

ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, January 22, 2019 at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Present and constituting a quorum were:

Rhonda Lovett	Chairperson
Angela Andrews	Vice Chairperson
Dennis M. Clarke	Supervisor
Hillary (Beth) Fore	Supervisor
Gary Davis	Supervisor

Also present were:

Ernesto Torres	District Manager
Carl Eldred	Hopping Green & Sams (by telephone)
George Katsaras	District Engineer
Brian Stephens	Riverside Management
Lauren Egleston	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group

The following is a summary of the actions taken at the January 22, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Lovett called the meeting to order at 4:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the December 18,  
2018 Meeting**

On MOTION by Ms. Fore seconded by Ms. Andersen with all in favor the minutes of the December 18, 2018 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal from VGlobalTech for Website Compliance**

This item tabled and staff directed to obtain an additional proposal to include redoing the website.

**FIFTH ORDER OF BUSINESS**

**Consideration of Pond #22 Diffusers**

Mr. Stephens stated the first quote is for diffusers and the second quote was for a diffusing fountain that the board requested. The third page is the cost for an electrician and for the building permits. The cost of the electrical is the same for the diffuser or the diffusing fountain.

Mr. Clarke asked would this electrical feed any other diffuser or pumps?

Mr. Stephens responded no, because of the location.

Ms. Andrews asked what is the cost of the maintenance?

Mr. Stephens responded for the first two years they are both under warranty so costs should be minimal. The ongoing maintenance is a little more expensive for a fountain because you have to clean the nozzles and clean the water intake screen. The only maintenance with the diffuser is cleaning the stones once a year. The ongoing maintenance beyond two years for wear and tear type items, diffusing fountains are a little bit more expensive from my experience with them. It seems like I have more problems with diffusing fountains and have to call serve techs more often than I do on the diffuser.

On MOTION by Mr. Clarke seconded by Ms. Fore with four in favor and Ms. Andrews opposed the proposal from Future Horizon for Robust Aire Diffuser Systems, 240 volts to include electrical power in the amount of \$7,991.20 for pond 22 was approved.

Mr. Eldred stated Brian if you will get a copy of the proposal to me I will prepare the necessary contract.

**SIXTH ORDER OF BUSINESS**

**Update Regarding SJRWMD Permit Transfers to CDD**

Mr. Eldred stated George can answer any specific questions you have. DR Horton as is normal has reached out to us to take over the operation and maintenance for specific ponds that have been constructed. We have done that elsewhere throughout the neighborhood and the district

is the appropriate entity to take on ongoing operations and maintenance of the stormwater and pond system. We have several applications and George will identify where those are specifically. Both counsel and the district engineer have reviewed these requests and believe they are appropriate for execution and accepting the operation and maintenance responsibilities moving forward.

Mr. Katsaras stated these are basically the newer phases that Horton has completed. I have looked them and I have looked at all the documents they provided, as-built approvals and I don't see any issues with doing these.

Ms. Lovett stated my issue is I know there are two fountains installed with lights and one fountain has broken twice already and when the whole fountain was down the lights weren't working. The board didn't vote for fountains on those ponds and I would have a concern with taking over something that I know now is broken. Is it fair to ask for a maintenance contingency plan for if they fail in the next year or so that DR Horton pays for that?

Mr. Eldred stated you are looking at potentially building in a period of time for which Horton would be responsible for fixing the fountain if it breaks. I can reach out to them and see if that is something they are willing to do. We could execute the request to transfer today and then we can hold them contingent upon reaching an agreement on future responsibilities for repairs to the fountain. I can work with Ms. Lovett on that over the next week or so.

Ms. Andrews stated I have a lot of concerns and I don't know if this is the time to bring it up. Walking through the new construction areas there are a lot of areas that are not irrigated. DR Horton kind of leaves us with a lot of messes to clean up. I would like to see if we can get some areas irrigated so it is not up to us because we did do Sutherland Forest and that was about \$10,000. The condos, there is an area where there are pavers for a parking lot and they are already kind of pulling up. We need to make sure that they pour concrete and make it a parking lot.

Mr. Katsaras stated the Greenstone Condos is not part of this discussion right now. That is later.

Ms. Andrews stated pocket parks also, there are a lot of areas that are not irrigated. They may be putting some kind of sod down but it is not St. Augustine.

Mr. Eldred stated during my report I will bring up a request for property conveyance so if you want we can address these issues in the context of that discussion, then we will have specific areas to reference.

I wanted to mention on the request to transfer, there was an additional one and Ernesto were you able to print that out and provide that to the board, the request for the Greenstone area?

Mr. Torres stated yes.

Ms. Andrews asked should we ask for aerators on these ponds or electricity on these ponds before we take them over?

Mr. Torres stated Carl is going to talk about Greenstone next. I think we are still on the conveyance of ponds.

Mr. Eldred asked do we want to add that we would ask DR Horton for warranties on these pumps as well?

Ms. Andrews: I think so.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor transfer of permit no. 92681 application 33, 34, 35 and 37 was approved in substantial form subject to an agreement with DR Horton on warranties for fountains and staff was directed to work with the chair and DR Horton on that issue.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Eldred stated I'm sorry for the late notice on this particular issue but I didn't think we would get it done in time. Hopefully, Ernesto has handed to you some plats that have been highlighted and as I alluded to earlier the highlighted areas on these plats are parcels that DR Horton has requested that the district accept conveyance. That is normal where we have open spaces, common areas or areas that are generally undevelopable and the district has historically taken ownership of those parcels. Generally, what we are talking about are stormwater management areas, a couple of conservation areas and some open areas and common areas.

Mr. Davis asked can you shed a little light on the one that has the one yellow squarish looking area? I have no idea where that is.

Mr. Eldred stated that is parcel 5 and that is the big stormwater retention pond.

Ms. Lovett stated this is the pond with the fountain that we were just talking about that we wouldn't be willing to have that conveyed until the fountain was fixed and working properly and there was some sort of contingency hopefully, to repair it. I think it has been repaired twice.

Mr. Eldred stated I appreciate that because some of these things are a little abstract for me not living in the neighborhood. This is kind of the normal course of business, having said that, there are a couple of nuances. The main one being the Greenstone Plat, this is somewhat unusual in that the roads within the Greenstone area, Castro Court and Busch Place, Alemany Place, those roads were not constructed using district funds. Nor were they included in the engineer's report. The reason that is important is because DR Horton has asked that we accept conveyance of those roads. As you know all of the roads within the district are now maintained by the county. It is my understanding that the county is no longer accepting conveyance of roads and it appears these roads may not be accepted by the county, which is why DR Horton has asked that the district take ownership. Again, it doesn't appear that we paid for them nor were they included in the engineer's report, which I confirmed with George. I don't believe there is any obligation for us to undertake ownership of these roads. My recommendation to the board would be to accept conveyance of the parcels highlighted with the exception of the roads that I just discussed within Greenstone. At this point I think it is appropriate to address the question that came up earlier about making sure the common areas, etc. are irrigated and have appropriate sod on them because we could take a similar approach and condition our acceptance of these parcels upon DR Horton installing the appropriate irrigation and sod. Now is a good time to identify problem areas that we want to get addressed before accepting conveyance.

Ms. Andrews stated yes, where it says Sheet 5, a long road and it is not irrigated.

Mr. Eldred stated I don't know why the roads in Greenstone didn't follow the normal course as did the rest of the roads within the district. I don't know if it was a glitch or a function of the timing of the platting and the county changing its position.

Mr. Katsaras stated I suspect the county changed their position. Greenstone came after the first platting and it may also be that those are townhomes. They probably got some pushback from the county at that stage.

Mr. Eldred stated the first thing I want to confirm for the board is that there is no interest in taking ownership of the roads within Greenstone.

It was the consensus of the board to not take ownership of the roads within Greenstone.

Mr. Eldred asked does the board want to have a closer look at some of these parcels to determine whether or not we want to ask for irrigation or additional sod before accepting conveyance?

It was the consensus of the board to ask for irrigation and additional sod before accepting conveyance.

Mr. Eldred stated we can hold off on accepting conveyance tonight and I can work with a member of the board to identify those areas we want to go back and ask DR Horton to do additional work on prior to accepting conveyance. I would also convey the board's reluctance to accept conveyance of the roads within Greenstone.

Ms. Lovett stated I think Angela has agreed to work with you on that piece.

Mr. Eldred stated I will undertake that work and table this until the next meeting.

Ms. Andrews asked can we also discuss the paver area?

Mr. Eldred stated yes.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. Torres stated there are two documents in front of you; one is the cost to maintain and operate and it should reflect \$20,000 not \$200,000. From feedback I received from the board members when we sent this out, one version has the estimated operating costs and the other survey has no operating and maintenance costs. The plans are to receive approval for one of these two versions or a hybrid thereof and we need to get this out as quickly as we can.

Ms. Egleston stated I can send a sample to the board tomorrow and if I can get your feedback by tomorrow evening we could publish sometime Thursday afternoon.

Mr. Clarke stated I think we should put it in perspective and put estimated cost per rooftop. I would insert the words, annual cost to maintain and operate.

It was the consensus of the board to send out the survey without the operating and maintenance costs.

**D. Operation Manager - Report**

Mr. Stephens reviewed the items outlined in the monthly memorandum, which was included in the agenda package.

**E. Amenity Center Manager - Report**

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

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of December 31, 2018 and Statement of Revenues and Expenses for the Period Ending December 31, 2018**

A copy of the financials was included in the agenda package.

**B. Assessment Receipt Schedule**

A copy of the assessment receipt schedule was included in the agenda package.

**C. Impact Fee Summary Report**

A copy of the impact fee summary report was included in the agenda package.

**D. Approval of Check Register**

On MOTION by Ms. Fore seconded by Mr. Clarke with all in favor the check register was approved.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 02/26/19 @ 4:00 p.m. @ Aberdeen Amenity Center**

Ms. Lovett stated our next scheduled meeting is February 26, 2019 at 4:00 p.m. in the same location.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor the meeting adjourned at 5:10 p.m.

January 22, 2019

Aberdeen Community Development District

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman