

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 24, 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:

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

The following is a summary of the actions taken at the October 24, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 4:01 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Lindner stated I am a long time resident and attended the last meeting and thought we were getting a pool heater. I now understand we are not getting a pool heater. Our community is older and our pools show their age. To install our pool heater would increase our fees and most of our residents could probably pay, the legal requirements of new fencing, pool covers, lights along with increased insurance premiums and the high cost of running the heater. If heating pools were easy to offer and cost effective to run then new communities would be installing them when they are constructed. Bringing in outside swim teams to use our heated pool in an effort to offset

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some of our costs would not be cost effective or good for our quiet community. Maybe our efforts could be geared toward construction of a new pool where all these legal requirements could be addressed during construction. Spending \$5,000 to \$7,000 for an engineer to tell us what we know I'm not in favor of because we could use it to clean the pavers, paint our entrance. I wish we could do it but I don't see how.

A resident stated 4 p.m. is not a good time for most of us. We have lived here for 15 years and I just retired last year and we bought in the community because it was low maintenance, easy, affordable housing for people like me. Today there was no one in the pool, last week there were two people in the pool. Why spend money to heat the pool? What about single parents or people who are retired living on a fixed income? You are going to force some of us to leave this community.

Ms. Egleston stated it was fact finding more than anything, we are not voting on heating the pool.

THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer – Resignation Letter

Mr. Katsaras stated in your agenda package is a letter of resignation. We are getting so swamped we just can dedicate the time to the district.

Mr. McGaffney stated it has been a pleasure working with you.

Ms. Egleston stated we appreciate everything you have done for us since inception of Aberdeen.

Mr. Haber stated under Florida law when you are hiring professional services such as engineering services you are required to go through the consultants competitive negotiation act and that requires an ad in the newspaper that essentially says Aberdeen CDD is looking to hire engineering services with a brief description of the expectation. You will get responses that will be only qualifications, not price. When you are looking for professional services you are supposed to look first at qualifications, rank the firms then begin negotiations with your top ranked firm. My office has a form of agreement we use in the vast majority of CDDs that we represent. CDDs

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are putting these ads in the paper and getting zero response because everyone is so busy. My recommendation is that you have the district manager’s office in addition to the newspaper ad, reach out to engineering companies they are familiar with and ask them if they are willing to submit a proposal.

Mr. Katsaras stated I put 30-days in the letter, but I am willing to help the new engineer to have a seamless transition.

Mr. Haber stated it is possible the duration of the process I just described will exceed 30 days so if you willing to continue to help with that transition that may be needed.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor staff was authorized to issue an RFQ for engineering services.

C. Manager

Mr. McGaffney stated I contacted the homeowner off of Longleaf Pine where the fence is and found that the HOA is involved in that not the CDD. The fence is not recorded in our right of way.

D. Operation Manager - Report

Mr. Parker reviewed the items outlined in the monthly memorandum, which was included in the agenda package.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the amenity center activities and upcoming events.

FOURTH ORDER OF BUSINESS

Discussion of Agreement with Aberdeen Rays Swim Team

Mr. McGaffney stated at the last meeting Supervisor Andrews was authorized to work with the Aberdeen Rays Swim Team

Ms. Andrews stated there are so many things we have been talking about doing and residents brought that up. They haven’t been happy with the Christmas decorations and it was a long process to even get more funds for Christmas decorations because we didn’t want our fees to go up just for that purpose. The same monuments have been there for 15 years. We have been

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fixing them for years, there are so many other projects ahead of that we can't even discuss heating the pool. We did a survey years ago but heating the pool wasn't even in the top 12. Other things were more important and we still haven't finished those. The fitness center was at the top of the list and we did accomplish that. As to heating the pool, I will say no.

A resident stated that was a misrepresentation, it was a 2017 survey and it was 57% of the residents wanted a heated pool and was in the top nine.

The proposal is if you will expand the swim program, we would like more clinics and in the short term so the clinics are 6-weeks and they will focus on technique, starts and turns. We propose giving 20% of our fees to the district for allowing us to use the pool.

Ms. Egleston stated I don't think the initial interest when they were bringing this up was trying to put in a heater, I think they were mainly asking about the feasibility of heating the pool. The way it was proposed is they would like to increase beyond the April to August timeframe that the swim team typically uses. I think they wanted to see if there was interest in adding this on for the kids who do want to swim. The original intent was they were looking for additional swim team time. The heater was a bonus add-on. I agree I don't want our CDD fees to go up but allowing additional use of the pool is going to be better for the swim team, better for us and they are not asking for a heater.

Mr. Marmo stated a heated pool is not feasible. I also think we need to have someone who represents the swim team with this proposal.

Mr. McGaffney stated the board is not making a decision today, you are asking them to retool it, be specific with the number of lanes, the number of weeks, get with Kate to ensure the least conflicting times, costs, maximum amount and resident only.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Roofing Projects

Mr. Parker presented the roofing proposals and recommended Lock Hart Construction in the amount of \$26,995 and stated you asked for his rock price and the first rock is free and after that it is \$85 per sheet.

Ms. Egleston asked can they check the spire and see if there needs to be caulking?

Mr. Parker stated I will do that.

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On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the proposal from Lock Hart Construction in the amount of \$26,995 was approved with the amended scope.

B. Tree Removal

Mr. Parker presented the three proposals to have 14 trees removed and to grind the stumps and stated Genesis has worked on this property before.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the proposal from Genesis Trees in the amount of \$9,000 was approved.

C. Paver Repairs

Mr. Parker reviewed the paver proposals and after discussion the board took the following action.

On MOTION by Ms. Andrews seconded by Mr. Marmo with all in favor the proposal from EarthScapes was approved subject to verification of warranty in an amount not to exceed \$23,730.80 and if terms cannot be met then staff was authorized to contract with Scapes of North Florida in the amount of their bid.

D. M&G Holiday & Event Lighting

Ms. Trivelpiece stated this proposal is for lighting the clubhouse and tower then taking them down and storing them for the next season.

Ms. Egleston stated get us on their calendar then find out the cost of adding the fitness center and the palm trees.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor staff was authorized to contract with M&G Lighting for all lighting in an amount not to exceed \$9,000 and Supervisor Marmo was authorized to work with staff on this project.

Mr. Marmo asked can we look into permanent lighting for the future?

Ms. Egleston stated I'm just not sure about the Styrofoam.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Amending the Fiscal Year 2023 General Fund
Budget**

Mr. McGaffney gave an overview of the budget amendment.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor Resolution 2024-01 was approved.

SEVENTH ORDER OF BUSINESS

**Discussion of Vinyl Fence Ownership and
Maintenance**

This item taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Andrews stated thanks for staying on top of the pond people they seem to be doing a better job.

Ms. Egleston stated I sent the wrong set of pictures but there is an issue with dirt bikes.

Ms. Trivelpiece stated he is limited on what he can do when people are doing what they are not supposed to do after hours. We can see a path where kids are riding their bikes too fast.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the September 26, 2023 Meeting**
- B. Ratification of Payment – St. Johns County (Tree Bank)**
- C. Balance Sheet as of September 30, 2023 and Statement of Revenues and Expenses for the Period Ending September 30, 2023**
- D. Assessment Receipt Schedule**
- E. Approval of Check Register**

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 11/28/23 @ 4:00
p.m. @ Aberdeen Amenity Center**

Mr. McGaffney stated the next meeting will be held November 28, 2023 at 4:00 p.m. in the same location.

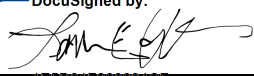
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On MOTION by Mr. Fogel seconded by Ms. Andrews with all in favor the meeting adjourned at 5:35 p.m.

DocuSigned by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman