

**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 25, 2026** 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
Thomas Marmo	Supervisor
Susie Clarke	Supervisor
Richard Perez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	District Counsel
Carl Allen	District Engineer by telephone
Kate Trivelpiece	FirstService Residential
Jay Parker	First Service Residential by telephone
Allen Flannery	The Greenery

The following is a summary of the discussions and actions taken at the August 25, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Duffy stated I had my fence taken down, all that is left is to take down a tree, I took 12-feet in the front and 6-feet in the back.

Ms. Giles stated but not the fence on the side.

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Ms. Foreacre stated that is actually on my property. I'm hoping your counsel will be able to explain it. I'm waiting on a response to my letter, it's a legal situation and I don't know what you are basing this off of besides the plat and my survey is what you said. A recorded easement was enclosed in the letter. There is an actual easement document that describes what the easement can be used for and who is in charge of the easement.

Mr. Magee stated if you put in a public records request we would look through the district records.

Ms. Foreacre stated we don't need to dispute it, I just need to see the documents.

Mr. McGee stated put in a public records request and you can get what is in the district records. There is a drainage easement, there is an easement on your property, there is a drainage easement on the pond behind your house as well.

Ms. Foreacre stated not just a dotted line on a plat, I need to see the easement. The district has referred generally to an easement in proximately to a fence with a drainage pipe. It does not provide a recorded easement, plat, deed, assignment, leg to stand on, survey or anything that shows the easement is valid. I don't think you have any legal backing to do what you are trying to bully us into doing.

Ms. Egleston stated you reached out to the property management, they had to go back into an older system because of the date it was put in to get that information. It says the fence was approved to be into the easement, but at any point if the district needed to enter into that property it has to be removed.

Ms. Foreacre stated that is just a letter from the HOA. I don't have an easement, I don't have what the easement is supposed to do. Everything I read that says, drainage easement is for maintenance of the drainage pipe. You didn't respond to that. What is the timeline on that? I need a written response so I can review it and figure out my next course of action. I have a special needs child, I have dogs, I have to have a fence and I have no intention of moving it. You have to prove it to me that you have the right.

Ms. Egleston stated no one is asking you to take the fence down, we are asking you to move it out of the easement to allow landscape and pond maintenance to go through.

A resident stated the fence has been there for close to 21 years, it's always been the way that people requested access to easements and put fences up so what is the change all of a sudden you are asking people to move their fences.

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Ms. Giles stated the fence was installed in 2019 and the HOA approved the type fence and clearly told the property owner at the time if the CDD had to enter the property the fence has to be removed.

Mr. Marmo stated the HOA not the CDD approved this 18 years ago.

A resident stated I would like to talk about the contract we have with these vendors, the bridges, gaps and double book.

THIRD ORDER OF BUSINESS

Ratification of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was ratified.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Updated Current Collectives Agreement

This item was tabled to a future meeting.

B. Proposals for Basketball Court Resurfacing

1.Tennis Holdings Acquisition LLC

2.The NIDY Sports Construction Co.

Ms. Trivelpiece stated the three quotes are in front of you and I did an overview of the three companies.

On MOTION by Ms. Egleston seconded by Ms. Clarke with all in favor the contract for the basketball court resurfacing was awarded to FDC in an amount not to exceed \$12,700 and get the additional fiberglass coating.

FIFTH ORDER OF BUSINESS

Discussion of Easement Encroachment

A. 140 Flower of Scotland

B. 144 Flower of Scotland

C. 160 Flower of Scotland

D. 164 Flower of Scotland

Ms. Giles stated this conversation started during public comments and now it is open for board discussion.

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Ms. Egleston asked what were they using prior to this happening?

Mr. Parker stated they were using the house at the end of the street, they had a big opening back there and the owners allowed them to use it, another family moved in and they did not want them using it so they brought the fence all the way down. I went out there and noticed the easements were covered and brought it to the board and that is where we are.

The owner of 164 stated the fence that is parallel with the sewage pipe isn't my fence. Currently the resident on 160 got permission to put in a pool and they started construction on that last week so he still has a tree near that sewage pipe and he has a pool that would encroach into the area.

Mr. Magee stated you have to put in a public records request for us to pull these documents for you. You have the drainage easement, and the drainage and maintenance easement where they are mowing. Those easements are the only official access to the pond, unless there is another homeowner who wants to step up and enter into an easement agreement that my office would draft.

Ms. Foreacre asked what about the whole other side of the pond? That's owned by the CDD, what's wrong with that?

Mr. Magee stated that is conservation area. St. Johns River Water Management District has wetland and conservation easements.

Ms. Foreacre stated I would like to find out more about that because if we can exhaust all the other possibilities with the engineer and whatever we do.

Mr. Marmo stated it is a very costly situation when a resident decides to cut down trees in a conservation area.

Ms. Egleston asked what is the timeline for her public records request?

Mr. Magee stated these records are old. We will go through and pull it.

Ms. Giles asked what are you looking for, the plat?

Mr. Magee stated we provided the plat in the original letter.

Ms. Giles asked what are you looking for?

Mr. Marmo asked is it incumbent upon us to provide this information? The easement is not in dispute. We already know that is where we are supposed to access the pond.

Mr. Magee stated it is a records request and we do need to look through the district files if we haven't already in order to respond and this issue is related but is a separate public records issue.

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Mr. Marmo stated where the easement is, is not in question.

Mr. Magee stated they have an easement the district relies on, it is platted and goes back to when the developers originally platted.

A resident stated I heard him say easement and easement for drainage. You are wrong, it is not an easement for maintenance because he clarified it is just for drainage easement.

Mr. Marmo stated it is both.

A resident stated what you really need is the definition of these easement to see what they state because some easements are just for drainage, a drainage pipe to fix it. I guess you need the definition from the county for those easements. Is that easement truly a pathway.

Mr. Magee stated there are drainage easements over the pond, drainage easements over the lots. It is incumbent upon the district to maintain the ponds and keep it in running order and those are the access points. That is how it has been platted throughout the community.

Ms. Eggleston stated I pulled up the records because he said the neighbor is building a pool and the records indicate it was sent back because the side by the 10-foot drainage easement is not allowed to be encroached upon. The county is not going to let anything go into that easement. The fence company would have had to get a letter from us and they would have gone to the county and the county should have a copy of the HOA giving permission in theory. The county wouldn't sign off because they know that is a CDD easement. They won't allow something like that.

Mr. Magee stated on the plat for the development there is language that the drainage easements and stormwater management facilities shall permit the county of St. Johns to all stormwater which may fall or come from the street, over across through the easements and stormwater management facilities hereon, which may be dedicated to a property owners association or other entity, which will assume all obligations, maintenance and operation of the stormwater management facility and the easements.

Mr. Marmo stated the pond is part of the stormwater drainage system, without the pond there is nowhere for the water to drain and your property floods. The CDD has to maintain the pond and it currently does not have access because the fences are there.

Ms. Foreacre stated you do have access because the Duffy's allowed you access.

Mr. Marmo stated we need to get a boat in there and need a wider access. Your opinion does not trump the legal precedent and the facts. There is an easement, the access to the pond is part of the CDD's requirements leading to the stormwater treatment facility.

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Ms. Foreacre stated the letter said you would go to litigation if we don't move the fence. What does that mean? Until you can prove to me. I'm trying to keep my house safe and my dog safe. I need something to prove I don't have to be responsible for the cost.

Mr. Marmo stated the fence has to be moved at the CDD's discretion for access it is at the cost of the homeowner. The entire fence was installed with that caveat, whether it is your yard or his yard or anyone's yard.

Mr. Magee stated we will respond to the public records request.

Mr. Marmo stated in the meantime while we are honoring her public records request how are we accessing the pond?

Mr. Magee stated if they have access right now, we will come back to the next meeting. In the past we have a litigation team that has gone to court to get a court order for easements in the past. I don't think we are there yet.

SIXTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2027

Ms. Giles gave a high-level overview of the budget that reflects a 7% increase in assessments, mostly due to the capital reserve input, which includes the \$80,000 for the pond repairs. Page 62 shows a side-by-side comparison of 2026 to 2027 with the 7% increase broken out by product type.

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

Mr. Clarke stated I draw your attention to three or four pages of the budget. The very last page to the table Ms. Giles just referenced. It shows the number of O&M units, each of those units has an assessment. This table is lacking a reconciliation of the revenue, in other words the number of units times the assessment should equal the annual revenue. The table that I just handed you on the first page, I came up with some information that is concerning to me because the numbers simply don't add up. If you do the extension for 2026 and extend the number of units times the 2026 assessment you get the gross revenue and come up with \$1,554,000 yet the annual revenue is nowhere close to that, it is about \$86,000 short. It could be some people are not paying and they are compensating in the budget by not properly budgeting that variant. These are tax revenues and

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if we don't collect them this year they will eventually be collected even at the time of sale because it is a lienable claim. It will all be collected so it will all be recorded in one year. If there is a discrepancy then I don't think these CDD revenues are eligible for the discount that the county offers if you pay upfront. That could be an explanation and if it is that should be explained in the financial statements. The other thing by extension if the revenue is being under reported, it is under calculated, it could have an impact on the budget. I know you are looking at a 7% increase but maybe we that is not required. You can read my comments. The final comment relates to the capital budget. On the second last page of the approved budget, page 15, the actual expenditures to date are \$34,115, project through the end of the year \$59,615. Keep that in mind and as you look at page 4, the budget projects a capital reserve fund projected through 9/30/26 is \$70,000. It is only \$10,000 difference but those numbers should match. The budget is projecting capital expenditure of \$60,000 but we are suggesting \$190,000 but there is no justification for that. If we are going to spend capital funds that should be another analysis in this budget.

Those are my recommendations that should be looked into. The other thing is we have no idea how much revenue is coming in from the commercial/office units.

Ms. Lovett stated similar to what Mr. Clarke was talking about. Historical review of that table from several years back, we had commercial at 60,000 and office at 40,000. Where are all the office and commercial? Where did the units go?

Ms. Giles stated on the 2005 assessment methodology it was the 60,000 and 40,000 you mentioned. Let's look at the 2018 assessment methodology, right around there is where it changed for the Shoppes at Aberdeen from the 60,000 to 42,000 and from the 40,000 to the 7,000. All we have right now is the Shoppes at Aberdeen is the 42,000 sq ft plus the 7,000 square feet. It did change over the years from what was originally planned. They didn't develop that total amount.

Ms. Lovett stated those were preplanned preplatted so somebody is paying on it. What happened to those that disappeared? That was accounted for in the development of the district and the bonds and they were assessed. If it didn't get developed, where did it go?

Mr. Magee stated there is a true up process when plans change, they would have gone through a true up process at that time.

Ms. Lovett stated we are paying management, we are paying management fees, we are paying janitorial service, paying other cleaning services. I come by the pool and see someone sitting by the pool or in the office when they could be doing whatever. I see it all the time.

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Mr. Perez asked are you saying you see this place is being messy?

Ms. Lovett stated I see too many people sitting around. \$60,000 for janitorial fees for two facilities.

Mr. Perez stated I'm not asking what someone is doing every minute of the day.

Ms. Lovett stated maybe you should. There are kids climbing all over the lap lanes, kids sliding down the handrails and someone is sitting in the office on their phone when they could be out walking around. I have a problem with that.

Mr. Perez stated you should report that and give us an opportunity to fix that.

Mr. Marmo stated reporting an issue if you see a child climbing on lap lanes, the parents need to know better and raising it to staff is less than a minor inconvenience. It takes a village, if you see things talk to the parents or say something to the kid.

Ms. Lovett stated I have no problem saying something to the kids or parents. I do have a problem with paying increases when our staff could be doing more. You have a lot of people on fixed incomes. You affect all the people who live here with your decisions. At some point we have to draw a line because we are up against people who are nickel and diming things. We are paying a lot of money for services.

Mr. Marmo stated while staff may be on the phone, they may be responding to residents.

Mr. Magee stated I think about all of the increase this year is the contribution to capital reserve.

Mr. Marmo stated the capital reserve study has us projecting pretty substantial costs for repairs.

Mr. Clarke stated they should be itemized, when I was on the board we had different years when the money was going to be spent. That can easily be converted to a capital budget. Capital and O&M budgeting process is twofold. There is no capital budget, it is a number pulled out of the air.

Mr. Marmo stated it is a projected number. We have a capital reserve study.

Ms. Giles stated I did not get this document from Mr. Clarke early enough to review it. The difference may be the 6% between the net and the gross. We do have the capital reserve study and it does list all the capital projects for the year. It also builds from year to year over a 30-year period. The capital reserve study recommends \$110,082 as an annual contribution this year and it identifies annual expenditures of \$138,000. If all those things break in this fiscal year it would be

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\$138,000 but your staff does a really good job of taking care of the equipment and the capital reserve study is a tool you can use. If the board would like in future years for us to list a capital project list right below the capital contribution we can pull it from your reserve study and paste it here. Staff can take the capital reserve recommended expenditures that they expect to break or not break or need repair. Staff can modify that list based on what they know to be true. If it says your roof needs to be replaced but staff is telling you it is good for another 5 years they can modify a capital projects list. We would pull it from the reserve study and staff could adjust it for the things they know need to be fixed and things that do not need to be fixed. We did list the \$190,000 for the input in this budget, which breaks out into two parts, the \$110,000 recommended from the reserve study and the \$80,000 known costs for your pond repairs. We can add tables and charts to your budget in the future if that is what the board would like.

We are still on public comments. Are there any other comments?

Mr. Kester asked this is my first meeting. I do pay property taxes that supports the CDD. Why is there only \$70,000 in the reserve column? Are the reserves not funded for multiple years in a row? Just glancing at the budget, does this mean my property taxes are going up next year on the reserve account? Is that what is happening?

Ms. Giles stated the \$70,000 Mr. Clarke mentioned on page 4, was the capital fund input for fiscal year 2026 and that \$70,000 gets added to what you see on page 15 and on page 15 the capital reserve balance is \$559,000 and is projected to be \$604,000 at September 30th. If you follow the columns along you can see with the input for FY 27 minus those expenditures the capital reserve fund balance is expected to be \$619,000 by the end of fiscal year 2027. The reserve study is a recommendation of all the assets, how to plan. It doesn't mean we always spend that amount of money, it is just a way of forecasting the repair of the assets that we have. We are not far behind what the reserve study recommends. The reserve study would like us to be at \$791,000 and we are currently at \$604,000.

Ms. Egleston stated for several years instead of passing down an increase to the residents of 1%, 2%, 3%, we would back off on the contributions to the capital reserve fund. In the past few years we have had to make repairs and the price of goods and services have drastically increased. It is catching up to us.

Mr. Marmo stated the board has been delaying this increase for several years.

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

A. Consideration of Resolution 2026-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Ms. Giles stated you have heard from the public, this is the board's opportunity to have discussions, make comments, questions before we look for a motion to adopt the resolution.

Ms. Egleston stated the only wiggle room would be with our carry over.

Ms. Giles stated we don't have any surplus. Part of the \$190,000 capital reserve input is the \$80,000 for the pond repair.

Mr. Marmo asked we need to make decision tonight on this?

Ms. Giles stated you do; you have to adopt the budget before September 30th. Staff would recommend no later than September 15th, but this is the publicly noticed hearing.

Mr. Magee stated we sent out notices to all owners.

Ms. Clarke asked can we hold off on that until the September meeting?

Ms. Giles stated if the board wants to discuss that, staff would want to provide some guidance in that you sent the mailed notices, we would need to resend mailed notices, we would have to republish the hearing. I don't know that time would allow for that because the date is August 25th.

Mr. Magee stated you need 20-days at least.

Mr. Marmo stated Marilee you are familiar with the budget. Mr. Clarke's contention that the units are not correct.

Ms. Giles stated I am confident that the unit counts are correct. They align with your assessment methodology. The 2005 bonds were refinanced in 2020 and all those unit counts matched and they also match what we have with the county. I think the difference could be in the commercial is 1 ERU per every 2,000.

Mr. Perez asked would that explain the difference?

Ms. Giles stated I don't know if the difference is the net and the gross, there is a 6% difference there but I'm confident the unit count is correct. The 6% is 4% for early collection and 2% for the county to have that on the tax roll. You add 6% and come up with the gross. Every district is different. I have districts where less is better and I have districts that want the net and the gross.

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Mr. Perez stated I would like to know in the future.

Ms. Giles stated I can work with the accountant on that. That is not a problem. The biggest item driving this increase is the capital reserve input. You are close to where the reserve study recommends, that is a tool and you don't have to go line by line. It was a big concern at last year's budget, one of the residents brought up and you greatly reduced the input down to \$70,000. It is a business decision. Your surplus funds because we have used them over the years, we just don't have a buildup of surplus funds. In 2026 we took the funds for your first quarter payments from the capital reserve fund to pay the bills in October, November and December because we didn't have surplus funds and in December you will see it on the agenda when we get to that item, the assessment receipt schedule, in December we get large chunks from the county and we just reimburse the capital reserve fund. We don't have the surplus to lower the increase as we have done in years past. The driving factor is the increase in the capital reserve input.

Ms. Egleston stated let's take it down \$10,000 and it lowers it 1%?

Ms. Giles stated if the board is looking for a different percent, it would be easier for that motion to be made and let me take that back to the accountant for her to make those adjustments because everybody's 7% is a different increase. If the board is looking to lower it to something lower than 7% if that is the motion I can do that and the accountant can adjust each of those product types according to their ERUs that is in their O&M assessment methodology.

Ms. Egleston stated that is annual so that is taking that number and dividing it by 12.

Ms. Giles stated absolutely. That is the annual increase.

Ms. Clarke asked why don't we split it and make it 3 ½ %?

Mr. Marmo stated we have waited long enough foregoing this increase.

Mr. Perez stated we need to make that decision now or we have to make it next year. Either way it will eventually happen.

Ms. Giles stated we have to make sure we have enough to cover the budget, specifically the \$80,000 for that pond repair. I caution you on going too low.

Mr. Clarke stated in ten years a large amount of your debt service will be paid off. Right now the CDD fees are 2/3 debt service 1/3 O&M and that will reduce a portion of our assessment.

Mr. Perez asked are we trying to roll this up for \$5 more dollars per year that we could potentially save people? Maybe, \$20.

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On MOTION by Mr. Marmo seconded by Ms. Egleston with all in favor Resolution 2026-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027 was approved.

B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Ms. Giles stated the next item is another public hearing.

Mr. Magee stated this is just funding the budget that you just approved. It is the same resolution you have seen every year. The assessments will go on the tax roll to be collected by the tax collector and Marilee's office will facilitate that.

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

A resident asked are you planning on doing a special assessment?

Mr. Magee stated the language is not great, it is called special assessments in the statutes. We don't have any leeway in what we call it. It is the assessment to fund your O&M and the debt assessment will be showing up as well. The debt assessment is set in stone, the O&M assessment is set every year to fund the budget.

On MOTION by Mr. Fogel seconded by Mr. Egleston with all in favor the public hearing was closed.

On MOTION by Mr. Fogel seconded by Mr. Marmo with all in favor Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027 was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, Consideration of Resolution 2026-09

Mr. Magee stated this is just an update to your rules of procedure. Every couple of years our office takes what changes in the legislature and what has changed in statute and we incorporate it into your rules of procedure. The two major updates are a change to your notice requirements for adopting a rule along with some tweaks within the rulemaking section to make it more clear on how that process is completed. The other update is not new it just was not in the rules previously

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we wanted to make it clear that if you are in attendance at a meeting, board members do need to take a vote on all items unless there is a conflict of interest. That has always been the case, it just wasn't reflected in your rules of procedure. We have been getting quite a few questions about that in our practice.

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

There being no comments from the public the board took the following action.

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

On MOTION by Mr. Perez seconded by Mr. Fogel with all in favor Resolution 2026-09 Adopting Amended and Restated Rules of Procedure was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Agreements:

A. Government Management Services

B. FirstService Residential

Ms. Giles stated Ms. Clarke asked that the GMS agreement and First Service agreement to be added to the agenda. On page 147 is the GMS agreement that the board entered into in September 2005 following by the FirstService agreement that the Board entered into in August 2025.

Ms. Clarke stated I mentioned at the last meeting we have had GMS for 21 years. I think it might be time to seek bids to make comparisons of what they offer and what someone else offers. At the same time I guess we should go ahead and do it for FirstService too.

Ms. Egleston asked you would like to have the same company run both, is that what you are saying? We are only going to entertain bids if they do both?

Ms. Clarke stated I think we can look at both but it might be a good idea to have one.

Mr. Perez stated what you are saying is you want to see a comparison of apples to apples as well as apples to oranges.

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Mr. Magee stated in order to do that I think we have to put out an RFP. Marilee's office would not put that together, Kate's office would not put that together. My office will put it together so there are going to be some expenses to that.

Mr. Marmo asked can you ballpark it so that we know? An hourly rate?

Ms. Egleston asked can we get a lump sum fee?

Mr. Magee stated I don't have the authorization to make those offers. I work with both of these companies, I have confidence in them. I'm not sure you are going to see a better company.

Mr. Marmo stated I don't mind shopping for anything to get a better deal but if we are spending money to shop, I'm don't know.

Mr. Magee stated if you haven't gone out to RFP for this district, we would have to create the scope of what they are doing, it is going to be a process.

Mr. Perez asked could we just do a search, like we want to open a bid and we are comparing to GMS and look at both or do you actually have to build a bid?

Ms. Giles stated you can do them separately. If the board wants to go our for bid they can make a motion for onsite, which is FirstService and district management. You can have two different bids or one combined bid.

Mr. Marmo stated either way we are going to have to pay Kyle's office to prepare the bid documents and review the proposals.

Ms. Egleston stated Marilee can create the one for onsite but not for district management. They had to do that last time.

Ms. Giles stated whatever the board is unhappy with, with each of these contracts I would need to work with a supervisor if it is for FirstService and you would need to work with Kyle if it is just GMS to provide a better, different or updated scope of services for what it is that you are looking for that you are unhappy with.

Mr. Fogel stated we just ratified the GMS contract last year.

Ms. Egleston stated we are coming up on year three with FirstService. I have always questioned the janitorial on FSR.

Ms. Trivelpiece stated I don't understand.

Ms. Egleston stated we go out for bid, brining things inhouse more.

Mr. Marmo stated I'm all for cost cutting measures and if we can look at GMS and First Service and find cost cutting measures as a board, let's do that, but I'm happy with their services

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that are being provided right now so I'm not going to support a motion to shop it through our attorney that is going to cost us more money to do that.

Ms. Clarke stated I think after 21 years, it is time to review things.

Ms. Clarke asked how long is that contract period?

Ms. Egleston stated three years.

Ms. Clarke stated we would have plenty of time even if we did our own research and I will do it. I will call people.

Mr. Fogel stated you have to have an RFP process with specific criteria and we would have to publish that. We can't just do it.

Ms. Giles stated the GMS agreement started in 2005. Every agreement and contract you have is subject to this board, if you want to go out for bid you can. A lot of time when you go out for bid what you come back with is something much higher. FirstService you just did last year so you are on the second year of that. GMS renews with your budget. GMS has increased their rates \$1,000 each year for 21 years, 2%. FirstService's management fee increased but not the staff onsite.

Mr. Magee stated the agreements run for the fiscal year.

Ms. Giles stated with any agreement you can terminate in 30 days. You can go to other CDD websites and see their budget and who their onsite is, who the district management is and compare the rates to see the great rate you have here versus what is at Julington Creek and other places.

Ms. Clarke stated I would rather get other bids and see what turns up.

Ms. Clarke moved to notice an RFP for district management and onsite management services and there being no second the motion died for lack of a second.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee stated I will look into the easements further. Current Collectives, trying to get the contact nailed down. After the last meeting they had their attorney send over a revised agreement that is not based on our preferred format so I'm providing redlines to them, to try to get it to a place where I'm comfortable with it.

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B. Engineer

There being no comments, the next item followed.

C. Manager**1. Discussion of Fiscal Year 2027 Meeting Schedule**

On MOTION by Mr. Fogel seconded by Mr. Perez with all in favor the Fiscal Year 2027 meeting schedule was approved.

2. Discussion of Fiscal Year 2027 Goals and Objectives

On MOTION by Ms. Egleston seconded by Mr. Fogel with all in favor the Fiscal Year 2027 goals and objectives were adopted.

D. Operation Manager

Mr. Parker gave an overview of the items outlined in the monthly memorandum, and an update on the repairs to the two broken monument signs.

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.

TENTH ORDER OF BUSINESS**Supervisors Requests and Public Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Approval of Consent Agenda****A. Approval of the Minutes of the July 28, 2026 Meeting**

On MOTION by Mr. Perez seconded by Ms. Clarke with all in favor the minutes of the July 28, 2026 meeting were approved as presented.

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

August 25, 2026

Aberdeen Community Development District

- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 22, 2026
at 4:00 p.m. @ Aberdeen Amenity Center**

Ms. Giles stated the next meeting is scheduled for September 22, 2026 at 4:00 p.m. in the same location.

THIRTEENTH ORDER OF BUSINESS

Adournment

On MOTION by Mr. Fogel seconded by Ms. Clarke with all in favor the meeting adjourned at 7:54 p.m.

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

Lauren Eggeston

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Chairman/Vice Chairman