

MINUTES OF MEETING  
ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, June 25, 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
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential
Several Residents	

The following is a summary of the actions taken at the June 25, 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**

**Update Regarding Pool Filtration System Upgrades**

Mr. Parker stated I was asked to have these systems upgraded for our pool, but since that request an issue popped up and I put that on the back burner.

We had a large leak at the lap pool. This weekend during the swim team one of the blocks came loose and today we took the block off to find out what happened and underneath the blocks is completely wet, which tells me water is getting underneath the blocks. I need to get an engineer

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to look at that and we also have a leak in another pool. Red Rhino wants to charge \$2,500 just to come out to detect where the leak is at. I can't spend \$2,500 without your permission, I will see if they will come out to look at both pools if possible, figure out where the leaks are coming from and speak to an engineer to look at the deck to figure out what is going on. I also want a paver company to come out. I believe it was Crown Pools who did it the first time.

Ms. Giles stated if you have a general idea you can do a not to exceed amount and you can authorize staff to work with a supervisor on it.

Mr. Parker stated I believe it is \$7,000 for an engineer and Red Rhino is going to be \$2,500 for each pool.

Ms. Giles stated if you set a not to exceed, if that money is not spent, it stays with the district.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor staff was authorized to work with Supervisor Fogel to select a leak detection company and wet engineer in an amount not to exceed \$15,000 to do leak detection in both pools and a wet engineer to examine the decking and structural issues.

**FOURTH ORDER OF BUSINESS**

**Review of Fiscal Year 2025 Budget (budget hearing August 27, 2024)**

Ms. Giles stated at the last meeting the board approved the FY25 budget. On page 47 is the chart that Jim Oliver provided that has the side by side comparison of 2024 and the increase for 2025 of 3.7% increase. This is on the agenda to give you an opportunity to discuss the budget. We can update the actuals and that could change the carry forward surplus amount.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Water Canon Aerator System**

This item tabled.

Ms. Egleston joined the meeting at this time.

**SIXTH 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**

There being none, the next item followed.

**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 maintenance items, 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. Egleston stated on Stirling Bridge leading to the new townhomes the trees are overgrown. At the last meeting we talked about cutting out some of the brush and the tree limbs need to be lifted.

Ms. Andrews stated our engineer needs to get with the county to remove the bushes and trees that block the signs.

Mr. Parker stated I will speak with Tree Amigos to go in with a bushhog.

Residents had the following comments: cracks in sidewalks need to be repaired, kids dragging kayaks and row boats through a private backyard, kids fighting in rowboat.

Ms. Giles stated these are stormwater facilities and the district has a policy prohibiting all watercraft.

Ms. Egleston stated maybe send an email about ponds, not trespassing behind people's houses, no swimming or watercraft and catch and release only.

Ms. Trivelpiece stated there is nothing specific about catch and release in our policies.

Ms. Giles stated you can update your policies to include catch and release. If you change your policies I suggest that in addition to posting it on your website you may want to send an eblast.

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A resident asked is there a plan for restoration work after construction on Long Leaf Pine Parkway?

Ms. Andrews stated we would like to beautify it but there are no plans yet.

**EIGHTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Approval of the Minutes of the May 28, 2024 Meeting**

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the minutes of the May 28, 2024 meeting were approved as presented.

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

On MOTION by Mr. Marmo seconded by Ms. Andrews with all in favor the balance of the consent agenda items was approved.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 07/23/24 @ 4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for July 23, 2024 at 4:00 p.m. in the same location.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor the meeting adjourned at 4:53 p.m.

DocuSigned by:  
*Jim Oliver*  
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Secretary/Assistant Secretary

Signed by:  
*[Signature]*  
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Chairman/Vice Chairman