,000)
Current Bonds Outstanding	\$4,300,000

*C.*



**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

## Fiscal Year 2023 Summary of Assessment Receipts

ASSESSED	# UNITS ASSESSED	SERIES 2020 DEBT ASMT	SERIES 2018 DEBT ASMT	FY23 O&M ASMT	TOTAL ASSESSED
NET ASSESSMENTS TAX ROLL	50,936	1,947,437.99	134,960.07	1,138,301.72	3,220,699.78
TAX ROLL RECEIVED		6,200.67	429.72	3,624.37	10,254.76
BALANCE DUE		1,941,237.32	134,530.35	1,134,677.35	3,210,445.02

Units include 49,000 square feet of Commercial

SUMMARY OF TAX ROLL RECEIPTS					
ST JOHNS COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2020 DEBT RECEIPTS	SERIES 2018 DEBT RECEIPTS	O&M RECEIPTS
1	11/2/2022	10,254.76	6,200.67	429.72	3,624.37
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL TAX ROLL RECEIPTS		10,254.76	6,200.67	429.72	3,624.37
PERCENT COLLECTED TAX ROLL		0.32%	0.32%	0.32%	0.32%

*D.*

# Aberdeen

## Community Development District

### Check Run Summary

9/1/2022-9/30/2022

	Check Date	Check No.	Amount
<b>General Fund - Wells Fargo</b>			
Payroll	10/4/22	50880-50882	\$ 554.10
	10/26/22	50883-50885	\$ 554.10
<b>Total</b>			<b>\$ 1,108.20</b>

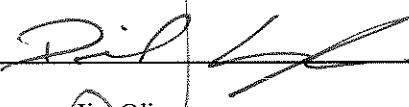
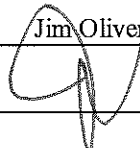
<b>General Fund - Wells Fargo</b>			
Accounts Payable	10/7/22	4466-4476	\$ 41,568.11
	10/14/22	4477-4482	\$ 9,148.60
	10/21/22	4483-4487	\$ 31,412.80
	10/25/22	4488	\$ 300.00
			<b>\$ 82,429.51</b>

<b>Capital Reserve Fund - Wells Fargo</b>			
Accounts Payable	10/7/22	133-134	\$ 32,775.00
			<b>\$ 32,775.00</b>
<b>Total</b>			<b>\$ 115,204.51</b>

<b>Autopayments - Wells Fargo</b>			
	10/4/22	Hi-Tech System	\$ 250.00
	10/7/22	Comcast	\$ 437.25
	10/11/22	JEA Utilities	\$ 13,012.02
	10/17/22	Comcast	\$ 542.20
	10/25/22	Comcast	\$ 186.67
	10/25/22	Wellbeats	\$ 249.00
	10/28/22	Wells Fargo Credit Card	\$ 3,398.26
<b>Total</b>			<b>\$ 18,075.40</b>

\*Autopayment invoices and Wells Fargo Credit Card invoices will be available upon request.

# Check Approval Form

Date:	October 4, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	50880	
Ending Check #:	50882	
Total Amount of Checks:	\$ 554.10	New Balance
Balance in Account***:	\$ 226,910.62	\$ 226,356.52
Recent Deposits:		
Prepared by:	Daniel Laughlin	
Signature:		
Approved by:	Jim Oliver	
Signature:		

PR300R

## PAYROLL CHECK REGISTER

RUN 10/04/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50880	13	DENNIS M CLARKE	184.70	10/04/2022
50881	15	LAUREN Q EGLESTON	184.70	10/04/2022
50882	16	THOMAS G MARMO	184.70	10/04/2022
TOTAL FOR REGISTER			554.10	

ABER ABERDEEN

DLAUGHLIN

## ATTENDANCE SHEET

District:

Aberdeen

Meeting Date:

09.27.22

	Supervisor	In Attendance	Fees
1.	Lauren Eggleston <i>Vice Chairperson</i>	<input checked="" type="checkbox"/>	\$200
2.	Dennis Clarke <i>Chairman</i>	<input checked="" type="checkbox"/>	\$200
3.	Thomas Marmo <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200
4.	<del>Hillary (Beth) Fore</del> <del><i>Assistant Secretary</i></del> <i>vacant</i>	<input type="checkbox"/>	\$200
5.	Angela Andrews <i>Assistant Secretary</i> <i>NO</i>	<input type="checkbox"/>	\$200


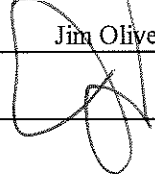
District Manager:

*JDm 9/28/2022*

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK



# Check Approval Form

Date:	October 26, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	50883	
Ending Check #:	50885	
Total Amount of Checks:	\$ 554.10	New Balance
Balance in Account***:	\$ 125,071.69	\$ 124,517.59
Recent Deposits:		
Prepared by:	Daniel Laughlin	
Signature:		
Approved by:	Jim Oliver	
Signature:		

PR300R

## PAYROLL CHECK REGISTER

RUN 10/26/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50883	12	ANGELA MARIE ANDREWS	184.70	10/26/2022
50884	13	DENNIS M CLARKE	184.70	10/26/2022
50885	15	LAUREN Q EGLESTON	184.70	10/26/2022
TOTAL FOR REGISTER			554.10	

ABER ABERDEEN

DLAUGHLIN

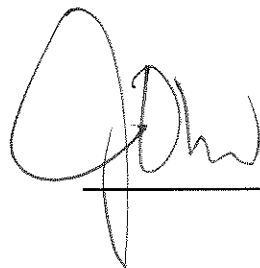
# **ATTENDANCE SHEET**

District: **Aberdeen**

Meeting Date: **10.25.22**

	<b>Supervisor</b>	<b>In Attendance</b>	<b>Fees</b>
1.	<b>Lauren Eggleston</b> <i>Vice Chairperson</i>	<input checked="" type="checkbox"/>	\$200
2.	<b>Dennis Clarke</b> <i>Chairman</i>	<input checked="" type="checkbox"/>	\$200
3.	<b>Thomas Marmo</b> <i>ND</i> <i>Assistant Secretary</i>	<input type="checkbox"/>	\$200
4.	<del><b>VACANT</b></del> <del><i>Assistant Secretary</i></del>	<input checked="" type="checkbox"/>	\$200
5.	<b>Angela Andrews</b> <i>Assistant Secretary</i>	<input checked="" type="checkbox"/>	\$200

District Manager:

 10/25/2022

PLEASE RETURN COMPLETED FORM TO OKSANA KUZMUK

AP300R  
\*\*\* CHECK NOS. 004466-004488

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/14/22  
ABERDEEN - GENERAL FUND  
BANK A ABERDEEN CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/07/22	00207	9/23/22 11267	202209 320-57200-46000	RPR POOL LEAKS	*	3,841.00	
				BIG Z POOL SERVICE, LLC			3,841.00 004466
10/07/22	00259	9/28/22 10831745	202209 320-53800-46000	SEP FIELD OPS MANAGER	*	650.00	
		9/28/22 10831745	202209 320-53800-45918	SEP FACILITY MANAGER	*	650.00	
				FIRST SERVICE RESIDENTIAL			1,300.00 004467
10/07/22	00259	9/30/22 10860874	202210 320-53800-46000	OCT FIELD OPS MGR	*	2,464.70	
		9/30/22 10860874	202210 320-53800-45918	OCT FAC MANAGER	*	5,060.81	
		9/30/22 10860874	202210 320-53800-45505	OCT POOL MAINTENANCE	*	943.49	
		9/30/22 10860874	202210 320-53800-45506	OCT JANITORIAL	*	1,489.77	
		9/30/22 10860874	202210 320-53800-45917	OCT COMMON AREA MAINT	*	1,649.22	
		9/30/22 10860874	202210 320-53800-46100	OCT LAKE MAINTENANCE	*	366.91	
				FIRST SERVICE RESIDENTIAL			11,974.90 004468
10/07/22	00259	10/01/22 10832909	202210 320-53800-45921	OCT MANAGEMENT FEES	*	1,025.00	
				FIRST SERVICE RESIDENTIAL			1,025.00 004469
10/07/22	00259	9/16/22 10828468	202209 320-53800-46000	SEPT FIELD OPS MGR	*	2,604.13	
		9/16/22 10828468	202209 320-53800-45918	SEPT FAC MANAGER	*	5,347.10	
		9/16/22 10828468	202209 320-53800-45505	SEPT POOL MAINTENANCE	*	996.86	
		9/16/22 10828468	202209 320-53800-45506	SEPT JANITORIAL	*	1,574.04	
		9/16/22 10828468	202209 320-53800-45917	SEPT COMMON AREA MAINT	*	1,742.51	
		9/16/22 10828468	202209 320-53800-46100	SEPT LAKE MAINTENANCE	*	387.67	
				FIRST SERVICE RESIDENTIAL			12,652.31 004470
10/07/22	00213	9/30/22 75033	202209 320-53800-46100	SEP LAKE MAINTENANCE	*	2,140.00	
				FUTURE HORIZONS, INC			2,140.00 004471
				ABER ABERDEEN	OKUZMUK		

AP300R  
\*\*\* CHECK NOS. 004466-004488

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
ABERDEEN - GENERAL FUND  
BANK A ABERDEEN CDD

RUN 11/14/22

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/07/22	00017	9/15/22 686	202210 310-51300-31000		*	5,000.00	
		FY23 ASSESSMENT ROLL CERT		GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 004472
10/07/22	00079	10/01/22 13129560	202210 320-53800-45507		*	2,170.90	
		OCT POOL CHEMICALS		POOLSURE			2,170.90 004473
10/07/22	00192	8/02/22 100122A	202210 320-57200-49400		*	1,075.00	
		FINAL PMT-SPEC EVENT 10/1		PRINCE PELE'S POLYNESIAN REVUE			1,075.00 004474
10/07/22	00183	9/22/22 8456	202209 320-53800-46500		*	89.00	
		FIRE EXTINGUISHER INSPECT		ST JOHNS FIRE EQUIPMENT			89.00 004475
10/07/22	00283	9/26/22 18492	202209 320-53800-46300		*	300.00	
		DUG UP CREPE MYRTLES		TREE AMIGOS			300.00 004476
10/14/22	00286	8/31/22 4846907	202208 310-51300-48000		*	489.60	
		BUDG HEARING 8/2 #7563734					
		8/31/22 4846907	202208 310-51300-48000		*	88.40	
		MTG DATES 8/12 #7595086		CA FLORIDA HOLDINGS,LLC			578.00 004477
10/14/22	00017	10/01/22 687	202210 310-51300-34000		*	4,399.67	
		OCT MANAGEMENT FEES					
		10/01/22 687	202210 310-51300-35100		*	150.00	
		OCT INFORMATION TECH					
		10/01/22 687	202210 310-51300-31300		*	583.33	
		OCT DISSEM AGENT SERVICES					
		10/01/22 687	202210 310-51300-51000		*	5.98	
		OFFICE SUPPLIES					
		10/01/22 687	202210 310-51300-42000		*	16.08	
		POSTAGE					
		10/01/22 687	202210 310-51300-42500		*	112.50	
		COPIES					
		10/01/22 687	202210 310-51300-41000		*	78.76	
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			5,346.32 004478
10/14/22	00275	8/09/22 144100	202208 320-57200-46000		*	969.05	
		RPLCD & INSTL GYM EQUIP		HEARTLINE FITNESS			969.05 004479

ABER ABERDEEN

OKUZMUK

AP300R  
\*\*\* CHECK NOS. 004466-004488

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
ABERDEEN - GENERAL FUND  
BANK A ABERDEEN CDD

RUN 11/14/22

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/14/22	00271	7/31/22 3083150	202206 310-51300-31500	JUN MONTHLY MEETINGS	*	1,505.23	
				KUTAK ROCK LLP			1,505.23 004480
10/14/22	00266	10/04/22 8367	202210 320-53800-46300	OCT COMMERCIAL SALES	*	600.00	
				TREECO DBA			600.00 004481
10/14/22	00221	10/01/22 2856	202210 320-53800-45919	OCT NEWSLETTER & MAINT	*	150.00	
				ROBERTA G NAGLE DBA UNICORN			150.00 004482
10/21/22	00272	10/18/22 BT101820	202210 320-53800-45917	MILEAGE REIMBURSEMENT	*	118.75	
				BELYNDA F THARPE			118.75 004483
10/21/22	00279	9/01/22 1477	202208 320-53800-45913	AUG LIFEGUARD SERVICES	*	6,903.16	
		9/19/22 1494	202209 320-53800-45913	SEP LIFEGUARD SERVICES	*	1,329.84	
				ELITE AMENITIES NE FL, LLC			8,233.00 004484
10/21/22	00079	9/30/22 13129561	202209 320-53800-45507	SEP POOL CHEMICALS	*	75.21	
				POOLSURE			75.21 004485
10/21/22	00283	9/30/22 18614	202209 320-53800-46200	SEP LANDSCAPE MAINTENANCE	*	21,547.38	
		9/30/22 18616	202209 320-53800-46300	20 FLATS OF FLOWERS	*	900.00	
		10/12/22 18649	202210 320-53800-46600	MAINLINE REPAIR	*	250.00	
				TREE AMIGOS			22,697.38 004486
10/21/22	00060	6/02/22 18111981	202206 320-53800-45926	JUN FIRE ANT PEST CONTROL	*	90.00	
		7/12/22 18207207	202207 320-53800-45926	JUL PEST CONTROL	*	99.23	
		10/12/22 19360338	202210 320-53800-45926	OCT PEST CONTROL	*	99.23	
				TURNER PEST CONTROL LLC			288.46 004487
10/25/22	00281	8/05/22 INV21007	202208 320-57200-49400	08/05/22 EVENT	*	300.00	
				ROBERT TORRENCE SR.			300.00 004488
				TOTAL FOR BANK A		82,429.51	
				ABER ABERDEEN	OKUZMUK		



AP300R  
\*\*\* CHECK NOS. 004466-004488

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
ABERDEEN - GENERAL FUND  
BANK A ABERDEEN CDD

RUN 11/14/22

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
---------------	-------	-----------------------------------	--	-------------	--------	--------	----------------------------

TOTAL FOR REGISTER						82,429.51	
--------------------	--	--	--	--	--	-----------	--

ABER ABERDEEN

OKUZMUK

# Check Approval Form

General Fund

Date: October 7, 2022

District: Aberdeen CDD

Fund Code: 1

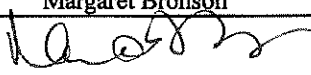
Beginning Check #: 4466

Ending Check #: 4476

Total Amount of Checks:	\$ 41,568.11	New Balance
Balance in Account***:	\$ 228,326.52	\$ 186,758.41

Recent Deposits: \_\_\_\_\_

Prepared by: Margaret Bronson

Signature: 

Approved by: Jim Oliver

Signature: \_\_\_\_\_

AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 10/31/2022  
001 ABERDEEN - GENERAL FUNDRUN DATE 10/07/2022 10.30.25  
CHECK DATE 10/07/2022

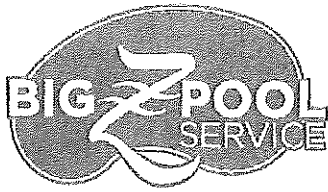
PAGE 2

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO# NO.
FY23	ASSESSMENT ROLL CERT	ASSESSMENT ADMINISTRATION				5,000.00	.00	5,000.00	004472
	GOVERNMENTAL MANAGEMENT SERVICES								
00079	100122	13129560	001-320-53800-45507		100122	2,170.90	.00	2,170.90	
	OCT POOL CHEMICALS	AMENITY - POOL CHEMICALS				2,170.90	.00	2,170.90	004473
		POOLSURE							
00192	80222	100122A	001-320-57200-49400		80222	1,075.00	.00	1,075.00	
	FINAL PMT-SPEC EVENT 10/1	SPECIAL EVENTS				1,075.00	.00	1,075.00	004474
		PRINCE PELE'S POLYNESIAN REVUE							
00183	92222	8456	001-320-53800-46500		92222	89.00	.00	89.00	
	FIRE EXTINGUISHER INSPECT	MISCELLANEOUS				89.00	.00	89.00	004475
		ST JOHNS FIRE EQUIPMENT							
00283	92622	18492	001-320-53800-46300		92622	300.00	.00	300.00	
	DUG UP CREPE MYRTLES	LANDSCAPE CONTINGENCY				300.00	.00	300.00	004476
		TREE AMIGOS							
		ABERDEEN CDD				41,568.11	.00	41,568.11	
		ABERDEEN - GENERAL FUND				41,568.11	.00	41,568.11	

ABER ABERDEEN

MBRONSON



Big Z Pool Service, LLC  
172 Stokes Landing Rd  
Saint Augustine, FL 32095  
office@bigzpoolservice.com  
bigzpoolservice.com

Invoice 11267

**BILL TO**

Aberdeen CDD C/o First  
Service Residential  
110 Flower of Scotland Ave  
Saint Johns, FL 32259

DATE  
09/23/2022

PLEASE PAY  
\$3,841.00

DUE DATE  
10/03/2022

1.320.53800.46900  
207A

PRODUCT/SERVICE	QTY	RATE	AMOUNT
-----------------	-----	------	--------

Re: Leak on pre-coat line @ Family Pool  
and wasteline leak on comp pool.  
Job Complete

Services	1	3,841.00	3,841.00
----------	---	----------	----------

Service Call, to uncover the leaks,  
replumb the 2" waste line providing an air  
gap and also to uncover the 4" pre-coat  
line and replumb. Total also includes:  
plumbing materials and WellPoint system  
to remove excess water from the hole.  
Started: 9/19/22  
Completed: 9/20/22

Note: this charge does include backfilling  
the hole, but JP discovered on 9/21/22  
that we have a third break. It's only when  
they turn on the waste pump on the family  
pool. So, we will be out next week to  
investigate and get that completed.

Thank you for your business!

For work outside of monthly cleaning services, accepted forms  
of payment are check, cash or a credit card however the credit  
card is subject to a 3.5% processing fee.

TOTAL DUE **\$3,841.00**

1.320.572.460  
207A  
THANK YOU.

If you have any questions please give us a call at 904-868-4660!  
Zach Sullivan  
Big Z Pool Service, LLC  
Licensed & Insured CPC#1459355

**From:** Anh Nguyen Anh.Nguyen@fsresidential.com  
**Subject:** FW: MB - 100-0SNC - Aberdeen Community Development District - 09/28/2022 - 10831745  
**Date:** September 30, 2022 at 9:01 AM  
**To:** Oksana Kuzmuk okuzmuk@gmsnf.com, Margaret Bronson mbronson@gmsnf.com  
**Cc:** Lucy Acevedo Lucy.Acevedo@fsresidential.com, Belynda Tharpe Belynda.Tharpe@fsresidential.com

Please code \$650 to each of the following accounts.

Field Operations  
Manager 001.320.53800.46000  
Facility Manager 001.320.53800.45918

259A

Thank you.

#FirstServeOthers



**ANH NGUYEN, LCAM (FL, GA)**  
Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216  
Direct 904-924-6293  
[anh.nguyen@fsresidential.com](mailto:anh.nguyen@fsresidential.com)

24/7 Customer Care Center: 866.378.1099  
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

**From:** CORPBILLING@fsresidential.com <CORPBILLING@fsresidential.com>  
**Sent:** Wednesday, September 28, 2022 11:01 PM  
**To:** Anh Nguyen <Anh.Nguyen@fsresidential.com>  
**Cc:** FL - FSR Billing <FSRBilling.FL@fsresidential.com>  
**Subject:** MB - 100-0SNC - Aberdeen Community Development District - 09/28/2022 - 10831745



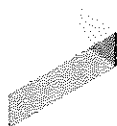
Aberdeen Community Development District  
110 Flower of Scotland Avenue  
Saint Johns, FL 32258  
[Anh.Nguyen@fsresidential.com](mailto:Anh.Nguyen@fsresidential.com)

## INVOICE

Invoice Number 10831745  
Invoice Date 9/28/2022  
Terms 15 ePay ACH BP  
Period Begin 9/1/2022  
Customer 100-0SNC  
Account # 100-0SNC  
Total Amount Due: \$1,300.00

### Medical Insurance

Date	Position	Employee	Amount
9/1/2022	Property Manager	Tharpe, Belynda	\$650.00
		Subtotal	\$650.00
9/1/2022	Maintenance Supervisor	Parker, Jay	\$650.00
		Subtotal	\$650.00
			Subtotal \$1,300.00
			Tax 50.00
			Total \$1,300.00



**FirstService**  
RESIDENTIAL

Aberdeen Community Development District  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10831745  
Invoice Date 9/28/2022  
Terms 15 ePay ACH BP  
Period Begin 9/1/2022  
Customer 100-OSNC  
Account # MED-OSNC  
Total Amount Due: \$1,300.00

## Medical Insurance

Date	Position	Employee	Amount
9/1/2022	Property Manager	Tharpe, Belynda	\$650.00
Subtotal			\$650.00
9/1/2022	Maintenance Supervisor	Parker, Jay	\$650.00
Subtotal			\$650.00
Subtotal			\$1,300.00
Tax			\$0.00
Total			\$1,300.00

**From:** Oksana Kuzmuk okuzmuk@gmsnf.com  
**Subject:** Fwd: PAYROLL - 100-0SNC - Aberdeen Community Development District - 09/30/2022 - 10830874  
**Date:** October 4, 2022 at 9:10 AM  
**To:** Margaret mbronson@gmsnf.com

Good morning Margaret,

Please see attached for processing.

Sincerely,

Oksana Kuzmuk  
Governmental Management Services, LLC (GMS)  
475 West Town Pl, Suite 114  
St. Augustine, FL 32092  
World Golf Village  
Office: (904) 940-5850 ext. 404  
Cell: (386) 237-8444

Begin forwarded message:

**From:** Anh Nguyen <Anh.Nguyen@fsresidential.com>  
**Date:** October 4, 2022 at 07:02:00 EDT  
**To:** Oksana Kuzmuk <okuzmuk@gmsnf.com>, Lucy Acevedo <Lucy.Acevedo@fsresidential.com>  
**Cc:** Belynda Tharpe <Belynda.Tharpe@fsresidential.com>, Lucy Acevedo <Lucy.Acevedo@fsresidential.com>  
**Subject:** FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 09/30/2022 - 10830874

Good morning,

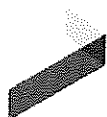
Please code the attached invoice as follows:

	Invoice Amount	
Field Operations Manager	001.320.53800.46000	\$2,464.70
Facility Manager	001.320.53800.45918	\$5,060.81
Pool Maintenance	001.320.53800.45505	\$943.49
Janitorial	001.320.53800.45506	\$1,489.77
Common Area		
Maintenance	001.320.53800.45917	\$1,649.22
Lake Maintenance	001.320.53800.46100	\$366.91

2591A

Thank you.

#FirstServeOthers



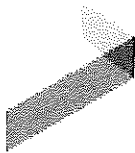
**FirstService**  
RESIDENTIAL

**ANH NGUYEN, LCAM (FL, GA)**  
Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216  
Direct 904-924-6293  
[anh.nguyen@fsresidential.com](mailto:anh.nguyen@fsresidential.com)

**24/7 Customer Care Center: 866.378.1099**  
[Facebook](#) | [LinkedIn](#) | [YouTube](#)





## FirstService

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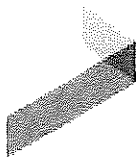
Aberdeen Community Development District  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10830874  
Invoice Date 9/30/2022  
Terms 15 ePay ACH BP  
Period Start 9/10/2022  
Period End 9/23/2022

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$11,974.90**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Manager, On-Site Property	15.00%	Tharpe, Belynda	80.00 REG	\$33.65	\$3,096.10
				Subtotal	\$3,096.10
Staff, Front Desk	25.00%	Arnold, Demetric E	9.48 OT	\$24.00	\$284.40
Staff, Front Desk	25.00%	Arnold, Demetric E	80.00 REG	\$16.00	\$1,600.00
Staff, Front Desk	25.00%	Fowler, Susan	27.60 REG	\$16.00	\$552.00
				Subtotal	\$2,436.40
Staff, Porter	25.00%	Abshire, Caleb L	1.50 OT	\$24.00	\$45.00
Staff, Porter	25.00%	Abshire, Caleb L	8.00 PTO	\$16.00	\$160.00
Staff, Porter	25.00%	Abshire, Caleb L	72.70 REG	\$16.00	\$1,454.00
Staff, Porter	25.00%	Hogans, Kalan	30.12 REG	\$15.50	\$583.57
				Subtotal	\$2,242.57
Supervisor, Building Maint	25.00%	Parker, Jay	79.67 REG	\$24.00	\$2,390.10
				Subtotal	\$2,390.10
Staff, Building Maint	25.00%	Henry, Brandon E	1.82 OT	\$26.25	\$59.72
Staff, Building Maint	25.00%	Henry, Brandon E	80.00 REG	\$17.50	\$1,750.01
				Subtotal	\$1,809.73



# FirstService

RESIDENTIAL

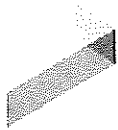
**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

## INVOICE

Invoice Number 10830874  
Invoice Date 9/30/2022  
Terms 15 ePay ACH BP  
Period Start 9/10/2022  
Period End 9/23/2022

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$11,974.90**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$11,974.90
				Tax	\$0.00
				Total	\$11,974.90
Manager, On-Site Property			\$3,096.10		
Staff, Building Maint			\$1,809.73		
Staff, Front Desk			\$2,436.40		
Staff, Porter			\$2,242.57		
Supervisor, Building Maint			\$2,390.10		



**FirstService**  
RESIDENTIAL

**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

# INVOICE

Invoice Number 10832909  
Invoice Date 10/1/2022  
Terms 15 ePay ACH BP  
Service Period 10/1/2022  
Customer 100-0SNC

Invoice Type MGFE  
Account # MGF-0SNC  
Total Amount Due: \$1,025.00

Description		Total
Management Fee	001.320.53800.45921 Management Fee  259A	\$1,025.00
		Subtotal \$1,025.00
		Tax \$0.00
		Total \$1,025.00

**From:** Anh Nguyen Anh.Nguyen@fsresidential.com  
**Subject:** FW: PAYROLL - 100-0SNC - Aberdeen Community Development District - 09/16/2022 - 10828468  
**Date:** September 19, 2022 at 4:37 PM  
**To:** Margaret Bronson mbronson@gmsnf.com, Oksana Kuzmuk okuzmuk@gmsnf.com  
**Cc:** Belynda Tharpe Belynda.Tharpe@fsresidential.com

Here you go. Please code as follows.

	Invoice Amount	
Field Operations Manager	001.320.53800.46000	\$12,652.32
Facility Manager	001.320.53800.45918	\$2,604.13
Pool Maintenance	001.320.53800.45505	\$5,347.10
Janitorial	001.320.53800.45506	\$996.86
Common Area Maintenance	001.320.53800.45917	\$1,574.04
Lake Maintenance	001.320.53800.46100	\$1,742.51
		\$387.67

Thank you.

#FirstServeOthers



**ANH NGUYEN, LCAM (FL, GA)**  
Vice President

6620 Southpoint Drive South Suite 610 | Jacksonville, FL 32216  
Direct 904-924-6293  
[anh.nguyen@fsresidential.com](mailto:anh.nguyen@fsresidential.com)

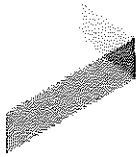
**24/7 Customer Care Center: 866.378.1099**  
[Facebook](#) | [LinkedIn](#) | [YouTube](#)

2591A

**From:** CORPBILLING@fsresidential.com <CORPBILLING@fsresidential.com>  
**Sent:** Friday, September 16, 2022 11:02 PM  
**To:** Anh Nguyen <Anh.Nguyen@fsresidential.com>  
**Cc:** FL - FSR Billing <FSRBilling.FL@fsresidential.com>  
**Subject:** PAYROLL - 100-0SNC - Aberdeen Community Development District - 09/16/2022 - 10828468



FSR Payroll  
invoice.pdf



# FirstService

RESIDENTIAL

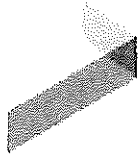
**Aberdeen Community Development District**  
 110 Flower of Scotland Avenue  
 Saint Johns, FL 32259  
 Anh.Nguyen@fsresidential.com

## INVOICE

Invoice Number 10828468  
 Invoice Date 9/16/2022  
 Terms 15 ePay ACH BP  
 Period Start 8/27/2022  
 Period End 9/9/2022

Customer 100-0SNC  
 Account # PAY-0SNC  
**Total Amount Due: \$12,652.32**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
Manager, On-Site Property	15.00%	Tharpe, Belynda	8.00 HOLIDAY	\$33.65	\$309.61
Manager, On-Site Property	15.00%	Tharpe, Belynda	48.00 REG	\$33.65	\$1,857.66
Manager, On-Site Property	15.00%	Tharpe, Belynda	24.00 VACATION	\$33.65	\$928.83
				Subtotal	\$3,096.10
Staff, Front Desk	25.00%	Arnold, Demetric E	8.00 HOLIDAY	\$16.00	\$160.00
Staff, Front Desk	25.00%	Arnold, Demetric E	2.12 OT	\$24.00	\$63.60
Staff, Front Desk	25.00%	Arnold, Demetric E	72.02 REG	\$16.00	\$1,440.40
Staff, Front Desk	25.00%	Fowler, Susan	8.00 HOLIDAY	\$16.00	\$160.00
Staff, Front Desk	25.00%	Fowler, Susan	7.03 OT	\$24.00	\$210.90
Staff, Front Desk	25.00%	Fowler, Susan	52.71 REG	\$16.00	\$1,054.20
				Subtotal	\$3,089.10
Staff, Porter	25.00%	Abshire, Caleb L	8.00 HOLIDAY	\$16.00	\$160.00
Staff, Porter	25.00%	Abshire, Caleb L	6.14 OT	\$24.00	\$184.20
Staff, Porter	25.00%	Abshire, Caleb L	79.99 REG	\$16.00	\$1,599.80
Staff, Porter	25.00%	Hogans, Kalan	8.00 HOLIDAY	\$15.50	\$155.00
Staff, Porter	25.00%	Hogans, Kalan	23.33 REG	\$15.50	\$452.03



# FirstService

RESIDENTIAL

**Aberdeen Community Development District**  
110 Flower of Scotland Avenue  
Saint Johns, FL 32259  
Anh.Nguyen@fsresidential.com

## INVOICE

Invoice Number 10828468  
Invoice Date 9/16/2022  
Terms 15 ePay ACH BP  
Period Start 8/27/2022  
Period End 9/9/2022

Customer 100-0SNC  
Account # PAY-0SNC  
**Total Amount Due: \$12,652.32**

Position	Labor Rate	Employee	Hours	Pay Rate	Amount
				Subtotal	\$2,551.03
Supervisor, Building Maint	25.00%	Parker, Jay	8.00 HOLIDAY	\$24.00	\$240.00
Supervisor, Building Maint	25.00%	Parker, Jay	52.18 REG	\$24.00	\$1,565.40
Supervisor, Building Maint	25.00%	Parker, Jay	16.00 VACATION	\$24.00	\$480.00
Supervisor, Building Maint	0.00%	Parker, Jay	PHONE	\$50.00	\$50.00
				Subtotal	\$2,335.40
Staff, Building Maint	25.00%	Henry, Brandon E	8.00 HOLIDAY	\$17.50	\$175.00
Staff, Building Maint	25.00%	Henry, Brandon E	64.26 REG	\$17.50	\$1,405.69
				Subtotal	\$1,580.69
				Subtotal	\$12,652.32
				Tax	\$0.00
				Total	\$12,652.32
Manager, On-Site Property			\$3,096.10		
Staff, Building Maint			\$1,580.69		
Staff, Front Desk			\$3,089.10		
Staff, Porter			\$2,551.03		
Supervisor, Building Maint			\$2,335.40		

**Future Horizons, Inc**

403 N First Street  
PO Box 1115  
Hastings, FL 32145  
USA

Voice: 904-692-1187

Fax: 904-692-1193

**INVOICE**

Invoice Number: 75033

Invoice Date: Sep 30, 2022

Page: 1

10/3 Approved by Jay Parker

<b>Bill To:</b>
Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

<b>Ship to:</b>
Aberdeen CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
Aberdeen01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		10/30/22

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in September Lake Mead  1.320.538.461 213A	2,140.00	2,140.00

Check/Credit Memo No:

Subtotal	2,140.00
Sales Tax	
Freight	
Total Invoice Amount	2,140.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,140.00</b>

Overdue invoices are subject to finance charges.



Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 686  
Invoice Date: 9/15/22  
Due Date: 9/15/22  
Case:  
P.O. Number:

Bill To:  
Aberdeen CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2023  1,310 .573. 310 NA		5,000.00	5,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date 10/1/2022  
Invoice # 131295609850

Terms	Net 20
Due Date	10/21/2022
PO #	

<b>Bill To</b> GMS LLC Aberdeen CDD 475 West Town Place Suite 114 St. Augustine FL 32092	<b>Ship To</b> Aberdeen CDD 110 Flowers of Scotland Jacksonville FL 32259
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,944.84
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
WM Surcharge	WM Surcharge	1	ea	155.59
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	60.47
<p>Out Pool Chemicals 1,320.538.45509 79A</p> <p>RECEIVED OCT 03 2022 BY: _____</p>				

Subtotal 2,170.90  
Shipping Cost (FEDEX GROUND) 0.00  
Total 2,170.90  
Amount Due \$2,170.90

## Remittance Slip

Customer  
13ABE100  
Invoice #  
131295609850

Amount Due \$2,170.90

Amount Paid \_\_\_\_\_

Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295609850



Prince Pele's Polynesian Revue  
Hula-Show.com

(904) 699-3472 cell

**\$ INVOICE \$**

August 2, 2022

INVOICE NO: 100122

PAYEE:

PRINCE PELE'S POLYNESIAN REVUE  
Blesila Fuata  
1132 Hyacinth St.  
St. Augustine, FL 32092

FEDERAL EMPLOYER ID NUMBER: 59-6587125

TYPE OF SERVICE: Entertainment for ABERDEEN

FEE FOR SERVICES RENDERED: \$2,150.00

DEPOSIT \$ 1,075.00 (Due by 8/12/22)

BALANCE: \$ 1,075.00 DUE ON DATE OF EVENT

*Special Events - Belynda will  
pick up check when ready*

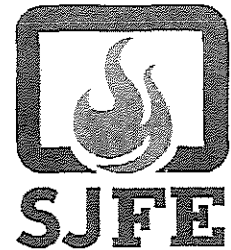
DATE OF SERVICE (to be) PERFORM (ed): October 01, 2022

*1.320.57200.49400*

*1921A*

*9-15-22*

St. John's Fire Equipment, Inc.  
6000 Phillips Highway, Suite 10  
Jacksonville, FL 32216 US  
+1 9043259010  
ar.sjfe@gmail.com  
www.stjohnsfireequipment.com



## INVOICE

**BILL TO**

Lauren Egleston  
Aberdeen Amenities Center  
110 Flower of Scotland Ave.  
St. Johns, Florida 32259

**SHIP TO**

Lauren Egleston  
Aberdeen Amenities Center  
110 Flower of Scotland Ave.  
St. Johns, Florida 32259

**INVOICE # 8456****DATE 09/22/2022****DUE DATE 09/29/2022****TERMS Payment Terms**

DATE	ACTIVITY	QTY	RATE	AMOUNT
09/22/2022	F EXT INSP Fire Extinguisher Inspection	3	8.00	24.00
09/22/2022	SC Service Charge	1	65.00	65.00

Credit Card:  
Please call 904-325-9010 ext 0  
OR  
Please click on the "Review and Pay" link.

SUBTOTAL	89.00
TAX	0.00
TOTAL	89.00
BALANCE DUE	<b>\$89.00</b>

ACH:  
Enter bank account and routing information.

Please remit check payment to:  
6000 Phillips Highway, Suite 10  
Jacksonville, FL 32216

320.53800, 46500  
Shape  
10-4-22

183A

ALL SALES ARE FINAL

Thank you for your business!  
License # FED16-000056  
License # FED16-000036

1.320.572.460



## Invoice

Invoice#: 18492

Date: 09/26/2022

**Billed To:** Aberdeen CDD  
475 W Town Place  
#114  
St. Augustine FL 32092

**Project:** 32215  
Aberdeen CDD O/S  
110 Flower of Scotland Ave  
St. Johns FL 32259

---

Description	Quantity	Price	Ext Price
Digging up 2 Crêpe Myrtles at Aberdeen	2.00	150.00	300.00

**Notes:**

**Invoice Total: \$300.00**

Landscape Maintenance  
Bthcape  
10-4-22

1.320.538.462

283A

# Check Approval Form

General Fund

Date: October 14, 2022

District: Aberdeen CDD

Fund Code: 1

Beginning Check #: 4477

Ending Check #: 4482

Total Amount of Checks:	\$ 9,148.60	New Balance
Balance in Account***:	\$ 165,633.09	\$ 156,484.49

Recent Deposits: \_\_\_\_\_

Prepared by: Margaret Bronson

Signature: \_\_\_\_\_

Approved by: Jim Oliver

Signature: \_\_\_\_\_

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
00286	83122	4846907	001-310-51300-48000			83122	489.60	.00	489.60		
BUDG HEARING 8/2 #7563734 LEGAL ADVERTISING											
00286	83122	4846907	001-310-51300-48000			83122	88.40	.00	88.40		
MTG DATES 8/12 #7595086 LEGAL ADVERTISING											
							578.00	.00	578.00	004477	
CA FLORIDA HOLDINGS,LLC											
00017	100122	687	001-310-51300-34000			100122	4,399.67	.00	4,399.67		
OCT MANAGEMENT FEES MANAGEMENT FEES											
00017	100122	687	001-310-51300-35100			100122	150.00	.00	150.00		
OCT INFORMATION TECH COMPUTER SERVICE											
00017	100122	687	001-310-51300-31300			100122	583.33	.00	583.33		
OCT DISSEM AGENT SERVICES DISSEMINATION AGENT											
00017	100122	687	001-310-51300-51000			100122	5.98	.00	5.98		
OFFICE SUPPLIES OFFICE SUPPLIES											
00017	100122	687	001-310-51300-42000			100122	16.08	.00	16.08		
POSTAGE POSTAGE											
00017	100122	687	001-310-51300-42500			100122	112.50	.00	112.50		
COPIES PRINTING & BINDING											
00017	100122	687	001-310-51300-41000			100122	78.76	.00	78.76		
TELEPHONE TELEPHONE											
							5,346.32	.00	5,346.32	004478	
GOVERNMENTAL MANAGEMENT SERVICES											
00275	80922	144100	001-320-57200-46000			80922	969.05	.00	969.05		
RPLCD & INSTL GYM EQUIP REPAIRS AND REPLACEMENTS											
							969.05	.00	969.05	004479	
HEARTLINE FITNESS											
00271	73122	3083150	001-310-51300-31500			73122	1,505.23	.00	1,505.23		
JUN MONTHLY MEETINGS ATTORNEY FEES											
							1,505.23	.00	1,505.23	004480	
KUTAK ROCK LLP											
00266	100422	8367	001-320-53800-46300			100422	600.00	.00	600.00		
OCT COMMERCIAL SALES LANDSCAPE CONTINGENCY											
							600.00	.00	600.00	004481	
TREECO DBA											
00221	100122	2856	001-320-53800-45919			100122	150.00	.00	150.00		
OCT NEWSLETTER & MAINT AMENITY - WEBSITE											
							150.00	.00	150.00	004482	
ROBERTA G NAGLE DBA UNICORN											
							9,148.60	.00	9,148.60		
ABERDEEN CDD											
							9,148.60	.00	9,148.60		
ABERDEEN - GENERAL FUND											


ABER ABERDEEN

MBRONSON



# LOCALiQ

## FLORIDA

ACCOUNT NAME Aberdeen Cdd/Gms		ACCOUNT # 764138	PAGE # 1 of 1
INVOICE # 0004846907	BILLING PERIOD Aug 1- Aug 31, 2022	PAYMENT DUE DATE September 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$1,872.25	
BILLING ACCOUNT NAME AND ADDRESS  Aberdeen Cdd/Gms 393 Palm Coast Pkwy. S.W. Unit 4 Palm Coast, FL 32137-4774 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID 47-2390983	
<p>Legal Entity: Gannett Media Corp.</p> <p>Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.</p> <p>All funds payable in US dollars.</p>			

00007641380000000000000048469070018722567177

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: MOR 15559

Date	Description	Amount
8/1/22	Balance Forward	\$1,594.90
8/30/22	PAYMENT - THANK YOU	-\$71.80
8/30/22	PAYMENT - THANK YOU	-\$238.00
8/31/22	Finance Charge	\$9.15

### Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/2/22	SAG St Augustine Record	7563734 ✓	Budget Hearing		1	3.0000 x 10 in	\$489.60

### Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
8/12/22	7595086 ✓	Aberdeen Meeting Dates		\$88.40

RECEIVED SEP 15 2022

1,310.573.480  
286A  
\$ 578.00

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# LOCALiQ

## FLORIDA

ACCOUNT NAME Aberdeen Cdd/Gms		PAYMENT DUE DATE September 20, 2022		AMOUNT PAID \$ 578.00	
		INVOICE NUMBER 0004846907			
ACCOUNT NUMBER 764138					
CURRENT DUE \$587.15	30 DAYS PAST DUE \$498.75	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$786.35	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$1,872.25
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244			<p>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</p> <p><input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX</p> <p>Card Number _____</p> <p>Exp Date ____ / ____ / ____ CVV Code _____</p> <p>Signature _____ Date _____</p>		

00007641380000000000000048469070018722567177

# LOCALiQ

FLORIDA

## Order Confirmation

Not an Invoice

Account Number:	764138
Customer Name:	Aberdeen Cdd/Gms
Customer Address:	Aberdeen Cdd/Gms 393 Palm Coast Pkwy Sw SUITE 4  Palm Coast FL 32137
Contact Name:	Sarah Sweeting
Contact Phone:	
Contact Email:	ssweeting@gmsnf.com
PO Number:	

Date:	08/24/2022
Order Number:	7563734
Prepayment Amount:	\$ 0.00

Column Count:	3.0000
Line Count:	
Height In Inches:	1.0000

Print

Product	#Insertions	Start - End	Category
SAG St Augustine Record	2	07/26/2022 - 08/02/2022	

Total Order Confirmation	\$979.20
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## ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Aberdeen Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 23, 2022  
TIME: 4:00 p.m.  
LOCATION: Aberdeen Amenity Center  
110 Flower of Scotland Avenue  
St. Johns, Florida 32258

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family 80	233	1.61	\$1,089.22
Single Family 73	330	1.38	\$995.44
Single Family 63	337	1.19	\$858.39
Single Family 53	628	1	\$721.34
Multi-Family	498	0.5	\$360.67
Commercial	42,000	1	\$360.67
Office	7,000	1	\$360.67

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

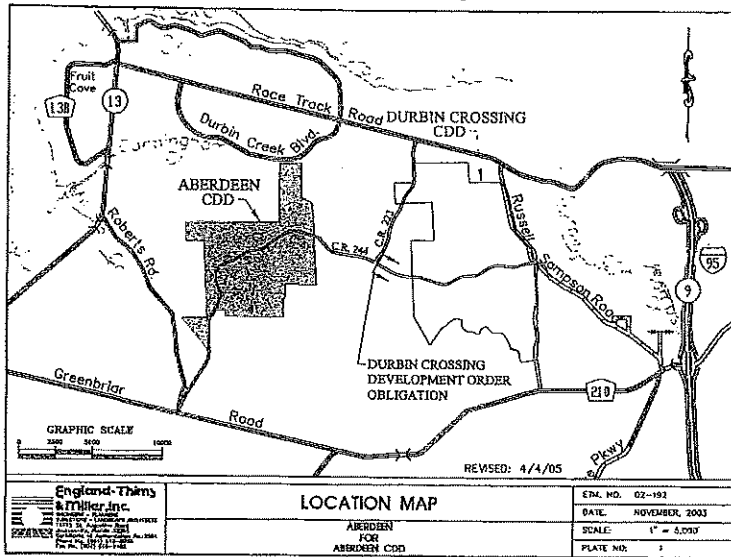
### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, (904) 940-5850 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://aberdeencdd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver  
District Manager



**LOCALiQ**  
FLORIDA

**Order Confirmation  
Signature Page**

**Legal Entity:** Gannett Media Corp.  
**Terms and Conditions:** Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
All funds payable in US dollars.

---

Client Signature/Date

---

Sales Rep/Date

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### **PROOF OF PUBLICATION**

Aberdeen Cdd/Gms  
Aberdeen Cdd/Gms  
393 Palm Coast Pkwy Sw  
SUITE 4

Palm Coast FL 32137

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/12/2022

and that the fees charged are legal.

Sworn to and subscribed before on 08/12/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$88.40

Order No: 7595086

# of Copies:

Customer No: 764138

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

### **NOTICE OF MEETINGS ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Aberdeen Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2023 at 4:00 p.m. at the Aberdeen Amenify Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259 on the fourth Tuesday of each month as follows or otherwise noted:

October 25, 2022  
November 22, 2022  
December 20, 2022 (3rd Tuesday)  
January 24, 2023  
February 28, 2023  
March 28, 2023  
April 25, 2023  
May 23, 2023  
June 27, 2023  
July 25, 2023  
August 22, 2023  
September 26, 2023

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Oliver  
Manager  
SAR 8/12/22

Governmental Management Services, LLC  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Bill To:  
Aberdeen CDD  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092

Invoice #: 687  
Invoice Date: 10/1/22  
Due Date: 10/1/22  
Case:  
P.O. Number:

17A

Description	Hours/Qty	Rate	Amount
Management Fees - October 2022 1.310.513.340		4,399.67	4,399.67
Information Technology - October 2022 351		150.00	150.00
Dissemination Agent Services - October 2022 313		583.33	583.33
Office Supplies 510		5.98	5.98
Postage 1.310.513.420		16.08	16.08
Copies 1.310.513.425		112.50	112.50
Telephone 1.310.513.410		78.76	78.76

RECEIVED OCT 04 2022

Total \$5,346.32

Payments/Credits \$0.00

Balance Due \$5,346.32



# HEARTLINE FITNESS

\*\*\* Remittance \*\*\*  
Heartline Fitness Systems  
7520 Standish Place, Suite 250  
Rockville, MD 20855  
Phone (301) 921-0661 | Fax (301) 330-5479

## Invoice #144100

Download Our W9 Here

Date: 08/09/2022

Due By: 09/08/2022

Terms: Net 30

Customer PO:

### Bill To

Aberdeen Amenity Center  
110 Flower Of Scotland Ave  
Saint Johns FL 32259-6937  
United States

### Ship To

Aberdeen Amenity Center  
110 Flower Of Scotland Ave  
Saint Johns FL 32259-6937  
United States

### Electronic Payments

JP Morgan Chase Bank NA  
4 New York Plaza, NY 10004  
Heartline Fitness Products, Inc.  
Routing NO. 071000013  
Checking Account: 306837391  
Remittance: accounting@heartlinefitness.com

### Technician

521 Mike Agostini

### Related Quote

Quote #76350

### Completed Date

Aug 9, 2022 11:10:43 AM

Quantity	Item	Description	Rate	Amount
2	TRXCLUB4	Commercial Suspension Trainer C4, Single Unit	\$209.95	\$419.90
1	Parts Surcharge	Shipping charges include manufacturer freight surcharge.	\$0.01	\$0.01
2	299L	Service Labor	\$72.00	\$144.00
2	1018402-0001	HEARTL RATE GRIP SET	\$72.19	\$144.38
2	1018403-0001	HEARTL RATE GRIP SET RIGHT	\$72.19	\$144.38

275A 6770.4600  
1.320.59600.46900  
Approved by Belynda

Subtotal	\$852.67
Discount	
Shipping	\$116.38
Tax(0%)	\$0.00
Total	\$969.05
Amount Paid	\$0.00
Amount Due	\$969.05

### Service Notes

Work Completed: REPLACED GRIP SETS ON TWO ELLIPTICALS, BOTH TEST OK  
INSTALLED TWO NEW SETS OF TRX STRAPS ON THROW DOWN  
RIG, TESTED OK.

### Recommended Work:

### Service:

Click the service wrench on our website to submit a service call. Preventative Maintenance Agreements are available for all equipment.

### Standard Terms and Conditions:

All unit prices are F.O.B. manufacturer.  
These prices are subject to change after 30 days from document date. Post-installation entertainment (television) requirements will be handled as a billable service visit.

The above quotation is computed to be performed during regular business hours.

Clerical errors subject to correction.

All prices and agreements are contingent upon strikes, accidents, and other causes unavoidable or beyond our control.

Buyer agrees to promptly file claim for all goods damaged in transit.

There will be a 20% restocking charge on all merchandise ordered but not accepted.

Equipment lease is available with approved credit.

We accept all major credit cards. However, the amount due is net of a 3% cash discount.

Payment by Credit Card will incur a 3% (MC/Visa) or 3.75% (AMEX) charge.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

July 31, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3083150

Client Matter No. 223-2

10/11 Approved by J.O.

Mr. Jim Oliver

Aberdeen CDD

Governmental Management Services - North Florida

Suite 114

475 West Town Place

St. Augustine, FL 32092

1.310.573.315  
271A

Invoice No. 3083150

223-2

Re: Aberdeen CDD - Monthly Meeting

For Professional Legal Services Rendered

06/27/22 W. Haber

Prepare for Board meeting

06/28/22 W. Haber

Prepare for and participate in Board meeting

TOTAL FOR SERVICES RENDERED

\$1,500.00

**DISBURSEMENTS**

Travel Expenses

5.23

TOTAL DISBURSEMENTS

5.23

TOTAL CURRENT AMOUNT DUE

\$1,505.23



**Treeco**

PO Box 3247

Saint Augustine, FL 32085 US

Alia@treeco.fl.com

**TREECO**  
LEADERS IN THE INDUSTRY

1.320.538.463

10/5 Approved

266A

**BILL TO**

Belynda Tharpe

Aberdeen CDD

110 Flower Of Scotland Avenue

Fruit Cove, Florida 32259

United States

**INVOICE**

8367

**DATE**

10/04/2022

**TERMS**

Net 30

**DUE DATE**

11/03/2022

10/04/2022

Commercial Sales

190 Queen Victoria Avenue / Fruit  
Cove, Florida 32259

1

600.00

600.00

BALANCE DUE

**\$600.00**



P.O. Box 762,  
Middleburg, FL 32050

# Invoice

Date	Invoice #
10/1/2022	2856

Bill To
GOVERNMENTAL MANAGEMENT SERVICES, LLC ABERDEEN CDD 475 WEST TOWN PLACE, SUITE 114 WORLD GOLF VILLAGE ST. AUGUSTINE, FL 32092

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	MONTHLY MAINTENANCE AND NEWSLETTER - ABERDEEN CDD  1,320.538.45919 221A	150.00	150.00
		<b>Total</b>	<b>\$150.00</b>

# Check Approval Form

General Fund

Date:	October 21, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	4483	
Ending Check #:	4487	
Total Amount of Checks:	\$ 31,412.80	New Balance
Balance in Account***:	\$ 156,484.49	\$ 125,071.69
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Jim Oliver	
Signature:		

AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 10/31/2022  
001 ABERDEEN - GENERAL FUNDRUN DATE 10/21/2022 8.39.55  
CHECK DATE 10/21/2022

PAGE 1

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	CHECK PO#	CHECK NO.
00272	101822	BT101820	001-320-53800-45917		101822	118.75	.00	118.75		
MILEAGE REIMBURSEMENT GENERAL FACILITY MAINTENANCE						118.75	.00	118.75	004483	
BELYNDA F THARPE										
00279	90122	1477	001-320-53800-45913		90122	6,903.16	.00	6,903.16		
AUG LIFEGUARD SERVICES AMENITY - LIFEGUARDS										
00279	91922	1494	001-320-53800-45913		91922	1,329.84	.00	1,329.84		
SEP LIFEGUARD SERVICES AMENITY - LIFEGUARDS										
ELITE AMENITIES NE FL, LLC						8,233.00	.00	8,233.00	004484	
00079	93022	13129561	001-320-53800-45507		93022	75.21	.00	75.21		
SEP POOL CHEMICALS AMENITY - POOL CHEMICALS						75.21	.00	75.21	004485	
POOLSURE										
00283	93022	18614	001-320-53800-46200		93022	21,547.38	.00	21,547.38		
SEP LANDSCAPE MAINTENANCE LANDSCAPE MAINTENANCE										
00283	93022	18616	001-320-53800-46300		93022	900.00	.00	900.00		
20 FLATS OF FLOWERS LANDSCAPE CONTINGENCY										
00283	101222	18649	001-320-53800-46600		101222	250.00	.00	250.00		
MAINLINE REPAIR IRRIGATION REPAIRS						22,697.38	.00	22,697.38	004486	
TREE AMIGOS										
00060	60222	18111981	001-320-53800-45926		60222	90.00	.00	90.00		
JUN FIRE ANT PEST CONTROL PEST CONTROL										
00060	71222	18207207	001-320-53800-45926		71222	99.23	.00	99.23		
JUL PEST CONTROL PEST CONTROL										
00060	101222	19360338	001-320-53800-45926		101222	99.23	.00	99.23		
OCT PEST CONTROL PEST CONTROL						288.46	.00	288.46	004487	
TURNER PEST CONTROL LLC										
ABERDEEN CDD						31,412.80	.00	31,412.80		
ABERDEEN - GENERAL FUND						31,412.80	.00	31,412.80		

ABER ABERDEEN

MBRONSON

# INVOICE

INVOICE #BT10182022  
DATE: OCTOBER 18, 2022

**TO:**

Aberdeen CDD  
110 Flower of Scotland  
Saint Johns, FL 32259

**FOR:**

Belynda Tharpe  
General Manager - Amenities

DESCRIPTION	MILES	RATE	AMOUNT
Mileage September & October Weekly property drive (6) plus 1 additional post hurricane (126) Publix x 3 (24) Home Depot (16)	166	0.625	118.75
272A 1.320.53800.45917			

**Elite Amenities NE FL, LLC**

4116 Running Bear Lane  
Saint Johns, FL 32258 US  
904-710-0172  
eric@eliteamenities.com

**INVOICE**

**BILL TO**  
Belynda Tharpe  
Aberdeen Amenity Center  
110 Flower of Scotland Ave.  
St. Johns, FL 32259

**INVOICE** 1477  
**DATE** 09/01/2022  
**TERMS** Due on receipt  
**DUE DATE** 09/01/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	August Invoice (373.75 total hours at \$18.47/hour)	373.75	18.47	6,903.16

August Invoice for Lifeguarding Services

**BALANCE DUE**

**\$6,903.16**

1.320.53800.45913  
279A  
*Lifeguard Contract*  
*88*



# Elite Amenities

August - 2022  
Aberdeen

Sep 1, 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	<b>Life Guard</b> 12:45pm - 3pm Elliot Benson (deleted) - ABD 12:45pm - 3:30pm Lauren Ficklin - ABD 12:45pm - 4pm Christian Ferguson - ABD 3pm - 6:15pm Brooke Ficklin - ABD 3:30pm - 6:15pm Eli McLeMore - ABD 4pm - 6:15pm Lauren Ficklin - ABD	<b>Life Guard</b> 10:45am - 2pm Christian Ferguson - ABD 10:45am - 2:30pm Karis Matheson - ABD 10:45am - 3pm Megan Ficklin - ABD 2pm - 6:15pm Brooke Ficklin - ABD 2:30pm - 6:15pm Christian Ferguson - ABD 3pm - 6:15pm Lauren Ficklin - ABD	<b>Life Guard</b> 10:45am - 2pm Savannah Clements - ABD 10:45am - 2:30pm Elliot Benson (deleted) - ABD 10:45am - 3pm Megan Ficklin - ABD 2pm - 6:15pm Sophia Clements - ABD 2:30pm - 6:15pm Savannah Clements - ABD 3pm - 6:15pm Elliot Benson (deleted) - ABD	<b>Life Guard</b> 10:45am - 2pm Karis Matheson - ABD 10:45am - 2:30pm Thomas Matheson - ABD 10:45am - 3pm Savannah Clements - ABD 2pm - 6:15pm Megan Ficklin - ABD 2:30pm - 6:15pm Lauren Ficklin - ABD 3pm - 6:15pm STAFF - ABD	<b>Life Guard</b> 10:45am - 2pm Elliot Benson (deleted) - ABD 10:45am - 2:30pm Christian Ferguson - ABD 10:45am - 3pm Sophia Clements - ABD 2pm - 7pm Lauren Ficklin - ABD 2:30pm - 7pm Elliot Benson (deleted) - ABD 3pm - 7pm Christian Ferguson - ABD 7pm - 11:30pm Megan Ficklin - ABD Movie Night Karis Matheson - ABD Movie Night Eli McLeMore - ABD Movie Night	<b>Life Guard</b> 10:45am - 2pm Megan Ficklin - ABD 10:45am - 2:30pm Elliot Benson (deleted) - ABD 10:45am - 3pm Christian Ferguson - ABD 2pm - 6:15pm Savannah Clements - ABD 2:30pm - 6:15pm Brooke Ficklin - ABD 3pm - 6:15pm Elliot Benson (deleted) - ABD
7	8	9	10	11	12	13
<b>Life Guard</b> 10:45am - 2pm Eli McLeMore - ABD 10:45am - 2:30pm Thomas Matheson - ABD 10:45am - 3pm Sophia Clements - ABD 2pm - 6:15pm Savannah Clements - ABD 2:30pm - 6:15pm Eli McLeMore - ABD 3pm - 6:15pm Thomas Matheson - ABD	<b>Life Guard</b> 12:45pm - 6:15pm Sophia Clements - ABD Christian Ferguson - ABD Faith Williams - ABD	<b>Life Guard</b> 10:45am - 2pm STAFF - ABD Christopher Pippin - ABD 10:45am - 3pm Karis Matheson - ABD 2pm - 6:15pm Sophia Clements - ABD Carolyn Wallace (deleted) - ABD 2:30pm - 6:15pm Christopher Pippin - ABD			<b>Life Guard</b> 2:45pm - 6:15pm Christian Ferguson - ABD Carolyn Wallace (deleted) - ABD Faith Williams - ABD	<b>Life Guard</b> 10:45am - 2pm Carolyn Wallace (deleted) - ABD 10:45am - 2:30pm Faith Williams - ABD 10:45am - 3pm Brooke Ficklin - ABD 2pm - 6:15pm Christian Ferguson - ABD 2:30pm - 6:15pm Carolyn Wallace (deleted) - ABD 3pm - 6:15pm Faith Williams - ABD
14	15	16	17	18	19	20
<b>Life Guard</b> 10:45am - 2pm Karis Matheson - ABD 10:45am - 2:30pm Lauren Ficklin - ABD 10:45am - 3pm Brooke Ficklin - ABD 2pm - 6:15pm Eli McLeMore - ABD 2:30pm - 6:15pm Karis Matheson - ABD 3pm - 6:15pm Lauren Ficklin - ABD					<b>Life Guard</b> 2:45pm - 6:15pm STAFF - ABD Kevin Kaier - ABD Ansley Wilson - ABD	<b>Life Guard</b> 10:45am - 2pm Elliot Benson (deleted) - ABD 10:45am - 2:30pm Christian Ferguson - ABD 10:45am - 3pm Lauren Ficklin - ABD 2pm - 6:15pm Thomas Matheson - ABD 2:30pm - 6:15pm Elliot Benson (deleted) - ABD 3pm - 6:15pm Christian Ferguson - ABD
21	22	23	24	25	26	27
<b>Life Guard</b> 10:45am - 12pm STAFF - ABD 10:45am - 2:30pm					<b>Life Guard</b> 2:45pm - 6:15pm Kevin Kaier - ABD Kendall Mandt - ABD	<b>Life Guard</b> 10:45am - 4:30pm Brooke Ficklin - ABD 10:45am - 6:15pm

Faith Williams - ABD 10:45am - 3pm Lauren Ficklin - ABD 12pm - 6:15pm Megan Ficklin - ABD 2pm - 6:15pm Brooke Ficklin - ABD 3pm - 6:15pm Faith Williams - ABD					Ansley Wilson - ABD	Christian Ferguson - ABD Lauren Ficklin - ABD 4:30pm - 6:15pm STAFF - ABD
28	29	30	31			
Life Guard 10:45am - 2pm Christopher Pippin - ABD 10:45am - 2:30pm Karis Matheson - ABD 10:45am - 3pm Brooke Ficklin - ABD 2pm - 6:15pm Eli McLemore - ABD 2:30pm - 6:15pm Christopher Pippin - ABD 3pm - 6:15pm Karis Matheson - ABD						

Gray background indicates unpublished day



Position	Employee Name	Number of	Number of Hours
Life Guard	STAFF	5	13
Life Guard	Elliot Bensc	9	31
Life Guard	Savannah C	5	19.75
Life Guard	Sophia Cler	5	22.5
Life Guard	Christian Fe	12	50
Life Guard	Brooke Fick	8	34
Life Guard	Lauren Fick	10	40
Life Guard	Megan Fick	6	26.75
Life Guard	Kevin Kaier	2	7
Life Guard	Kendall Ma	1	3.5
Life Guard	Karis Mathe	8	29.75
Life Guard	Thomas Ma	4	15
Life Guard	Eli McLemc	6	22.75
Life Guard	Christophe	4	14
Life Guard	Carolyn W	4	14.75
Life Guard	Faith Willie	6	23
Life Guard	Ansley Wils	2	7
			373.75

**Elite Amenities NE FL, LLC**

4116 Running Bear Lane  
Saint Johns, FL 32259 US  
904-710-6172  
eric@eliteamenities.com

**INVOICE**

**BILL TO**  
Belynda Thorpe  
Aberdeen Amenity Center  
110 Flower of Scotland Ave.  
St. Johns, FL 32259

**INVOICE** 1494  
**DATE** 09/19/2022  
**TERMS** Due on receipt  
**DUE DATE** 09/19/2022

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	September Invoice (72 total hours at \$18.47/hour)	72	18.47	1,329.84

September Invoice for Lifeguarding Services

**BALANCE DUE**

**\$1,329.84**

1,320.53800.45913  
Lifeguard Contract 279A  
DV

Friday	2-Sep
4:15-6:15pm	Karis
Saturday	3-Sep
10:45-6:15pm	Savannah
10:45-6:15pm	Lauren
10:45-6:15pm	Taylor
Sunday	4-Sep
10:45-2	Brooke
10:45-2:30	Eli
10:45-3	Lauren
2-6:15pm	Thomas
2:30-6:15pm	Megan
3-6:15pm	Eli
Monday	
12:20-3:30pm	Christian
12:30-3pm	Sophia
12:30-4pm	Karis
3-6:15pm	Thomas
3:30-6:15pm	Sophia
4-6:15pm	Christian



## Invoice

Date  
Invoice #9/30/2022  
131295610482

1707 Townhurst Dr  
Houston TX 77043  
ar@poolsure.com  
800-858-POOL (7665)  
www.poolsure.com

Terms	Net 20
Due Date	10/20/2022
PO #	
Delivery Ticket #	Sales Order #1341186
Delivery Date	9/20/2022
Delivery Location	Aberdeen CDD
Customer #	13ABE100
AZ License #	#331721
Ship To	Aberdeen CCD 110 Flowers of Scotland Jacksonville FL 32259

Bill To  
GMS LLC  
Aberdeen CDD  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees.

Item ID	Item	Quantity	Units	Rate	Amount
570-095	Taylor #2 Reagent - 2 oz	1	ea	13.25	13.25
570-106	Taylor #3 Reagent - 2 oz	1	ea	14.08	14.08
570-110	Taylor #4 Reagent - 2 oz	1	ea	10.25	10.25
570-180	Taylor #13 Reagent - 2 oz	1	ea	10.25	10.25
570-085	Taylor #1 Reagent - 2 oz	1	ea	12.88	12.88

1.320.53800.45501  
79A  
Sep Pool Chemicals

Subtotal 60.71  
Shipping Cost (UPS Ground) 14.50  
Total 75.21  
Amount Due \$75.21

## Remittance Slip

Customer  
13ABE100  
Invoice #  
131295610482

Amount Due \$75.21

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



131295610482



## Invoice

Invoice#: 18614

Date: 09/30/2022

**Billed To:** Aberdeen CDD  
475 W Town Place  
#114  
St. Augustine FL 32092

**Project:** 22215  
Aberdeen CDD  
110 Flower of Scotland Ave  
St. Johns FL 32259

Description	Quantity	Price	Ext Price
September landscape maintenance	1.00	21,547.38	21,547.38

**Notes:**

**Invoice Total: \$21,547.38**

1.320.53800.46200  
283A  
Landscape  
Contract  
BA



## Invoice

Invoice#: 18616

Date: 09/30/2022

**Billed To:** Aberdeen CDD  
475 W Town Place  
#114  
St. Augustine FL 32092

**Project:** 32215  
Aberdeen CDD O/S  
110 Flower of Scotland Ave  
St. Johns FL 32259

Description	Quantity	Price	Ext Price
additional 20 flats of flowers	1.00	900.00	900.00

**Notes:**

**Invoice Total:** \$900.00

1.320.53800.46300  
283A  
Landscape  
Contract  
BA



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 18649

Date: 10/12/2022

**Billed To:** Aberdeen CDD  
475 W Town Place  
#114  
St. Augustine FL 32092

**Project:** 32215  
Aberdeen CDD O/S  
110 Flower of Scotland Ave  
St. Johns FL 32259

Description	Quantity	Price	Ext Price
Mainline repair @ Longleaf Pine entrance			
(1) 2" mainline repair	1.00	250.00	250.00

**Notes:**

**Invoice Total: \$250.00**

*Irrigation  
Landscape Contract  
Bf*

*1.320.53800.46600*

*283A*



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952903 • Atlanta, Georgia 31192-2903  
904-358-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

## Service Slip/Invoice

INVOICE: 18111981  
DATE: 6/2/2022  
ORDER: 18111981

Bill To: [139845]  
Aberdeen  
Aberdeen - CDD  
C/O Government Services  
475 W. Town Place - Suite 114  
Saint Augustine, FL 32092

Work Location: [428304] 904-217-0925  
Aberdeen CDD II (Amenity Center)  
96 Bush Pl  
Fruit Cove, FL 32259-7101

Work Date	Time	Target Pest	Technician	Time In
6/2/2022	02:18 PM	ANTS, FIRE ANT, ROA		02:18 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/6/2022		02:33 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service <i>fine pest ctrl</i>	\$90.00
<i>same amt</i>		
<i>1.320.538.45926</i>		
<i>60A</i>		
SUBTOTAL		\$90.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$90.00
AMOUNT DUE		\$90.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

Priority is given to the company's employees and customers. The company is not responsible for any damages or losses incurred by the customer.

PLEASE PAY FROM THIS INVOICE





**PAYMENT ADDRESS:**  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 804.355-5300 • Fax: 804.353-1489 • Toll Free: 800-225-6305 • turnerpest.com


## Service Slip/Invoice

**INVOICE:** 18207207  
**DATE:** 7/12/2022  
**ORDER:** 18207207

**Bill To:** [139845]  
 Aberdeen  
 Aberdeen - CDD  
 C/O Government Services  
 475 W. Town Place - Suite 114  
 Saint Augustine, FL 32092

**Work Location:** [139845] 904-626-0375  
 Aberdeen  
 Aberdeen - CDD  
 110 Flower Of Scotland Ave  
 Saint Johns, FL 32259-6937

Work Date	Time	Target Pest	Technician	Time In
7/12/2022	01:57 PM			01:57 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/12/2022	121.C5	02:37 PM

Service	Description	Price
CPCM	July Pest Control Commercial Pest Control - Monthly Service	\$99.23
1,320.53800,45926 60A		<b>SUBTOTAL</b> \$99.23
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$99.23
		<b>AMOUNT DUE</b> \$99.23
		 _____ <b>TECHNICIAN SIGNATURE</b>
		_____ <b>CUSTOMER SIGNATURE</b>

Delinquent accounts over 30 days past due date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of relocation.

This invoice is void if not signed by the customer. If the customer does not sign this invoice, the company will not be responsible for the service.

**PLEASE PAY FROM THIS INVOICE**



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
904-355-5300 • Fax: 904-353-4499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC  
P.O. Box 952503  
Atlanta, GA 31192-2503  
904-355-5300

## Service Slip/Invoice

INVOICE: 19360338  
DATE: 10/12/2022  
ORDER: 19360338

Bill To: [139845]  
Aberdeen  
Aberdeen - CDD  
C/O Government Services  
475 W. Town Place - Suite 114  
Saint Augustine, FL 32092

Work Location: [139845] 904-626-0375  
Aberdeen  
Aberdeen - CDD  
110 Flower Of Scotland Ave  
Saint Johns, FL 32259-6937

10/14 Approved by D.L.

Work Date	Time	Target Price	Technician	Time In
10/12/2022	01:21 PM			01:21 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/12/2022	121-C5	01:44 PM

Service	Description	Price
CPCM	<i>out</i> Commercial Pest Control - Monthly Service	\$99.23
		<b>SUBTOTAL</b> \$99.23
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$99.23
		<b>AMOUNT DUE</b> \$99.23

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month or 18% per year, or the maximum allowed by law. Customer agrees to pay account expenses in the event of collection.

This invoice is not valid unless signed by a Turner Pest Control representative.

PLEASE PAY FROM THIS INVOICE

# Check Approval Form

General Fund

Date:	October 25, 2022	
District:	Aberdeen CDD	
Fund Code:	1	
Beginning Check #:	4488	
Ending Check #:	4488	
Total Amount of Checks:	\$ 300.00	New Balance
Balance in Account***:	\$ 125,371.69	\$ 125,071.69
Recent Deposits:		
Prepared by:	Margaret Bronson	
Signature:		
Approved by:	Jim Oliver	
Signature:		

AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 10/31/2022  
001 ABERDEEN - GENERAL FUNDRUN DATE 10/25/2022 8.44.23  
CHECK DATE 10/25/2022

PAGE 1

## BANK A: ABERDEEN CDD

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St	Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
00281	80522	INV21007	001-320-57200-49400			80522	300.00	.00	300.00		
08/05/22	EVENT		SPECIAL EVENTS				300.00	.00	300.00	004488	
			ROBERT TORRENCE SR.								
							300.00	.00	300.00		
							300.00	.00	300.00		

ABER ABERDEEN

MBRONSON



**Supreme Sounds Entertainment (Rob T enterprise)**

Robert Torrence  
Business Number (772)888-1877  
10463 Dockside dr W  
Jacksonville, FL 32257  
(772)878-1887  
<https://supremesoundsentertainment.godaddysites.com/>  
roc1ent@gmail.com

**INVOICE**  
INV21007A

**DATE**  
08/05/2022

**DUE DATE**  
08/05/2022

**PO #**  
1C21004

**BALANCE DUE**  
USD \$300.00

**BILL TO**

**Aberdeen CCD**

Belynda Tharpe (Aberdeen Amenity Center)  
110 Flower of Scotland blvd  
St Johns, FL 32259  
☎ 9042170125  
☎ 8649052425  
Belynda.tharpe@faresidential.com

DESCRIPTION	RATE	QTY	AMOUNT
DJ August 5, 2022 4:00 to 7:00 \$100 per hour x 3 hours= \$300.00, overtime available at \$125.00 per hour.	\$100.00	3	\$300.00
<b>TOTAL</b>			\$300.00
<b>BALANCE DUE</b>			<b>USD \$300.00</b>

**Payment Info**

**PAYPAL**  
roc1ent@gmail.com

**BY CHECK**  
Robert Torrence

**DATE SIGNED**  
07/20/2022

*Rob T*

281A  
1.320.57200.494

**From:** Oksana Kuzmuk okuzmuk@gmsnf.com  
**Subject:** Re: Aberdeen CDD - Supreme Sounds Special Event 8/5/22 - Robert Torrence Sr.  
**Date:** October 24, 2022 at 5:39 PM  
**To:** Margaret Bronson mbronson@gmsnf.com  
**Cc:** Kate Trivelpiece Kate.Trivelpiece@fsresidential.com, Alison Mossing amossing@gmstnn.com



Margaret,

Check #4456 is still outstanding. I put Stop Payment and voided this check. Go ahead and reissue it.

Thank you,

**Oksana Kuzmuk**  
Governmental Management Services  
393 Palm Coast Pkwy SW Unit 4  
Palm Coast, Florida 32137  
Office: (904) 940-5850 ext. 404  
Cell: (386) 237-8444

**GMS**

On Oct 24, 2022, at 2:48 PM, Margaret Bronson <mbronson@gmsnf.com> wrote:

Hello Oksana,

Robert Torrence with Supreme Sounds has not received his check payment from 8/05/22 event at Aberdeen CDD.

Please confirm if the check #4456 from 9/09/22 was ever cashed?

He is requesting to pick up the check from St Augustine Office tomorrow morning.

Please advise if the check for Supreme Sounds 8/05/22 special event invoice INV21007 \$300.00 could be voided, issue a stop payment, and reissue a new check for him to pick up from the St Augustine office tomorrow morning? Please see invoice attached below.

Thank you,

Margaret Bronson

Governmental Management Services, LLC (GMS)

393 Palm Coast Pkwy SW, Suite 4

Palm Coast, Florida 32137

Office: (904) 940-5850 ext. 410

Cell: (904) 814 2070

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/07/22	00173	9/20/22 20864	202209 600-53800-60100	TAYLOR & ASSOCIATES, INC	*	8,325.00	
		FINAL PMT-REFURB CHAIRS					8,325.00 000133
10/07/22	00180	9/14/22 17871A	202209 600-53800-60100	TREE AMIGOS	*	24,450.00	
		FINAL PMT-POOL BLOCK WALL					24,450.00 000134
TOTAL FOR BANK B						32,775.00	
TOTAL FOR REGISTER						32,775.00	

ABER ABERDEEN OKUZMUK

# Check Approval Form

Capital Reserve

Date: October 7, 2022

District: Aberdeen CDD

Fund Code: 33

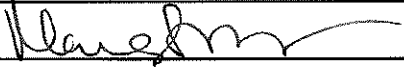
Beginning Check #: 133

Ending Check #: 134

Total Amount of Checks: \$ 32,775.00 New Balance  
Balance in Account\*\*\*: \$ 102,427.51 \$ 69,652.51

Recent Deposits: \_\_\_\_\_

Prepared by: Margaret Bronson

Signature: 

Approved by: Jim Oliver

Signature: \_\_\_\_\_



AP120W

ACCOUNTS PAYABLES CHECK REGISTER AS OF 10/31/2022  
033 ABERDEEN-CAPITAL RESERVE FUNDRUN DATE 10/07/2022 10.30.45  
CHECK DATE 10/07/2022

PAGE 1

## BANK B: CAPITAL RESERVE FUND

VEND NO.	Invoice Date	Vendor Inv. No.	---General Ledger#-----	St Cr	DUE DATE	GROSS AMOUNT	DISC AMOUNT	NET AMOUNT	PO#	CHECK NO.
00173	92022	20864	033-600-53800-60100		92022	8,325.00	.00	8,325.00		
FINAL	PMT-REFURB CHAIRS		REPAIR AND REPLACEMENTS			8,325.00	.00	8,325.00	000133	
			TAYLOR & ASSOCIATES, INC							
00180	91422	17871A	033-600-53800-60100		91422	24,450.00	.00	24,450.00		
FINAL	PMT-POOL BLOCK WALL		REPAIR AND REPLACEMENTS			24,450.00	.00	24,450.00	000134	
			TREE AMIGOS							
			CAPITAL RESERVE FUND			32,775.00	.00	32,775.00		
			ABERDEEN-CAPITAL RESERVE FUND			32,775.00	.00	32,775.00		

ABER ABERDEEN

MBRONSON

Taylor & Associates, Inc.

940 Opie Arnold Road  
Limestone, TN 37681

# Invoice

Date 9/20/2022 Invoice # 20864

Bill To		Ship To			
Aberdeen Belynda 110 Flower of Scotland Ave St Johns FL 32259		Aberdeen Belynda 110 Flower of Scotland Ave St Johns, FL 32259			
P.O. Number	Terms	Due Date	Ship Date	Via	Cust. Phone
Belynda	Due on receipt	9/23/2022	9/23/2022	Ground	904-217-0925
Quantity	Item Code	Description	Price Each	Amount	
27	Refurbish	Frame: Bronze Vinyl: Bronze Refurbished dining chair	80.00	2,160.00T	
41	Refurbish	Refurbished chaise lounge	135.00	5,535.00T	
1	Freight C...	Freight Charges	630.00	630.00	
<p><i>Capital Exp.</i></p> <p><i>Balance of</i></p> <p><i>chairs to be</i></p> <p><i>Refurbished.</i></p> <p><i>9-22-22</i></p> <p><i>33-600-538-600</i></p> <p><i>173B</i></p>					
			Sales Tax (0.0%) \$0.00		
Please remit to above address.			Total \$8,325.00		

Phone #

Email

Web Site

800-237-7798

jvtaylor@taylorincorporated.com

www.taylorincorporated.com



# Tree Amigos

Outdoor Services

## Invoice

Invoice#: 17871A

Date: 09/14/2022

**Billed To:** Aberdeen CDD  
475 W Town Place  
#114  
St. Augustine FL 32092

**Project:** 32215  
Aberdeen CDD O/S  
110 Flower of Scotland Ave  
St. Johns FL 32259

Description	Quantity	Price	Ext Price
Wall Install at Aberdeen Clubhouse			
Install roughly 150' of footing 2' wide 12" deep W/3 #5 cont. for a block wall 7'-4" tall 150' long 6 x 6 ramp 6x45 slab all 4' thick 3000 psi standard for driveways and house slabs. (price includes all labor and materials)	1.00	26,000.00	26,000.00
Straight wall 7.5' x 150' both sides with expansion joints. Stucco and paint to match building . Material and labor.	1.00	13,600.00	13,600.00
Removal of plant material prior to wall. Reestablishing landscaping after wall is installed.	1.00	6,000.00	6,000.00
Irrigation repair is uncertain. Repairs will be billed at \$65.00 man hour plus parts.			
6 x 45 Slab increased to 8' thick psi standard	1.00	2,000.00	2,000.00

**Notes:** Credit \$350 for 6 x 6 ramp not installed

Invoice Total: \$47,600.00  
Deposit paid: -\$22,800.00  
Credit for ramp: -\$350.00  
**Total due: \$24,450.00**

Balance Due for pool  
enclosure block wall.  
Capital Exp. 9-15-22  
BN

180B

33-600-538-600

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com Website: www.TreeAmigosOutdoor.com

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