

MINUTES OF MEETING  
ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, February 27, 2024 at 4:01 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

Also present were:

Howard McGaffney	District Manager
Wes Haber	District Counsel by telephone
Kyle Magee	District Counsel by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Several Residents	

The following is a summary of the actions taken at the February 27, 2024 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**

Mr. Ebel asked what is the status of the fountains?

Ms. Andrews stated we talked about fountains, but we shot it down because we have an obligation to beautify Longleaf when it is done.

Mr. Ebel stated I noticed when they took down the palms they didn't put them back up.

Ms. Andrews stated we paid to maintain them for years, but D.R. Horton put them in at no cost to us. The county might have replanted them somewhere, but we couldn't because we couldn't sell them.

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Mr. Ebel asked have you considered budgeting a pool heater?

Mr. Marmo stated we did discuss that but it is a huge expense.

A resident stated the algae in the ponds is not healthy and you need to aerate them. Water off the street is running into the ponds; kids are driving on the sidewalk.

Ms. Egleston stated we have discussed fountains in the past, but everything is going to fall behind the Longleaf Pine improvements.

**THIRD ORDER OF BUSINESS**

**Memorandum Regarding Annual Ethics Training and Annual Form 1 Filing**

Mr. Haber stated at the last meeting I provided a detailed explanation of the ethics training and what is required and how that works. Included in the agenda is a memo that my office prepared that reiterates much of what was discussed.

The next item taken out of order:

**2. Proposals for LED Lights**

This item tabled.

The next item taken out of order:

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Aberdeen Rays Swim Team**

Ms. Egleston stated a few of our residents moved to Julington Lakes and would like to still participate in the swim team.

After discussion, and public comment, the board took the following action:

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor district counsel was authorized to prepare an amendment to the Aberdeen Rays Swim Team Agreement allowing a maximum of 20% non-resident swimmers, approving a \$10 per clinic non-resident fee and \$30 per summer swim non-resident fee with revenues be paid to the district.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

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**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. McGaffney stated the county officials I have reached out to have agreed to meet onsite. I have been working with Supervisor Andrews and some of you sent me information on some of your safety concerns. My efforts will be to coordinate a time and date that will work for the county, the engineer, Supervisor Andrews, and me. We are going to talk about lighting, LED crosswalks, intersection safety, trees, maintenance obligations after this is all done.

**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**

**1. Report**

Ms. Trivelpiece reviewed the amenity center activities and maintenance items, and stated there will be lifeguard training classes conducted by Safety First.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor district counsel was authorized to review Safety First's form of agreement or prepare a form of agreement for lifeguard training classes.

**2. Proposals for LED Lights**

This item taken earlier in the meeting and was tabled.

**3. Proposals for Patio Pool Furniture**

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor staff was authorized to purchase patio furniture in an amount not to exceed \$9,500.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02  
Amending the Fiscal Year 2024 General Fund  
Budget and Fiscal Year 2018 and Fiscal Year  
2020 Debt Services Fund Budgets**

Mr. McGaffney stated we adopted a budget then renegotiated terms and pricing for fiscal year 2024 with FSR, you approved that and we are asking to include a little more contingency of \$30,000 so we don't have to come back with a second amendment. You are not reassessing people; it will come from reserves if we need it.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor Resolution 2024-02 was approved.

Mr. McGaffney stated I have a concern about the continual use of the fund balance for this district. Basically, the history of the district is to offset your annual operating expenses by using your fund balance. Now you are at the point where your general fund even with this budget amendment is going to be liquidated, which mean we have to come in under budget or use more capital reserve funds. We don't collect our revenues until November. It is important to have operating funds to get through the first two months at least. The outlook for this district is to not offset your revenues any further with the general fund. My advice is to prepare for an increase in assessments this upcoming year.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding Access Concern (Ft.  
William Drive)**

Mr. McGaffney stated between meetings a resident complained that people are bicycling, walking, going behind their fenced area. There is a bike path on the county right of way by Julington Creek and people are cutting through that common area next to this person's house and I guess it has been historically done. They want to know if the district would consider putting bollards or some kind of no access sign.

Ms. Egleston stated this has been going on since we have been here. They have reached out multiple times. I don't know what we can and cannot do about it.

Mr. McGaffney stated based on the property appraiser's website there is an open area next to their house that is owned by the CDD. We don't own the right of way behind their house, there is a small strip owned by Julington Creek.

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Mr. Haber stated if we were to put up a fence to prevent people from accessing the area by our property, it would encourage them to go through the preserves and we are subject to a conservation easement and may have liability to us. That is a reason not to do it because we don't want to encourage people to go through the preserves.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 General Election Resolution**

Mr. McGaffney stated the seats that are up for election are, seat 2 and seat 4, Supervisor Egleston and Supervisor Andrews and they will be placed on the general election ballot.

On MOTION by Ms. Andrews seconded by Ms. Egleston with all in favor Resolution 2024-03 was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Aberdeen Rays Swim Team**

This item taken earlier in the meeting.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Ms. Andrews stated since the road is being done, I think the landscape maintenance people are overlooking a lot of areas on the side of Longleaf.

Mr. Parker stated I will talk to them.

Ms. Egleston stated some of the shrubs are covering the lights at some of the entrances.

**TENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the January 23, 2024 Meeting**
- B. Balance Sheet as of January 31, 2024 and Statement of Revenues and Expenses for the Period Ending January 31, 2024**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

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**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 03/26/24 @ 6:00 p.m. @ Aberdeen Amenity Center**

Mr. McGaffney stated the next meeting will be hold March 26, 2024 at 6:00 p.m. in the same location.

On MOTION by Mr. Egleston seconded by Ms. Andrews with all in favor the meeting adjourned at 5:42 p.m.

DocuSigned by:  
*Marilee Giles*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Robert Egleston*  
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Chairman/Vice Chairman