

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, January 23, 2024 at 4:03 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
Alex Acree	District Engineer by telephone
Kate Trivelpiece	FirstService Residential

The following is a summary of the actions taken at the January 23, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated just a reminder now that we are in 2024 you have until the end of the year to get your four hours of continuing education. They are going to cover conflicts of interest, sunshine law, public records law. There are various ways you can go about getting them, there are

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free resources at the commission on ethics. Our office sent an email to all the district managers to be distributed to the boards.

Each year you fill out a form 1, your financial disclosure form. In the past you have submitted that form to the St. Johns County supervisor of elections. That will no longer be the case, you are still required to fill out the form, but you should be getting an email from the commission on ethics and that email will have a link that will allow you to file it electronically with the commission on ethics. On that form you will see the box to check related to training. You do not need to worry about that for this year, the one you file prior to July 1 just leave it blank and when you fill out the form in 2025 you check that box and that will tell the state that you have met that obligation. In the news you are seeing that a number of public officials are resigning because of financial disclosure requirements. That is because at the city and county level and some other public officials are being asked to complete a form 6, which is a much more robust disclosure asking for a lot more information than what is required on a form 1. You, as CDD board members do not do a form 6, you still do the form 1.

B. Engineer

Mr. McGaffney stated we forwarded some information to Alex relative to this district, which would be the ongoing updates that we get from the county related to Longleaf Pine and he has been involved in some of the communications to get him up to speed on an agenda item that will be discussed tonight.

C. Manager

There being none, the next item followed.

D. Operation Manager - Report

Ms. Trivelpiece reviewed the items outlined in the monthly memorandum, which was included in the agenda package.

E. Amenity Center Manager

1. Report

A copy of the report was included in the agenda package.

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2. Proposal for Treadmill Repair

Ms. Trivelpiece stated the total for the repair is \$2,835.80 that includes all the parts and labor.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor staff was authorized to have the fitness equipment repaired in an amount not to exceed \$2,900.

Mr. McGaffney stated unfortunately we have 30 dead trees along a property line where we currently have an issue where a tree came down on some property and we are currently handling that. I highly recommend that we move forward and fell those trees in the conservation area with the permission of St. Johns.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor staff was authorized to fell the trees in the conservation area in an amount not to exceed \$4,000.

FOURTH ORDER OF BUSINESS

Ratification of Agreement for Engineering Services with Matthews Design Group

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the engineering agreement with Matthews Design Group was ratified.

FIFTH ORDER OF BUSINESS

S&P Global Rating Letter

Mr. McGaffney stated the S&P rating went from A- to A+. Periodically we get these updated ratings and it pertains to bond issuances and your ability to finance improvements in the future.

Mr. Haber stated this isn't something you pay for or have requested; you just get these from time to time.

SIXTH ORDER OF BUSINESS

Discussion of Fence (424 Paisley Place)

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Mr. McGaffney stated the HOA is going to make sure the new property owner takes responsibility of including that in their request. The HOA is going to ensure that the new property owner puts the fence back in.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Mr. Fogel stated we had talked about the permanent lighting for the clubhouse.

Ms. Trivelprice stated we are likely to get a discount now. I will look into it.

Ms. Egleston stated I want to circle back about West Kings College, the three properties back there.

Mr. McGaffney stated there has been no movement on it. 717 indicated they had legal counsel and we are having to navigate certain parameters. They are trying to claim for lack of a better term, squatter rights; no one has said anything, it has been there for a while, etc. I have sent multiple communications; I understand the gentleman has some health issues but no response other than to not be cooperative. The update for that particular property is St. Johns River Water Management District is going to send the district a more formal letter on, this is the violation and it needs to be taken care of and they are going to give us a timeframe. That is our way and our proof to get legal counsel to see what we can do with that if anything. He has not responded to my email saying please give us information on your legal counsel.

721 they took care of it, they are maintaining within their fence and allowing natural growth. All they did was mow; they didn't cut a lot of stuff down.

713 is on the 6-month plan, let it grow back and we will take a look at it in early spring.

A resident stated putting trees, etc. in the median is not a good idea. Come down to Glenfiddch and try to get out on Longleaf. You can't see because of the trees and stuff. It was worse when all the plants were towards Roberts Road, you can't see either way.

Mr. Marmo stated I will drive by there.

A resident asked when construction is done do you think there will be more trees replaced in the center?

Ms. Egleston stated we are hoping for a little bit of something. They were drawn on the plans and it made it look pretty.

Ms. Andrews stated the palm trees look nice and they don't take up a lot of visual space.

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EIGHTH ORDER OF BUSINESS Approval of Consent Agenda

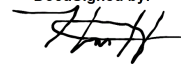
- A. Approval of the Minutes of the December 9, 2023 Meeting**
- B. Balance Sheet as of December 31, 2023 and Statement of Revenues and Expenses for the Period Ending December 31, 2023**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

NINTH ORDER OF BUSINESS **Next Scheduled Meeting – 02/27/24 @ 4:00 p.m. @ Aberdeen Amenity Center**

Mr. McGaffney stated the next meeting is scheduled for February 27, 2024 at 4:00 p.m. in the same location.

On MOTION by Ms. Andrews seconded by Mr. Fogel with all in favor the meeting adjourned at 5:00 p.m.

DocuSigned by:

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 Secretary/Assistant Secretary

DocuSigned by:

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 Chairman/Vice Chairman