

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 23, 2026 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
Thomas Marmo	Supervisor
Susie Clarke	Supervisor
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel by telephone
Mike Williams	District Engineer by telephone
Jay Parker	First Service Residential
Lisa Paxton	The Greenery
Kyle Sanders	The Greenery

The following is a summary of the discussions and actions taken at the June 23, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Duffy stated the pond is covered in algae and the gates are wide enough to get back and forth. I can give you a letter authorizing access. We are ready to do whatever has to be done but the other three people involved are getting counsel. I'm not going to do anything until I know that they are going to be doing something. You have plenty of room to get back and forth.

Ms. Giles stated I think the suspense is August 2nd. Is the algae landscape or lake maintenance?

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Mr. Parker stated lake maintenance. They just have to get back there. If they have a gate they are willing to let us use, that would 10-feet they would be able to get back there. They have to get their boat back there and they also have to pull their machinery back there. They can probably park the machine in the front, they have a long enough hose they can walk through the yard to get to the lake.

Mr. Duffy stated they don't they do it off the back of the ATV. It is not a big enough pond to bring a boat.

Ms. Giles asked Kyle, do you have any concerns with the resident allowing lake maintenance to go on his property to treat the pond?

Mr. Magee stated I would have to get some sort of temporary agreement in place prior to getting the pond cleaned up. If you don't mind putting something in writing as long as we have permission from you that will work.

Mr. Duffy stated I will send that to you.

THIRD ORDER OF BUSINESS

Ratification of Agreements

- A. Freedom Dance Team for Use of Amenity Facilities**
- B. Current Collectives for Event Website**
- C. Flamingo Site, LLC for Pond Maintenance**

This item tabled.

FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Approved Budget

Ms. Giles stated at the last meeting the budget was approved, your budget adoption is at your August meeting. The approved budget has a 7% increase and that increase is mostly due to the pond repair we included in the budget for FY 27.

Ms. Clarke stated I don't think we should have a 7% increase.

Ms. Giles stated this is your opportunity if there is a line you want to take away from or a line you want to move.

Ms. Clarke stated the whole maintenance assessment. We had a 20% increase last year overall.

Ms. Giles stated the big increase is the capital reserve fund with \$80,000 of that being the pond repair.

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Ms. Clarke asked can we get copies of GMS and First Service contracts? It seems like a lot of overlap between the two.

Ms. Giles stated I can send that before I leave. There is no overlap at all. The GMS is strictly compliant with CDD and Florida Statute requirements. First Service is strictly onsite management. I will send it to you, but you will see everything First Service does is on page 8.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Ms. Giles stated I have spoken to the one supervisor that is still working on his form 1, you have until July 1st. A couple of you have done the annual ethics training and that is great but that is due by December 31st.

D. Operation Manager - Report

Mr. Parker reviewed the items outlined in the monthly memorandum, which was included in the agenda package and reported that tree roots are undermining the surface of the basketball court and will have to be dealt with.

E. Amenity Center Manager - Report

A copy of the amenity center manager's report was included as part of the agenda package.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Clarke stated on page 41 under total operations and maintenance.

Ms. Giles stated that is the financials and I anticipate the actual column going much higher over the summer months, especially in these two sections of the budget.

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Ms. Egleston stated that happens this time every year. Ms. Giles stated your accountant keeps a utility schedule and part of our discussion with her ahead of budget approval is, she will have a number and Jay and Kate and I will question it and she will send us the utility schedule so we can see what she sees and what we don't see is that spike that happens from May to August. She keeps all your records from years prior of how you ended each fiscal year. When she is trying to anticipate what your utilities would be she is looking at previous years, how the year ended and which months spiked and if the pool was drained for some reason, why the water might have been higher during that month.

Ms. Giles stated any funds left over stay with the district and previous board members used that surplus to balance the budget so the residents didn't feel that increase. That was exhausted in 2025. This year you began with no excess funds and had to borrow money from capital reserve to pay the bills in October, November and December. It is a business decision and there was nothing wrong with it but anything that is left over becomes part of the excess funds. The assessments went up and the residents did not feel those increases from 2021 to 2025. You did very well last year squeezing these lines really tight and I think staff was uncomfortable with a couple of them and you had to reduce your number of parties. I anticipate seeing that variance going down.

Ms. Giles stated Mr. Duffy returned with his signed letter and I will email this tonight to Kyle.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the May 19, 2026 Meeting

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the minutes of the May 19, 2026 meeting were approved as presented.

B. Balance Sheet as of May 31, 2026 and Statement of Revenues and Expenses for the Period Ending May 31, 2026

C. Assessment Receipt Schedule

D. Approval of Check Register

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

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EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 28, 2026 @
4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for July 28, 2026 at 4:00 p.m. in the same location.

On MOTION by Mr. Marmo seconded by Ms. Clarke with all in favor the meeting adjourned at 4:37 p.m.

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

Lauren Eggeston

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Chairman/Vice Chairman