

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 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:

Jim Oliver	District Manager
Wes Haber	District Counsel
Lucy Acevedo	FirstService Residential
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the discussions and actions taken at the January 24, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Ratification of Agreement with Aquaman Waterslides Restoration

Mr. Oliver stated at the last meeting you approved the proposal from Aquaman Waterslides Restoration, counsel put it in the form of agreement and it has been executed and we are asking the board to ratify the agreement.

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On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the agreement with Aquaman Waterslide Restoration was ratified.

FOURTH ORDER OF BUSINESS

Ratification of Agreement with First Service Residential Florida, Inc.

Mr. Oliver stated this was approved at the previous meeting, counsel put it in the form of an agreement and we are asking the board to ratify the agreement.

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the agreement with First Service Residential Florida, Inc. was ratified.

FIFTH ORDER OF BUSINESS

Resident Request for Board Reconsideration of Easement Request

Mr. Oliver stated at the last meeting you considered an easement request and Lisa asked that the board reconsider that. I had discussions about this with Wes, the chair and the engineer. I confirmed with the engineer that he had no concerns with that easement request with the stipulation that it doesn't change the grade of the land and doesn't create any drainage problems.

On MOTION by Mr. Marmo seconded by Mr. Fogel with all in favor the easement request for improvements at 1220 Castle Trail Drive was approved subject to execution of standard license agreement with additional stipulation that no changes to the grade of the property are allowed, and the district retains the right to enter the property if necessary for maintenance purposes.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Heartline Fitness

Ms. Trivelpiece stated we have four treadmills in need of new belts, one motor cover and a lift motor activator and the proposal is in the amount of \$3,199.52.

On MOTION by Mr. Fogel seconded by Ms. Andrews with all in favor repairs to the treadmills were approved in an amount not to exceed \$3,200 and staff will provide additional proposals to the vice chair for review and approval.

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SEVENTH ORDER OF BUSINESS

Consideration of Proposal to Repair to Dog Park Fence

This item tabled.

EIGHTH ORDER OF BUSINESS

Consideration of Pool Maintenance Proposal

This item tabled.

NINTH ORDER OF BUSINESS

Discussion of Holiday Lights

Mr. Oliver stated this is an opportunity for the board to discuss the Holiday lights used this past season as well as an early discussion about the plan for the next holiday season.

Ms. Andrews stated I responded to the email, there are residents concerned with the holiday lights. They didn't know what was going on with the funds for cleaning monuments. We moved our meetings to 4:00 p.m. and residents suggested 6 p.m.

After discussion the February, May and August meetings were changed to 6:00 p.m.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor staff was authorized to notice the meeting schedule change to reflect 6:00 p.m. meetings in February, May, and August 2023.

The board discussed the following: resident dissatisfaction with the holiday lights that were put up last year, electrical issues that need to be fixed, communication with the residents, timing of amenity management transition, uniformity in future holiday decorations, monument lights, obtain bids for the upcoming holiday season décor, increase the budget if residents want more lights, obtain additional proposals.

TENTH ORDER OF BUSINESS

Update Regarding Future Improvements to Common Area Greenspace and other CDD Owned Facilities and Assets

A. Greenspace Update

Ms. Trivelpiece stated the direction of the board at the last meeting was to focus on our existing playgrounds first. To better understand the areas we are talking about, one is the amenity playground area, the River Dee playground and Sterling Bridge. These are the three existing play structures.

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Ms. Trivelpiece gave an overview of the proposals received on the three playground areas, copies of which were included in the agenda package.

Ms. Egleston stated we have narrowed it down to three parks, maybe you can go back to these companies and find out the minimal fix without total replacement or additions.

Ms. Andrews stated we have them, let's make them nice again and get rid of the rust. I don't think we need to shade a park bench, maybe we can change out the trashcan. The play equipment needs to be updated; we can't put this off anymore. We should look into adding more money into River Dee.

Ms. Trivelpiece stated so now we are not going to look into anything new.

Mr. Fogel stated if it is structurally sound and we can get Southern to refurbish it, if bolts are a concern we can replace the bolts.

Ms. Egleston stated get a price on refurbishing.

B. Playmore Quote

C. River Dee Quote 1

D. River Dee Quotes & Overview

E. Sterling Bridge Quote 1

F. Sterling Bridge Quotes & Overview

G. Southern Rec. Misc. Photos

H. Warranty

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated the legislative session has started in Tallahassee. There was a special session related to insurance. Coming out of that special session one of the things they tried to do

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is get insurance rates under control. Probably the biggest thing we saw that would potentially impact the CDD is it used to be that if you make a claim as a covered insured and the insurance company either denies that claim or you believe you are entitled to more than they are offering you can sue the insurance company and if you succeeded in that lawsuit the insurance company is responsible to pay your attorney's fees. Now insurance companies are no longer required to do that. Both parties pay their own fees. It is rare that I'm involved in a lawsuit where we are suing our insurers but if we did that is one thing we would need to take into consideration now, regardless of that outcome of that lawsuit whether we win or lose you are going to pay your own attorney's fees. On the bright side it results in keeping our rates down. When you get an updated quote from your insurer for your insurance for next year it will hopefully, be a moderate increase or maybe no increase. That is an insurance bill that has passed. As far as other bills we won't know whether they pass or not until the end of the legislative session. Of particular note is one related to special districts. CDDs as well as water management districts, fire districts, all types of districts there is certain training that board members may be required to take. This has been a topic of discussion in prior years, it has not passed at least for CDDs. CDDs are back in the crosshairs for potentially requiring board members to take a certain amount of ethics education. To the extent it passes we will let you know and let you know what you need to do to comply with that requirement. You will see throughout the session over the next few months updates from my office regarding what we are watching, what we think may impact you the most and let you know what does pass.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated we will be starting the budget process soon. On the February agenda I will give some general guidelines about the process we are about to go through and in May we will bring a proposed budget to the board for approval and that will kick off the clock and that is 60+ days before you adopt the budget at your August 22nd meeting.

D. Operation Manager - Report

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Mr. Parker stated we have four streetlights that are out in the parking lot. I'm going to rent a lift next week to replace those lights. I don't know the last time they were replaced. Do you want me to replace all the light at one time while I have the lift or wait until they go out three or four at a time? They are very expensive. They are supposed to last 5 years or 70,000 hours. They are \$30 to \$50 per bulb and I'm getting additional quotes. The lift is \$250 for four hours without the gas or delivery.

Mr. Fogel stated I would just change the ones that are out.

Mr. Parker stated they started repairing our slide today and should be done by Saturday.

At the end of February or beginning of March they will have the awning to cover the pool equipment.

E. Amenity Center Manager

1. Report

Ms. Trivelpiece gave an overview of the amenity center activities and maintenance items and reported that there has been a lot of activity in the amenity center parking lot after hours and staff finds drug paraphernalia in that location.

Ms. Andrews stated you can request the St. Johns County to drive around.

Mr. Fogel stated we have done that with the sheriff's office. If you can narrow down the time and if it is a continuing problem, I suggest hiring off-duty officers.

Ms. Egleston stated find out if an alert can be sent to let you know when there is activity then you can set up patrols to come in at that time.

2. Lifestyle Events Recap

A recap of the lifestyle events was included in the agenda package.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Additional items: need additional trash cans, current holiday budget, landscape maintenance responsibilities outside fence at JEA lift stations.

THIRTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the November 22, 2022 Meeting

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- B. Balance Sheet as of December 31, 2022 and Statement of Revenues and Expenses for the Period Ending December 31, 2022**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – 02/28/23 @ 6:00 p.m. @ Aberdeen Amenity Center

Mr. Oliver stated the next meeting will be held February 28, 2023 at 6:00 p.m. in the same location.

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 6:03 p.m.

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman