

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 23, 2024 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:

Marilee Giles	District Manager
Kyle Magee	District Counsel by telephone
Wes Haber	District Counsel by telephone
Alex Acree	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Terrance Reose	First Services Residential
Lukas Cain	Glow Bug
Paul Daum	First Coast Trimlight

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles 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**

**Consideration of LED Lighting Proposals and  
HOA Cost Share**

April 23, 2024

Aberdeen Community Development District

After discussion of the following, no tree lighting, light top of monuments only, staging, HOA contribution, no additional cost for doing it incrementally, timing, lead time once ordered, bulb warranties, power source, lighting of buildings on all sides and cupola, three sides of slide tower, Aberdeen sign and agreements with the HOA, this item was tabled.

**FOURTH ORDER OF BUSINESS**

**Consideration of License Agreement for Fencing (138 Flower of Scotland Avenue)**

After discussion of the request and placement of the fence on the property at 138 Flower of Scotland Avenue the board took the following action.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor district counsel was authorized to review the paperwork submitted with the application and approved by the HOA in the event the fence encroaches on district property then a license agreement between the district and Deborah J. Metevia Living Trust for 138 Flower of Scotland Avenue was approved, if there is no encroachment then no agreement is needed.

**FIFTH ORDER OF BUSINESS**

**Discussion of Fort Williams Drive CDD Park Access**

Ms. Giles stated this is a discussion based on some email traffic and some pictures and previous discussions.

Mr. Parker stated one resident lives in Aberdeen and one from Julington Creek. There is a gentleman who rides a dirt bike through there tearing up the grass on our side, cutting down tree limbs and people leave trash. There is a fence on the opposite side but the fence doesn't go all the way across. This gentleman put up a fence on his side and we took that down and they are looking to put something else back up.

After discussion of trespassing issues and destruction of CDD property the board took the following action.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor staff was authorized to work with Supervisor Marmo to determine the best structure to prevent trespassing on district property and to also install no trespassing signs.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

April 23, 2024

Aberdeen Community Development District

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Ms. Giles stated district counsel reminded the board last meeting about the ethics training that is due no later than December 31<sup>st</sup> and if you have questions about which classes to take reach out to me and I can help you with that.

You are now required to file your form 1 online. It used to be a paper copy you submitted but is now online and due before July 1<sup>st</sup>.

**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, which were outlined on the monthly memorandum, which was included as part of the agenda package.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Public Comments**

Ms. Clarke stated I would like to see the gym open earlier as long as there is no expense to the CDD. In the mornings at 5:30 a.m. there are eight people working out.

A Resident stated we have one homeowner who drops the weights and it will eventually cause damage to our floor. Jay needs to put up a sign, do not drop weights. Put some reinforcement to absorb that impact.

Mr. Parker stated we have pads in there, but they don't use them. I also bought bumper plates and for some reason they would rather use the regular plates and crack those. I have spoken to them, but they continue to do what they want.

April 23, 2024

Aberdeen Community Development District

Ms. Andersen stated Mac and I spoke with the county and they are on track. There are going to be studies throughout once they finish. Right now, we are only getting one light. As to the sidewalks she said they are going to walk the streets and see where there are bumps and replace all the ones that need to be replaced. They have no plans for trees. The area by the pond between Sterling Bridge and Berwick it is not graded so they are going to grade it down to where the sidewalk is. I'm not sure how that will look and what they plan to do afterwards. They said they are going to take care of it. We do have a lot of broken irrigation and they said they are taking care of all of that.

Mr. Larkin stated I'm one of the coaches for the swim team and we had a huge response this year and we started a Little Rays where we teach younger kids how to swim. They won't necessarily compete, but it is to help them learn how to swim. In response to that and the numbers we had it put us up to 100 swimmers this year. We are looking at an increase in the number of swimmers we have been capped at. We are looking at 105 to 110 if we allow those on the wait list to join the team. The request is to have more than 100 swimmers.

Ms. Giles stated I did speak with Mr. Oliver before the meeting and he said there is no additional cost to go from 100 to 110.

Ms. Egleston stated I think we can operate that little bit for the next four weeks until school is out.

Mr. Marmo stated there is a cap because we have limited facilities, we are not a fulltime swim facility, there are other residents and parking and traffic considerations. I think that is the spirit of why we have a cap.

Mr. Fogel asked would this be in the allotted lanes?

Ms. Egleston stated yes. We are not looking to add, we will operate within what we have.

Ms. Giles asked does this change anything for the insurance or agreements we have in place?

Mr. Magee stated I can't speak to the insurance. I don't believe the agreement with the swim team contains any hard cap, but it does have language that you won't exceed the useable number for the facility. If 110 does not exceed that capacity then I don't see a reason for amending the agreement.

Mr. Marmo stated let's table this conversation until we have all the facts.

April 23, 2024

Aberdeen Community Development District

**EIGHTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the February 27, 2024 Meeting**

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the minutes of the February 27, 2024 meeting were approved as presented.

**B. Balance Sheet as of March 31, 2024 and Statement of Revenues and Expenses for the Period Ending March 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 balance of the consent agenda items were approved.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 05/28/24 @ 6:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting will be held May 28, 2024 at 6:00 p.m. in the same location. Jim Oliver will be here for that meeting and that is when we will approve your budget.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the meeting adjourned at 7:36 p.m.

DocuSigned by:  
*Jim Oliver*  
D1BA6E5E7410418...  
Secretary/Assistant Secretary

DocuSigned by:  
*Ram Egle*  
1E5D81F200894CF...  
Chairman/Vice Chairman