

MINUTES OF MEETING
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, September 24, 2024 at 4:02 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
Alex Acree	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the actions taken at the September 24, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 4:02 p.m.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Contract Renewals

Mr. Oliver stated this was just a placeholder, but there is nothing to consider today.

FOURTH ORDER OF BUSINESS

Discussion of HVAC Repairs

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Mr. Parker stated a couple weeks ago the handler on one of the a/c units went out. I had three companies look at it and we can have all the parts replaced on that a/c unit because it was special made. The warranty is only a year, the compressor is five years. The compressor warranty is up in 2025. The range of repairs is from \$11,000 to \$25,000 to repair the coils, the range to repair the entire unit just the unit in the back can run from \$50,000 to \$100,000.

Mr. Marmo asked do we have diagnostics on what caused the coils to go bad?

Mr. Parker stated the unit is only four years old. Roughly four months ago we had one of the dryers replaced, the other dryer is starting to go also and we are going to have to replace that. One company suggested we put another stack of concrete to move it higher off the ground. I bought a portable a/c unit to use until this one is fixed.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor staff was authorized to have the coil replaced by Aberdeen Air with the option 2 for expedited part production and shipping in the amount of \$14,714.42.

The next item taken out of order:

NINTH ORDER OF BUSINESS

Closed Session: Discussion of Security Matters*

The board of supervisors went into a closed session to consider security matters after which the regular meeting reconvened and the board took the following action.

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor Mr. Marmo was authorized to work with staff on camera placement and security contracts and staff was directed to send the 30-day notice of cancellation to Envera.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Awning Replacement

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the proposal from Advanced Awning for vinyl in the amount of \$8,885 was approved and Ms. Egleston was authorized to work with staff on the color selection.

SIXTH ORDER OF BUSINESS

Staff Reports

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A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated I did have contact with Richard Perez, the new supervisor elect. He said he was going to come to the meeting.

Ms. Andrews stated there are broken sprinklers by the pond between the last townhome and Stirling Bridge and while we were at that meeting they said, yes, we are going to fix them. They are still not fixed, and I want to make sure that they do. They also had a tarp up along the sidewalk and all they did was push the tarp down. Now the grass is growing on top of the tarp. I want to make sure they clean that off, so we don't have issues with grass no growing. I want to make sure that someone is going over it and making sure that all these promises they made at the meeting that they are going to do.

Mr. Oliver stated I will talk to Alex and see if we can set something up to review this. I will talk to Greg Caldwell also.

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 asked Jay, the entrance to Shetland coming from Stirling Bridge, can you have someone check it out because it is flooded with mud. It is a very low-lying area.

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Mr. Parker stated I had Bryce from Tree Amigos look at that and we may end up with a drainage system similar to the one on the basketball court.

Ms. Egleston stated I feel that is one of the people who back up there.

Ms. Andrews stated I think they have a pool and because of all the rain they probably had to take water out of the pool. That might be what happened.

Ms. Clarke asked can you replace these lights?

Mr. Parker stated I have a lighting company coming out to take care of both of them.

Ms. Clarke stated there was a big turnout at the HOA the other night and the one concern that people have is they talk about Christmas lights and I explained how that is being done. Now they want to know if there will be wreaths on all the monuments.

Ms. Trivelpiece stated we have lights, but we have to decide what we want to do.

Ms. Egleston stated maybe this year we focus on this.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 27, 2024 Meeting**
- B. Balance Sheet as of August 31, 2024 and Statement of Revenues and Expenses for the Period Ending August 31, 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.

NINTH ORDER OF BUSINESS

Closed Session: Discussion of Security Matters*

This item taken earlier in the meeting.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – 10/22/24 @ 4:00 p.m. @ Aberdeen Amenity Center

Mr. Oliver stated the next scheduled meeting will be held October 22, 2024 at 4:00 p.m. in the same location.

On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor the meeting adjourned at 5:34 p.m.

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Aberdeen Community Development District

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

Lawrence E. ...

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Chairman/Vice Chairman