

ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, December 18, 2018 at 6:30 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	District Counsel
Brian Stephens	Riverside Management
Lauren Egleston	Vesta/Amenity Services Group

The following is a summary of the actions taken at the December 18, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Torres called the meeting to order at 6:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

A resident asked can you explain what consideration of resident surveys is going to be? What does that mean?

Ms. Lovett stated we have purchased the one-acre property and we are looking to install some improvements and before we go any further with what is going to be on the property or what improvements or enhancements we make to the property we wanted to go back out to all the residents to make sure we get a ranking of preference of items that have been previously discussed. The enhancement list has been generated from the workshops and surveys, but it will be a new survey that will be implemented.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 27, 2018 Meeting**

On MOTION by Mr. Davis seconded by Mr. Clarke with all in favor the minutes of the November 27, meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-08 District Code of Conduct**

Mr. Eldred stated at the last meeting the board considered adopting a code of conduct and wanted to adopt that by resolution. At the board's direction we prepared the attached resolution that would formally adopt the code of conduct approved at the last meeting.

On MOTION by Ms. Fore seconded by Ms. Andrews with all in favor Resolution 2019-08 was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resident Survey**

Ms. Lovett stated we did a survey in March or April 2017 directed at residents and with board member input in terms of what enhancements might be best suited for our property. We did conduct a series of workshops subsequent to that and we have purchased the property, we issued a bond and now we are looking at the next step, which is to make sure we have the list right, we start with the right preference in terms of order of priority. We are limited in size to the one-acre parcel and dollars. The potential enhancements listed include: the fitness center, splash pad, night swim enhancements, additional shade structures on the pool deck, lighted tennis courts, playground expansion, pocket park enhancements, outdoor fitness circuit training, bocce ball, shuffleboard courts, pond fountain or diffuser enhancements, neighborhood entry feature, monument upgrade, basketball court enhancements, repurpose of the current fitness center, dog park and drinking fountains around the amenity center. These are the items listed in our engineer's report. The bond money can't be used for an improvement if it wasn't included in the engineer's report. We don't have the funds or space for all of these so we want to make sure we got another round of resident feedback.

Ms. Fore stated I thought we talked about having estimated costs attached to the items on the survey.

Mr. Torres stated we did post the engineer's report for each of these projects and it is also listed on the website with prices. Obviously, those are predicted costs they are not actual costs and also there are soft costs.

Mr. Andrews stated I thought we were going to get projected O&M costs.

Ms. Fore stated that may make a difference when people see the ongoing maintenance costs.

Mr. Torres stated we can add the operation and maintenance costs.

Ms. Fore stated maybe it could say if you have any questions on cost of build out see our website and where it is located that way you don't have to put it on here, but they will know where to get the information.

Ms. Lovett stated the cost of the gym that is listed, I think we are crossing our fingers and don't think it is going to cost that to build the gym. Because that is what is listed in the engineer's report and the "what ifs" people who don't know the context behind that are going to jump to weird conclusions.

Mr. Eldred stated the only ones you would need the O&M costs for are the night swimming enhancements, tennis courts and perhaps the fountains and diffusers. Bartram Springs did a similar survey with those O&M costs.

Ms. Lovett stated under the lighting for the tennis courts it says land would need to be obtained to accommodate the courts. Maybe we can wordsmith that or maybe I don't understand what was meant because we don't have any more land. What is here is here I don't know how we could obtain more to accommodate that. We with have tennis courts and no gym or if it works out that we have a gym and one tennis court. I'm not sure how it is worded.

Mr. Davis stated you should be able to look at this logically and figure out that the tennis court is going to have a large footprint, the fitness facility is going to have a large footprint, whereas shade structures on the pool deck aren't going to have a footprint at all. Maybe put an asterisk noting that it has a large footprint and might exclude or we can only have one of these large items so choose accordingly.

Mr. Eldred stated it may that the two you are looking at offsetting one another would be the tennis court and the fitness center. That may be where you put the asterisk saying between these two, you can have one or the other.

Mr. Clarke stated when we did the original survey the fitness center was number one and the tennis court was desirable but separately. Maybe the tennis court requires the acquisition of land.

Ms. Andrews stated we have an acre. The original design, all those things were on there, the tennis court was on there. We were taking out the pond and reconfiguring but it was all on there. I don't know that they ever came to us and said we have an acre we can only do a fitness center of 2,800 square feet, we can't do both.

Ms. Lovett stated I feel the design we had took away ponds and did a lot of things that we didn't agree with doing. I'm not sure if we ruled out both. My sense would be let's put them both as separate questions and if we get high enough for the tennis court then let him come back to see if we have space. Maybe we get one tennis court instead of two.

Item 16 on the survey, there was a discussion to strike that paragraph. It doesn't fit with the flow of the entire survey and we don't pit two other things against each other.

Ms. Fore stated take that out.

Mr. Torres stated I would like to incorporate the changes mentioned tonight and send it again before we go live.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pond Diffusers**

Ms. Andrews stated we need quotes on fountains before we decide on diffusers.

Mr. Torres stated I think this was an issue that came at the last meeting regarding one specific pond and we do have a gentleman from Future Horizon here that will speak about his proposal or any other fountain or diffusers that you would like us to bring up. This was specific to that one pond.

Mr. Stephens stated I do have two proposals for the specific pond we spoke of at the last meeting. Both of them are for a diffused air system. The first proposal is from Future Horizon for \$1,966.20 the second proposal is for a single diffuser with two heads at \$1,980 and the difference of \$16.20. There is a representative of Future Horizon here who can speak to diffusers versus fountains versus diffusing fountains.

Ms. Lovett stated this is specific to the pond that we have had issues with the midges, algae and fish kill.

Mr. Stephens stated this proposal is for the exact same system we have in the other two ponds. The system from Lake Doctors is old technology but the diffusers are actually buried in stones that have to be pulled once a year and cleaned and replaced every three to four years. That is an additional yearly cost for maintenance. The pump system is not as strong on the Lake Doctors one so the cubic feet per minute is not going to be as great as the system that Future Horizon has quoted. The Future Horizon system at \$16 more is a much better system.

Ms. Andrews asked can you explain the differences in a diffuser, a fountain and diffuser fountain?

Mr. Chris Railing stated there are three types of systems, what is strictly considered a fountain, which is purely aesthetics you are creating a lot of pressure, a nice two or three tiered pattern, when you create pressure you lose volume. When you lose volume you are not aerating the lake so we are getting away from what we were looking at as far as the midge issues and algae problem and we are not improving the water quality with a fountain. We have aerating fountains that is a decent balance between the two, we have a fairly nice aesthetically pleasing pattern but they are not as tall, those units you have to decide what you want as far as aesthetics because you are not going to get the big tall, patterns, we are trying to get volume and a nice pattern but there is a give and take in there. Then you have diffuser systems that we are currently looking at for this particular application, which you see no surface disturbance and no water noise which becomes a personal preference of homeowners, some love it in the evening and some it just drives nuts and that is where we get into a problem with surface units on properties like this, because half the folks love it and half the folks hate it and we will run them at different times of the day to get the run hours we need for the aeration but we are trying to fit the aesthetic side with homes that can see them. Surface fountains are great by amenity centers because you see them driving by and you don't deal with the water noise it is strictly looks and if they are in folks backyards and they deal with that on a daily basis day after day they either love or hate them. The cost is a lot more than diffusers and when you get over  $\frac{3}{4}$  of an acre the cost can double and triple per acre to aerate the surface units. From  $\frac{3}{4}$  of an acre and down the upfront cost is about the same but you still have to take into consideration that monthly electric use even though we might spend the same money upfront putting in smaller units in a  $\frac{3}{4}$  acre pond the monthly cost and the amp draw on the surface unit versus diffused air is triple. We have long term electrical cost that has to be considered too.

Ms. Andrews asked are you aware of the fountain in Emerald?

Mr. Chris Railing stated that one is strictly decorative. That unit does not move enough water for that size body of water to aerate efficiently. I sell and service that same brand and it looks great but to aerate with that style fountain you would have to put so many of them in there that the installation cost would be astronomical. We can only get so many gallons per minute out of that fountain. You would have to put four fountains in there to get the same amount of aeration that a diffused water system would have. You are talking about a fountain that runs \$6,500 versus an aeration system that is about \$7,000 for the entire lake it is quadruple the upfront cost not to mention the amp draw on that particular fountain is about 17 amps versus diffused air system is going to run around 5 amps.

Mr. Eldred stated the discussion at the last meeting was we started to have the broader discussion about fountains versus diffusers and that was clearly an issue that the board needed to think about some more, wanted to understand but we also recognize that there was one pond that had an issue that while we have the funds from the bond issuance to spend on diffusers and/or fountains the outlay of that money was going to be determined after we received feedback on the survey we just discussed. We are talking about two or three months down the road. In the interim the board wanted to address the problem pond, the one we all knew was the biggest problem and get something moving with that right now.

Ms. Andrews stated that is why I asked a resident to be here that lives on a pond with two diffusers and we are still having issues with that pond. He would have liked the chance to say a fountain or diffuser or know the difference and I'm trying to include the residents on this decision because not everybody on the board lives on a pond and I would like to get everybody's opinion on it. I don't want to pay for a diffuser and think that is going to take care of it because obviously we still take care of the pond regularly with diffusers and now the diffuser hasn't been working for about a month.

Ms. Lovett asked what is the issue with the diffuser?

Mr. Stephens stated it is out for repair. That system has been in for three years and this is the first time to my knowledge that has needed repair.

Ms. Fore asked what problems is the pond having, the one with the diffusers in it?

Mr. Chris Railing stated we have been on the property since August and as far as I know vascular plant issues, and vegetation. I'm not sure what you are seeing.

A resident stated you have done a good job. I just have an issue because the control box is right behind the house and it sounds like a car right behind my house 24/7. I have not noticed any midges, but I hate the sound. I have asked before if something could be put there to soften the sound and nobody has addressed it.

Mr. Chris Railing stated I didn't install that system but I do sell a similar system but as far as where your power supply is located, they are 60 decibels. It is usually not the sound of the compressor but a vibration issue because it is not being maintained, it has come loose and is rattling around. Power supply locations are going to have to be taken into consideration.

Ms. Lovett stated this proposal was for the one pond that has a midge problem.

Ms. Andrews asked could you give me a price on an aerator fountain or two.

Mr. Chris Railing stated I can get that quote. You have to take into consideration power installation and where it is going to be located.

Ms. Andrews stated we also need to know what it is going to cost to run it.

Mr. Chris Railing stated installation cost will not be much more than a diffused air because that pond is so small. Initially it is going to be a little more but not a lot but what is going to get you long term is the actual electrical cost because it is triple amp draw versus the diffused air.

Mr. Torres stated you can approve the proposal as is or if you want to table the proposal and have another proposal for a diffuser surface air type fountain we can do that as well.

Ms. Lovett stated let's get the other estimate and bring this back.

**SEVENTH ORDER OF BUSINESS**

**Update of SJRWMD Permit Transfers into O&M**

Mr. Eldred stated we are still evaluating that. The question came up are we sure it was graded appropriately in the back so we didn't accept it and have an issue in the future. The district engineer looked at that, looked at the as-builts and concluded that it was built appropriately. There are no issues there. We have been going back and forth with D.R. Horton clarifying some of the property transfers that need to take place along with the permit transfer and I just got more information back from them today and we are still working on that. We are working through that and making sure we have what we need before we take over.

Ms. Lovett stated I'm not happy about taking fountains that we didn't agree to.

Mr. Eldred stated that is something we can look into as well.

Ms. Andrews stated I have an issue with a dead tree.

Mr. Torres stated they came back and said it was out of warranty.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**NINTH 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**

Mr. Torres stated next month you will see a proposal from a vendor that GMS is using for other districts for ADA compliance conversion of their websites. It is a bulk rate that we received. It is a requirement with some of the issues that municipalities are having with their websites converted to ADA compliance. It also affects CDDs.

**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 November 30, 2018 and Statement of Revenues and Expenses for the Period Ending November 30, 2018**

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

**B.    Assessment Receipt Schedule**





Ms. Lovett stated the next meeting is January 22, 2019 at 4:00 p.m. at the same location.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor  
the meeting adjourned at 7:44 p.m.



---

Secretary/Assistant Secretary



---

Chairman/Vice Chairman