

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, September 22, 2015 at 6:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, St. Johns, Florida 32259.

Present and constituting a quorum were:

Loyd W. Hogan	Chairman
Rhonda Lovett	Vice Chairman
Dennis M. Clarke	Supervisor
Angela Andrews	Supervisor
Hillary (Beth) Fore	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	Hopping Green & Sams
Louis Cowling	GMS, LLC
Jackie Krabill	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Brad Sarver	I/O Tech
Bill Kinsey	Down to Earth of North Florida

The following is a summary of the minutes and actions taken at the September 22, 2015 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hogan called the meeting to order at 6:00 p.m.

Mr. Oliver stated we pulled three items from the agenda that are not yet ready to present to the board and those are the pool resurfacing proposals, fitness room expansion and the electrical engineer proposal for lighting of the pool deck.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 11, 2015 and August 25, 2015 Meetings

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor the minutes of the August 11, and August 25, 2015 meetings were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-11 Ratifying the Actions of the Board and Staff in Relation to the Bond Reissuance

Mr. Oliver stated item four is consideration of Resolution 2015-11 ratifying the actions of the board and staff in relation to the bond reissuance.

Mr. Eldred stated everything went through, all the documents were signed and on September 1st we did close on the restructuring and reissuance of the 2005 Bonds and 2006-1 Bonds. All that is left to do is a little bit of cleanup and before you is a ratification resolution that confirms that the board had adopted resolutions previously approving the restructuring and reissuance of the bonds and the board ratifies and confirms and approves all of the actions that the chairman, vice chairman, treasurer, secretary, assistant secretaries and district staff in closing the reissuance of the restructured bonds, the 2005 Bonds and the 2006-1 Bonds and the cancellation of the Series 2006-2 Bonds. It is a simple resolution ratifying all the actions of staff and the board members in restructuring the bonds.

On MOTION by Mr. Clarke seconded by Mr. Hogan with all in favor Resolution 2015-11 was approved.

FIFTH ORDER OF BUSINESS

Consideration of First Amendment to Impact Fee Services Agreement

Mr. Oliver stated the next item is also related to the bond restructuring and is consideration of First Amendment to Impact Fee Services Agreement.

Mr. Eldred stated as you may recall we had the 2006 series bonds that were split into the -1s and -2s, the -2s as you may recall were secured through impact fees. There was an agreement in place between the district and GMS to administer the application and collection of those impact fee revenues. Because we have canceled the 2006-2 Bonds and we are now applying the impact fees to the 2006-1 Bonds, we need to revise the existing agreement between the district and GMS to administer the collection and application of those impact fees. It simply

recognizes the cancellation of the -2 bonds and the application to the -1 bonds. The other nuance you will see in the resolution before you is the reference to the excess impact fee revenue. As you may recall we agreed to direct any excess impact fees that were collected after satisfaction of the 2006-1 Bonds, once the 2006-1 Bonds are wiped out any impact fee revenue that is collected would be directed towards DR Horton. That was a deal point that the board agreed to at the last meeting. The revised agreement with GMS simply reflects that once the 2006-1 Bonds have been paid off GMS will direct those excess fee revenues to DR Horton.

The agreement before you is the First Amendment with a couple of exhibits. Exhibit A is the original agreement between the district and GMS. Exhibit B is a revised impact fee procedures document and that is the document that GMS will be following as they are applying these impact fees. The flow of funds section addresses the impact fees and directs GMS to allocate them to the 2006-1 Bonds. We apply the impact fees to the 2006-1 Bonds, and once the 2006-1 Bonds are wiped out excess impact fees will flow to DR Horton; however, the agreement the board struck with DR Horton was to only flow excess impact fees up to the amount of \$1.7 million and that was a number DR Horton had advanced and paid towards bringing the bonds current so we could do the reissuance of the bonds. Once \$1.7 million has been paid to DR Horton, if that happens and it is not necessarily likely that will actually occur in the future, then all excess impact fees after that amount will flow to the district. This document simply sets up that arrangement and gives GMS the guidance they need in order to appropriately allocate and apply the impact fee revenue. There are a couple of date blanks in the version in your agenda package and that is because we wanted to make sure that we got the final date of the bond cancellation agreement, which was one of the many agreements that we signed as part of the restructuring and reissuance. That date is September 1, 2015 and will be reflected in Exhibit B and also in the sixth whereas clause to the first amendment to the agreement. Section 2 of the amendment we also need to revise the date for the actual agreement you are getting ready to consider this evening, which is the restated and amended impact fee procedures I just referenced and that will be dated September 21, 2015.

On MOTION by Mr. Hogan seconded by Mr. Clarke with all in favor the First Amendment to Impact Fee Services Agreement was approved.
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SIXTH ORDER OF BUSINESS

Review of Survey Results

Mr. Oliver stated next is review of survey results. Rhonda and Jackie have been working on this project and they have some results to share with the board and audience.

Ms. Lovett stated we set up a ten question survey for what residents really feel should be strongly considered for upgrades to the community. What we put in the survey was some of the proposals that had been requested or were mentioned before in the past. We had nine questions and question no. 10 was general interest. We gave them until September 30th for completion but as of today 422 residents completed the survey and we have 419 here. This is for future planning of where the interest lies. I think what we thought was represented here in the fitness center expansion, second was strong consideration for zero entry pool and kiddy splash pad and things like that. The rest of them come in about the same and we will have to come up with a standard approach as to how we look at the rest of the items for consideration but those two received far and away the most interest for upgrades. We did get a couple requests that came in as comments; one was heated pool and a single email for curbing of medians.

Mr. Hogan stated we discussed the zero entry along with the resurfacing.

Ms. Lovett stated if we are going to the expense to completely re-marcite a pool you might as well figure out how to fit that in too.

A resident asked is the fitness center eventually going to be 24 hours since we have passes to get into it?

Ms. Lovett stated I think the challenge with the 24 hours right now is the access to the pool area because the backdoor to the bathrooms you can't lock that door and the problem now is access.

Mr. Hogan stated we might consider expanding the hours.

Ms. Andrews stated we are open at 4:45 or 5:00 a.m. now.

Mr. Oliver stated along with the future capital projects the architect did provide a rendering, and I think Dennis brought this up before as did Louis at the last meeting, but to at least take a look at filling in this lake that is right out here and using that as a recreation area and offsetting that with a surface water management system a little further out. He is taking a look at that.

I think with the input you have from your guidance and I will continue to work with Jackie and Rhonda on this we can give the architect a little more direction in coming up with

some conceptual plans. I think this is very helpful, you now have the architect under contract to come up with some conceptual plans and this is good information for him to have to get working to get some conceptualls to bring to your next meeting.

Mr. Clarke stated this is an indication of the interest between strong interest plus the next. No. 1 is the fitness center, second is the zero entry pool, third was park slides and swings, fourth lighting for night swimming, fifth was expansion of social hall, sixth was the tennis court, seventh dog waste receptacles, eighth outdoor fitness and ninth entry monument (west entrance). The fitness center had 78.99% the top five all had 50%.

Ms. Lovett stated we had a couple that didn't want any improvements and didn't want to pay anymore money.

Mr. Oliver stated when the architect comes up with the conceptualls with price tags you may go out and survey again.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from I/O Tech, LLC for IT Services

Ms. Krabill stated I brought the owner of I/O Tech to answer any questions on the proposal to maintain our computer systems. This is a comprehensive proposal and much less than other services I have used in the past.

Ms. Lovett stated last month we asked about cloud based backup services, external storage and other options.

Mr. Sarver stated I go to small business and help maintain the physical assets of other businesses, computers, routers, all the stuff that keeps their email running. They had a lightning strike and I was there within three hours to get them back up and running. Jackie had an incident where her laptop went down right before she submitted some paperwork for the Aberdeen paper and I was able to fix that. She also had a hard drive that crashed, which is all stuff that could have been dealt with beforehand. The cloud stuff is great but the physical assets that are purchased and used for the amenity center need to be maintained. If the cloud based services are all working you still have to have physical assets to use those.

Mr. Hogan moved to approve the proposal from I/O Tech and Mr. Clarke seconded the motion.

Mr. Eldred stated there are two issues, one is the service component that when something goes wrong he can come out and you can call anybody to come out and fix that issue, the other part is making sure that you have a system that is being monitored and operating and backed up so that hopefully you minimize the amount of times that something fails.

Mr. Fagen stated we have had access control systems go down where we either lost data such as residents' names, addresses and access code numbers but if you retain the data you still have to organize it in such a way that it is going to require man hours to organize and put it back in. That is a real cost to the district if that goes down.

Ms. Fore stated if you back it up one time you don't need it backed up every month.

Ms. Lovett stated if my laptop goes down I have a Direct Image and if I ship mine they can send me a brand new one tomorrow and it is just like my old one. You have all this data and it is great to keep things serviced and hopefully no viruses but if it fails it still fails and then you are going to recover most of what is there but there is probably going to be some missing or messed up.

Mr. Fagen asked can we do it as needed and do a quarterly checkup do some type of quarterly PM and then use it as needed and if there are future issues maybe we can revisit it in six months.

Mr. Hogan stated if we go with Brad and it doesn't work out we can always terminate our contract.

Ms. Lovett stated I don't have a problem with quarterly maintenance but these computers need to have antivirus that is working and it needs to be updated and there needs to be a backup system in place so you don't lose what you have.

On voice vote with two in favor and Ms. Lovett, Ms. Fore and Ms. Andrews voting no the motion failed.

Mr. Oliver stated based on what you heard tonight, please bring back a revised proposal for quarterly maintenance.

Ms. Fore stated it is not that we can't change it if we see a need.

EIGHTH ORDER OF BUSINESS

Discussion of Future Capital Projects

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

Other Business

Mr. Oliver stated I inadvertently took something off the agenda when I revised it. I was contacted by the HOA manager at the time, Shirley Smith, who had heard from some residents that there was interest in having a traffic calming study performed by St. Johns County. The first step in the process is for a body of government, whether it be an HOA or CDD to send a letter of interest to county engineering saying they would like the county to consider performing a traffic calming study. We have done this in Johns Creek, it is going on in Heritage Park right now and if the district is interested in that we can start the process. It is a lengthy process you get in line with other neighborhoods and it is funded by the county.

Ms. Lovett asked what is the scope of this traffic calming study? Is it in the residential neighborhoods on the streets or is it on Longleaf?

Mr. Oliver stated it is whatever we ask them to do. For Heritage Park they have Heritage Parkway that runs from one end of Woodlawn to the other end and now it has become a cut through for a lot of traffic and there are people speeding through there at 50 mph rather than the speed limit of 30 mph. They are considering traffic calming measures there. If you are interested in me doing a letter I can come back to the next meeting and you pinpoint where you would like the traffic calming study, because you can't do a large district like this but where the problem areas are we can put it in the request then get in line.

We know the board is interested in pursuing this process and we will come back to the next meeting, you will be able to tell me after talking with your constituents what some of the specific problem areas are. We don't want to overload them in the letter but if we can hit three or four problem areas we will make the request.

TENTH 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

There being none, the next item followed.

D. Operation Manager

1. Report

Mr. Cowling reviewed the items outlined in the monthly report, which was included in the agenda package.

2. Lake Doctors Proposal

Mr. Cowling stated there is a slight increase from last year but we anticipated that in the budget.

On MOTION by Ms. Andrews seconded by Mr. Hogan with all in favor the proposal from Lake Doctors for fiscal year 2016 in the monthly amount of \$1,539 was approved.

Mr. Oliver stated I want to go back to Louis' report and this is where the board can be very helpful. We have Down to Earth with us tonight and as you see problems with the landscaping please send an email to Louis and me and we will be responsive. Louis met onsite with Bill Kinsey, the owner of the company, and reported those issues and they addressed those today.

E. Amenity Center Manager - Memorandum

Ms. Krabill reviewed the amenity center activities and maintenance items.

ELEVENTH ORDER OF BUSINESS

Financial Reports

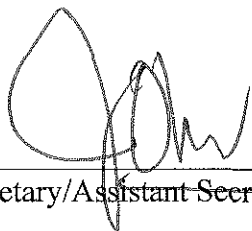
A. Balance Sheet as of August 31, 2015 and Statement of Revenues and Expenses for the Period Ending August 31, 2015

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.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor
the meeting adjourned at 7:07 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman