

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, February 27, 2018 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
Hillary (Beth) Fore	Supervisor
Gary Davis	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	Hopping Green & Sams (by telephone)
Brian Stephens	Riverside Management
Rich Whetsel	Riverside Management
Lauren Egleston	Vesta/Amenity Services Group

The following is a summary of the actions taken at the February 27, 2018 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 January 23, 2017 Meeting

Mr. Oliver stated in one of the motion boxes it shows the approval of the check register was by Ms. Andrews and it was someone else. We will figure out who it was and revise it.

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor the minutes of the January 23, 2018 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Clearing and Filling of One-Acre Parcel

Mr. Eldred stated at the last meeting we talked about the acquisition of the one-acre and clearing that parcel in conjunction with D.R. Horton's activities. At the time we decided that we wouldn't move forward with that. D.R. Horton thought it would still be a good idea for the district to move forward with the clearing and filling of that parcel sooner rather than later. They have offered to have the property cleared and filled at the same time their work is being done and in essence covering the cost of that and allowing the district to repay D.R. Horton at cost at some point in the future. In your agenda package there is a proposal from Smith Trucking Company, Inc., the company doing the work for D.R. Horton. That total cost is reflected in the proposal at \$81,515.63. The district engineer reviewed it and I think he had a couple of questions about some of the measurements that are reflected here but nothing substantial or significant, and he conveyed to me that the unit prices were favorable.

Mr. Oliver stated I had a conversation with George Katsaras, the district engineer, today and he told me he reviewed the grading plan and it makes sense to him, he found the cost to be reasonable, he did his calculations on the quantities and they basically checked out, it may have been off by some small amount. He said if we were to delay doing this in addition to a lot of the water flowing to this area we would have to pay the mobilization cost ourselves rather than using the equipment that is already out here and we would have to work around what then will be existing buildings. He thinks there is a cost savings by piggybacking with D.R. Horton rather than contracting ourselves, not to mention construction costs, inflation and interest rates.

Ms. Fore stated if we decide to wait we have no construction entrance. I have a friend who does clearing and I gave him rough measurements and his estimate was considerably higher. He said the road would have to have a ton of repairs because of the weight of the dump trucks so his suggestion was to go with D.R. Horton just because it is already in place and this was before I knew about this offer.

Mr. Eldred asked do you have any thoughts on when we would pay them back? Would we enter into an agreement with D.R. Horton promising to pay them back by a time certain or do we have funds available to us today to do this work?

Mr. Oliver stated you do have funds available today, I still would take the one year that they offered and we would pay them after we are satisfied with the work.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor the proposal by D.R. Horton to clear and fill the one-acre parcel was approved and staff was authorized to enter into an agreement with D.R. Horton for repayment of \$81,515.63, interest free, within 12 months of the work being performed.

FIFTH ORDER OF BUSINESS

Discussion of Parking Policy and Consideration of Agreement with ASAP Towing and Storage Company, Inc.

Mr. Eldred stated as we have discussed in the past the board had wanted to move forward with a revised towing policy such that any vehicles that are parked in the district’s common areas could be towed. We have an existing parking policy that prohibits parking in the district’s common areas; however, it didn’t provide for towing. You have been provided with an updated parking policy with new items 3 and 4. The last sentence of section 3 says that the amenity manager may act on behalf of the district in determining whether a vehicle is parked in violation of the policy and whether it should be removed. The towing company would have to receive direction from the amenity manager or a district representative, but I think primarily it would be the amenity manager. The policy would be Exhibit A to the agreement that is in your agenda package.

Ms. Lovett asked does paragraph 3 limit the ability to call the towing company to the amenity manager or any staff that may be here that day?

Mr. Eldred stated I think we interpret that to include staff but we can make it amenity manager or authorized staff.

Mr. Oliver stated I wouldn’t mind if it said the amenity manager or staff in consultation with the district manager to make that decision. It is very rare that we tow vehicles and I would like to know about it upfront to know that we have taken all the right steps to get to that point.

Mr. Eldred stated we can revise it to say the amenity manager or staff in consultation with the district manager. We have asked Brian to pull together a map identifying all of the common areas and the additional common areas that will be coming online soon.

management tracts, ponds, common areas, etc. all within the district that are within some of the newer sections that are being built out. I have reviewed these as has the district engineer and we believe these tracts are appropriate and desirable for the district to own. We have before you a warranty deed to effectuate that conveyance from D.R. Horton to the district.

On MOTION by Mr. Davis seconded by Ms. Fore with three in favor and Ms. Andrews opposed the warranty deeds were approved and the conveyance of the listed parcels from D.R. Horton to the district were accepted.

Ms. Andrews will work with staff to identify the problem areas and where to post signs.
[was this related to the towing policy?]

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

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.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of January 31, 2017 and Statement of Revenues and Expenses for the Period Ending January 31, 2017

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

B. Assessment Receipt Schedule

A resident asked if a common area is not posted but someone parks there, are they subject to being towed?

Ms. Andrews stated I'm going to talk to them. If a sign on each entrance is going to cover some areas then I have to discuss it. There are areas all over like that and people tow and they say I didn't know, people don't pay attention.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – 03/27/18 @ 6:30 p.m. @ Aberdeen Amenity Center

Ms. Lovett stated the next scheduled meeting is March 27, 2018 at 6:30 p.m.

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor the meeting adjourned at 5:00 p.m.



Secretary/~~Assistant Secretary~~



Chairman/Vice Chairman