

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, April 25, 2023 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida.

Present and constituting a quorum were:

Lauren Egleston	Chairperson
Paul Fogel	Vice Chairman
Angela Andrews	Supervisor
Thomas Marmo	Supervisor
Susie Clarke	Supervisor

Also present were:

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

The following is a summary of the actions taken at the April 25, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 4:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sang I would like the board to discuss adding a pickleball court.

THIRD ORDER OF BUSINESS

Consideration of Proposals

A. Slide Quotes

Ms. Trivelpiece gave an overview of the proposal to replace the slide.

April 25, 2023

Aberdeen Community Development District

On MOTION by Ms. Andrews seconded by Mr. Fogel with all in favor the proposal from Playmore in the amount of \$6,831.50 was approved subject to the \$261.50 tax being removed.

B. Bike Rack Proposals

This item tabled.

C. Furniture Proposals for Fitness Center Area

This item tabled.

D. ADA Pool Lift Proposals

Ms. Trivelpiece gave an overview of the proposals to replace the ADA compliant pool lifts.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the chair was authorized to work with staff on the purchase and installation of two ADA compliant pool lift chairs in an amount not to exceed \$13,000.

FOURTH ORDER OF BUSINESS

Presentation of Preliminary Fiscal Year 2024 Budget

Mr. Oliver stated next is discussion of a preliminary fiscal year 2024 budget. I'm passing out a very preliminary budget that is subject to great change. The caveats I want to talk about, on page 2 are two tables and the top table shows what the assessment increase, throw that out. On the front page we have a line item called, carry forward surplus in the revenue section and last year we had carry forward surplus of \$125,000 to help keep assessments low, right now we don't have a number in there. Some of the other things I want to point out is toward the bottom if you look at the amenity center section the last section where it says management contracts, I have reached out to Lucy and I'm waiting on their input and what the budget numbers will be for FY24. You are on track to have a modest surplus at the end of this year without considering the \$125,000 I spoke of earlier. I think you will be in great shape for next year. I need to work on the budget and we will bring the proposed budget to your May meeting, approve a proposed budget and set the public hearing to be held in August so you can refine the budget over the next couple months. I am going to be on vacation on May 23rd and if we could reschedule this meeting to May 30th,

April 25, 2023

Aberdeen Community Development District

otherwise I would have to send someone else to cover it and I would like to be here for anything to do with the budget if you are comfortable with that.

On MOTION by Ms. Andrews seconded by Ms. Clarke with all in favor the May 23 meeting was moved to May 30, 2023 at 6:00 p.m.

Mr. Oliver stated when we bring the proposed budget it will be the full 14 pages with all the line items and really dig into it at that point. Don't circulate this because it is not reality at this point. I will circulate the proposed budget in advance of the meeting and if you have comments, reach out and call me if you want to discuss it before the meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated my office is working on updated policies related to suspension and termination of the right to use the amenity facilities that I will present at a future meeting.

B. Engineer

Mr. Oliver stated I know you were recently onsite with Jay and inspected a lot that had drainage problems with the fence that was flush to the ground. Can you give an overview of that?

Mr. Katsaras stated Jay looked at that one, I have not. We were going to meet him out there later this week. I think Jay has already looked at it.

Mr. Parker stated I met with the resident and his fence was too low to the ground and there was a bunch of dirt pushed up against his fence and grass grew on it. Everybody's fence is about a foot off the ground except for his. I suggested he dig under the fence and clear it out and that should help and if not then reach back out to us. This is the house on Shetland. The house on Mahogany has a different issue. He is next to a preserve and he was trying to see if the landscapers could go in and clear out some of the vegetation and dig a trench. I asked George to meet me out there so we can find a way to clear that out.

Ms. Egleston asked do we allow residents to go back a foot and a half off their property line into the preserve and clear? He will be responsible for that not us.

April 25, 2023

Aberdeen Community Development District

Mr. Parker stated that is what I was going to talk about with George. Nobody took care of this and all the stuff flowed from the preserve to his property. There are a lot of bushes that grew up back there. I don't know if he would be responsible for cleaning that or us.

Mr. Haber stated if there are truly preserves subject to a conservation easement, I'm not aware of a general policy that allows people go five feet into it. I would say we need to be careful about that. I would need to look at the actual documents. If it says buffer then it is not conservation property, it is not subject to a conservation easement and it may be entitled to be cleared. We want to be very careful with this or giving any direction to clear preservation property. As far as vegetation growing onto his property, in Florida you have every right to clear your property or if a branch is overhanging your property you can cut the branch up to your property line. If what we are talking about is doing work on the resident's property that you could do that but you also have a right to say it is your property, when you saw it growing towards your property you have the obligation to fix that. If you believe that there is something we should be doing on our end let us know. I'm not suggesting that you not try to cooperate with your residents but at the same time I don't think you want to be in the business of in every instance that landscaping from CDD property may have gone onto resident's property, the resident has the right to take care of their own property.

C. Manager

There being none, the next item followed.

D. Operation Manager

Mr. Parker stated the fountain is being built up there, they should have that in two weeks. We did have a water filtration put inside the gym and it is running beautifully.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the facility update, past and upcoming lifestyle events and stated First Service Residential runs an annual quality assurance inspection. We came in April 10th and basically go over everything. I have a report that I will send to all of you and you may want to discuss that at the next meeting. First Service had a quarterly meeting last Friday and we were

April 25, 2023

Aberdeen Community Development District

scored 4.06 as well as most improved in safety for Aberdeen and that was based off last years and this year.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Additional items: Security of new outdoor furniture by fitness center, staging and communication of construction project on Longleaf, irrigation system breaks from cars driving across sidewalks and grass by school pickup and drop off, likelihood of survival and cost of transplanting palms, signage on JEA property, possible eblast about parking on grassed areas, possible areas for pickleball courts.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the March 28, 2023 Meeting**
- B. Balance Sheet as of March 31, 2023 and Statement of Revenues and Expenses for the Period Ending March 31, 2023**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**


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

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – 05/23/23 @ 6:00 p.m. @ Aberdeen Amenity Center

Mr. Oliver stated the next scheduled meeting will be held May 30, 2023 at 6:00 p.m.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 5:07 p.m.

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman