

**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 28, 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
Carl Allen	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential

The following is a summary of the discussions and actions taken at the July 28, 2026 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

Mr. Duffy stated I would like to find out about making the Celtic Way the entrance to the pond for maintenance.

Mr. Parker stated that is that is someone's property and not an easement. I will check again to make sure.

Ms. Egleston stated the last time we talked about this you were going to come back to us with a solution. We tabled it until August and this is the end of July, that gives us about 30-days for you to come up with a solution.

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Mr. Magee stated if the fences still haven't been moved, the district has the right to enforce its easement. We can send letters to the owners and let them know the deadline has passed. My recommendation would be to send another letter to the homeowners to see if we can get them here for the August meeting and give them more time to find a solution.

Mr. Perez stated I don't think we need to give any more extensions because there was no confusion on the board's end. There were assumptions made by the residents. If we don't have a decision by the end of the next meeting then we can do something.

Ms. Giles stated Mr. Duffy it sounds like you are prepared to comply.

Mr. Duffy stated I was prepared the first day. My neighbor is not okay with it. I don't understand why everybody didn't come to the meeting.

Mr. Magee stated I can draft a letter. You can't compel these homeowners to come to the next meeting, but it is in their best interest to be there and hopefully move their fences before the next one as well.

Ms. Giles stated if you are prepared to move your fence, you don't have to wait, you just need to send us an updated survey showing where you are moving it to.

Mr. Duffy stated my neighbor got a variance three or four years ago, and the one next to us they both extended their land back and put a fence up.

Mr. Magee stated it sounds like the HOA may have granted something, I don't think the county would get involved.

Mr. Duffy stated it would be 140 and 136. I'm 144. Because both of them put fences in and someone bought a house on Celtic Way recently and they put fences down matching their fence, which cut off the access to the pond.

Mr. Magee stated I will prepare the letter and Marilee will send me the homeowner with the variance, I will look into that as well.

THIRD ORDER OF BUSINESS

Ratification of Agreements

A. Flamingo Site, LLC for Pond Maintenance

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor the Agreement with Flamingo Site, LLC for Pond Maintenance was ratified.
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B. Freedom Dance Team for Use of Amenity Facilities

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the agreement with Freedom Dance Team was ratified.

FOURTH ORDER OF BUSINESS

Ratification of Stormwater Pond Access Agreement – 144 Flower of Scotland

On MOTION by Mr. Marmo seconded by Mr. Perez with all in favor the stormwater pond access agreement for 144 Flower of Scotland was ratified.

FIFTH ORDER OF BUSINESS

Consideration of:

A. Proposal for Basketball Court Resurfacing

This item was tabled.

B. Agreement with Northern Helm Solutions for Current Collectives for Event Website

This item was tabled.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2027 Approved Budget

Ms. Giles stated this approved budget has the updated “as of” columns through June 30th and has a 7% increase mostly due to the capital reserve contribution to do the pond repairs. The public hearing for adoption is at your August meeting.

Ms. Clarke stated at the last meeting I asked for copies of the contracts for First Services and GMS. I also asked for each board member to receive that. I also asked to have that put on the agenda for today.

Ms. Giles stated I apologize I didn’t have in my notes that you wanted it on the agenda. I did send it to all the board members; did you not receive it? It went out to every supervisor. I apologize that I don’t have that in my notes and we can add those to the next agenda.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee stated the limits to the sovereign immunity was passed by the legislature but not signed by the governor and will not go into effect.

B. Engineer

There being no comments, the next item followed.

C. Manager

There being no comments, the next item followed.

D. Operation Manager - Report

Mr. Parker reported on the issues with the pool pump and sump pump and presented a proposal to replace the sump pump, stand and the main pump changed out in the amount of \$17,641.

Ms. Egleston stated I thought when FSR first came on you priced that; did we opt not to do that?

Mr. Parker stated we ended up not doing that one, but we saved the pump from the lap pool, which may help us if it is still useable. We do not want to use cast iron. He has been doing work for us for years, we use him for a lot of different things. I can get another quote if that is what you want me to do. I know another vendor but he is busy and won't be able to get out there soon, this guy will get it done in a couple days.

Mr. Perez asked can you just check with the other person and get a quote?

Mr. Parker stated if you give me a not to exceed number, if his quote is cheaper I will go with him, and if it is not cheaper I will go with Big Z Pool Service.

On MOTION by Ms. Egleston seconded by Mr. Perez with all in favor staff was authorized to have the sump pump and slide pump replaced in an amount not to exceed \$17,800 and the chair was authorized to execute the agreement.

Mr. Parker stated someone came through the property and graffitied areas near the dog park. I was there about 2-hours yesterday and cleaned most of it. They painted street signs,

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sidewalks, the JEA station and most of the signs at the dog stations. The only thing we couldn't get cleaned was the sidewalks. The power washing company that was going to do our fences will also do the sidewalks for \$100. We filled out a report with SJSO and as soon as I get it I will share that with you. We are trying to figure out who did it so we can charge them with the cleanup.

Ms. Egleston stated the HOA had something happen and they had someone clean it but when it gets wet you see it.

Mr. Parker stated I was going to add it to the power washing to do that spot too.

Mr. Marmo stated document your time and resources so in the event they find who did it we can try to get restitution.

E. Amenity Center Manager - Report

Ms. Trivelpiece reviewed the amenity center activities, which were outlined on the monthly memorandum, which was included as part of the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Public Comments

Ms. Clarke stated at the last meeting when I asked for the two contracts, it got back to me that I was trying to get rid of one of you and that is not true. I want to go on record saying that.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the June 21, 2026 Meeting

On MOTION by Mr. Marmo seconded by Mr. Perez with all in favor the minutes of the June 21, 2026 meeting were approved as presented.

B. Balance Sheet as of June 30, 2026 and Statement of Revenues and Expenses for the Period Ending June 30, 2026

C. Assessment Receipt Schedule

D. Approval of Check Register

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

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TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 25, 2026 @
6:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for August 25, 2026 at 6:00 p.m. it is your public hearing for the budget and the public hearing for the revised rules.

On MOTION by Ms. Egleston seconded by Mr. Marmo with all in favor the meeting adjourned at 4:45 p.m.
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ELEVENTH ORDER OF BUSINESS

Adjournment

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman