

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, July 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:

Jim Oliver	District Manager
Kyle Magee	District Counsel by telephone
Jay Parker	Operations Manager
Several Residents	

The following is a summary of the actions taken at the July 23, 2024 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

Review of Fiscal Year 2025 Budget

Mr. Oliver stated we have a budget hearing that will be held August 27, 2025, mailed notice will go out and it will be published twice in the St. Augustine Record as required as required by statute. We talked about this budget since May and at this time there is about 3.7% assessment increase. There are no changes since the last meeting. The most recent financials show FY24 budget will generate a surplus.

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FOURTH ORDER OF BUSINESS

Consideration of Lake Policies

Mr. Oliver stated based on Board discussion at the last meeting, the policies now include language that fishing is to be catch and release. This requirement was not in the previous policies. one.

On MOTION by Ms. Andrews seconded by Ms. Clarke with all in favor the lake policies were approved as revised.

FIFTH ORDER OF BUSINESS

Discussion of CDD Goals and Objectives

Mr. Oliver stated you have a copy of the document in front of you. During this last legislative session, the senate and house passed a bill that requires all special districts to develop up with goals and objectives and metrics to measure performance. We have come up with a format that we are using for districts throughout the state. The first time out we want to meet the requirements by adopting goals and objectives by October 1st and we can do that today or over the next couple of meetings. On a quarterly basis we will see how we are doing against those objectives. At the end of the year we will provide a report to the legislature coparing results to goals.

Mr. Magee sated this first year for our districts we are keeping it broad and fairly simple for stuff we are already doing. This is purely for legislative compliance. I want to make sure we have goals and are hitting those goals that are easily achievable in this first year. If the district wants to specialize and drill down on the goals going forward in later years that is an option.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the goals and objectives were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

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C. Manager – Discussion of Fiscal Year 2025 Meeting Schedule

Mr. Oliver stated we have the preliminary meeting schedule and it is the same as in the past, the fourth Tuesday of each month with a quarterly meeting at night. I can put this item on hold until the next meeting and you can decide if you want to change the schedule or not.

Mr. Marmo stated I'm okay with the meetings the way they are.

On MOTION by Mr. Fogel seconded by Ms. Egleston with all in favor the fiscal year 2025 meeting schedule was approved.

D. Operation Manager - Report

Mr. Parker stated I had two pool companies come out and look at the area where we thought we had a leak. They believe the areas is sloping not because of a leak but because the sand in the pavers was washed away and it made the pavers sink. They believe repacking that and putting them back will help. They did say we do have a leak inside out pool, he is going to check that. The paver guys are going to come out and raise that area. There is water coming from the pool getting into the diving blocks. The gentleman said he could repair the diving blocks but he doesn't want to do anything until the leak is taken care of.

E. Amenity Center Manager - Report

A copy of the monthly memorandum, which was included as part of the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston stated you had the bushhog out and there are three or five trees that look like they are sheared in half. Can we get them dug out?

Ms. Andrews stated I met with the county, a new guy, and they are not replacing the trees they took out because it is county property and they have the right to do that. Never once was that mentioned in any of the meetings. I have emails saying they would look into replacing them, they can't put a number on it, but I have emails saying they will replace them. They have no interest in replacing anything. The tree you are referencing right now is not county property it is water management.

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Mr. Parker stated it isn't trees we are moving; we are moving the brush that has built up under the trees over the years.

Ms. Andrews stated my concern is I don't want to get fined because we have been fined before because we have had vandalism through the preserves

Mr. Parker stated I have a contact at water management I can reach out to and I can ride through the property with her and show her the areas. She would be the one to give us the okay to be able to cut into the preserve

Mr. Marmo asked is the employee at the county who said they will replace the trees still there?

Ms. Andrews stated even our engineer changed. In the beginning it was George and he was at a couple meetings and now it is Alex and Alex was at one of the meetings.

Mr. Fogel stated if they gave us the assurance via email that they were going to replace the trees. A question for district counsel is, does that have any binding on the county?

Ms. Andrews stated it says Bridget Blansit, CEI project administrator.

Mr. Oliver stated I thought she worked for a private company. When you get those two week look-aheads, I think that might be the person that provides those reports.

Ms. Andrews stated it looks like it is just me and Mac. I included you on it but why am I not getting a response.

Mr. Oliver stated sometimes we have to take direction on things like this from the board. Earlier today we talked about why do projects and don't have a cost associated with it. We can't leave this meeting and say, start doing this, let's get a proposal, let's amend the contract with the attorney so we don't run into the same problem that we are talking about right now. I know there have been conversations, but I have not seen any evidence saying, yes we will do that. I have heard that someone said that but I have not seen anything in writing.

Ms. Andrews stated if you have access to Mac's emails, he was on it. He is the one who started it.

Mr. Oliver asked who was it from the county that answered, yes, we will do that?

Ms. Andrews stated Bridget.

Mr. Oliver stated It is not that we are being non-responsive. I certainly want to hear from the engineer on this matter. It is helpful that your email included a county commissioner, bringing the issue to the top. Often the maintenance standards for city or county roadways and rights of

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way landscape maintenance are less than the expectations of a CDD. Does the CDD want to upgrade the maintenance of this area?

Ms. Andrews stated this has nothing to do with upgrade. We were told that was not going to be removed. It was destroyed and that is why we reached out. George put out an email right away asking why was this removed, it wasn't supposed to be removed. I have it all going back and forth, we will look into it, you are right it wasn't supposed to be removed. We have no answer, all we got was they are working on it and said they were going to replace it. Now, today I know they have no intention to replacing it.

Mr. Marmo asked is the reverse true, are we allowed to add landscaping to that property?

Mr. Oliver stated yes, we have done that. The county is happy to have the CDD help with the maintenance of those areas..

Ms. Andrews stated it doesn't matter to keep going back and forth with emails, I don't think we get anywhere. We have people to let us know about these things. Now, I'm getting it after a year of thinking we are going to get it back and they are not.

Ms. Egleston asked do we have a copy of the original plan that showed that was to stay there?

Ms. Andrews stated I would think that George should have that and Alex would have it now.

Mr. Oliver stated the question is, how many attorney hours do you want to pay for?

Ms. Andrews stated it is just on us and we need to do something because it is an extreme hazard. I have seen older people cut through there for years and they won't be able to cut through there.

Ms. Egleston stated the trees when your bushhog came through, took off half the trees. If we are going to get in trouble by water management, half the tree is gone from Shetland to Eastwood. Maybe landscaping can touch those up so it doesn't look as bad.

Ms. Andrews stated I think they have the wrong machine as well because we have had it done before with a different lawn company. It was not a bushhog, this equipment had a long arm, like the ones they pick up off the street.

Mr. Parker stated they were supposed to use a bushhog, not a reacher.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

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- A. Approval of the Minutes of the June 25, 2024 Meeting**
- B. Balance Sheet as of June 30, 2024 and Statement of Revenues and Expenses for the Period Ending June 30, 2024**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting 08/27/24 @ 6:00 p.m.
@ Aberdeen Amenity Center**

Mr. Oliver stated the next meeting is scheduled for August 27, 2024 at 6:00 p.m.

On MOTION by Mr. Marmo seconded by Ms. Andrews with all in favor the meeting adjourned at 4:50 p.m.

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 Secretary/Assistant Secretary

Signed by:

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 Chairman/Vice Chairman