

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, August 27, 2024 at 6:00 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

Also present were:

Jim Oliver	District Manager
Kyle Magee	District Counsel
Alex Acree	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential by telephone
Several Residents	

The following is a summary of the actions taken at the August 27, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Fiscal Year 2024/2025 Budget

A. Overview of Budget

Mr. Oliver stated prior to the last meeting, Dennis Clarke and I were looking over the financials and we noticed on the income statement there was a large positive variance in terms of the expenditures in the amount of about \$144,000 so you are really performing well this year. I

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told him I would take another look at the July financials when they came in and that still has a large cushion. I would like to go through the budget but realize it is a pretty much a no change budget and rather than the small 3.77 % increase just have no increase.

The most important thing I will point out is there is nothing we can do with the debt service budgets for the Series 2020 and 2018 bonds, those are set in stone until we refinance those. The general fund budget is the budget that we use to operate and maintain the district. The total revenues to fund this year's budget goes from \$1,413,000 to \$1,407,000, a \$6,000 decrease. You have run the budget so tight this year you didn't need to increase it for FY 25. At the bottom of the admin section that shows a \$2,000 increase going from \$152,900 to \$155,200 and the next one is the amenity center and the total amenity center cost actually reduced from \$774,000 to \$762,000, a reduction of \$12,000. The grounds maintenance goes from \$445,000 to \$449,000, an increase of \$4,000.

The budget is essentially staying the same after you move some of those funds around. You can amend the budget any time during the year and if you need to move money among line items you can do that.

The rest of the budget is line item descriptions, the two debt service budgets, capital reserve fund and the last page of the budget has the assessment table. Over the last several months we have been operating on the premise that we are going to have a 3.77% increase and that was before these numbers came in so good. This is the opportunity for the board to leave that at no increase.

B. Board Discussion

Ms. Egleston asked are we locked in on insurance? They are not going yearly on that?

Mr. Oliver stated no, the big increase was last year, not so much this year.

Mr. Fogel asked with some of the things the community wants, such as beautification, do we go the middle ground with an increase?

Mr. Oliver stated I think you are better off if you need to borrow funds, which I don't think you need to, you could always borrow from your capital reserves if it were a timing issue. This is going to generate such a small amount of money, 3.77% increase it wouldn't fund that.

Ms. Andrew stated the county said it would take about a year.

C. Public Hearing Adopting the Budget for Fiscal Year 2024/2025

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On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the public hearing was opened.

A resident stated I would like to know why the insurance went up 15% on the amenity center.

Mr. Oliver stated I would say that is what we are living with everywhere in the country, especially in Florida right now. Last year it was a 40% increase, this year it is only 15%.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor the public hearing was closed.

1. Consideration of Resolution 2024-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Mr. Oliver stated we have two resolutions to consider, one is to adopt the budget and the other is to certify the assessment roll.

On MOTION by Ms. Egleston seconded by Ms. Andrews with all in favor Resolution 2024-05 was approved.

2. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Oliver stated this resolution certifies the assessment roll.

On MOTION by Ms. Andrews seconded by Mr. Marmo with all in favor Resolution 2024-06 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

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Mr. Acree stated I received communication today regarding getting the trash cleaned up on Long Leaf Pine Parkway and I reached out to the construction manager and she will have a conversation with the contractor to get it cleaned up.

C. Manager

There being none, the next item followed.

D. Operation Manager - Report

Mr. Parker stated the leak detection guys come out for the lap pool and they detected no leak in the area where the pavers were sinking. He found two small leaks that he repaired while he was there. Our next move is to have the paver guys come out and move the drain hose.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the amenity center activities and maintenance items, which were outlined on the monthly memorandum.

FIFTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Egleston stated thanks for managing the budget and helping to keep that down. What are the lifeguard hours? I know we have had complaints we are getting into August and just getting June. This says June and it is August.

Ms. Trivelpiece stated it is based on the hours.

Mr. Oliver stated part of that is just the check register.

Mr. Egleston stated then they weren't delayed in getting them to us. The trimming on Long Leaf coming from Seaton Manor towards Stirling Bridge there is a big tree or weed growing on the tree hanging over the sidewalk.

Mr. Parker stated I did cut that back a little bit.

A resident asked on the back of Prince Albert where are we on the no trespassing signs? There has been diminished traffic back there. We call the sheriff all the time and by the time they get out there, they are gone.

Mr. Parker stated they should be on both sides. They are only in the back area by the poles. If it is not that tells me they took it down. I have more signs and I will put them back up.

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A resident stated there is an overgrown common area by the park on Glasgow.

Mr. Marmo stated we can have our operations manager drive through that area and see what needs to be attended to.

SIXTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the July 23, 2024 Meeting**
- B. Balance Sheet as of July 31, 2024 and Statement of Revenues and Expenses for the Period Ending July 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 consent agenda items were approved.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 09/24/24 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. Oliver stated the next meeting is scheduled for September 24, 2024 at 4:00 p.m.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the meeting adjourned at 6:34 p.m.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

Signed by:

Samuel Egleston

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Chairman/Vice Chairman