

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, February 23, 2016 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:

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

Also present were:

Jim Oliver	District Manager
Carl Eldred	District Counsel
Louis Cowling	Riverside Management Services, LLC
Jackie Krabill	Vesta/Amenity Services Group
Michael Woolrich	Down to Earth

The following is a summary of the actions taken at the February 23, 2016 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the January 26, 2016 Meeting**

On MOTION by Mr. Hogan seconded by Ms. Andrews with all in favor the minutes of the January 26, 2016 meeting were approved.

FOURTH ORDER OF BUSINESS **Security Discussion (Closed Session)**

This item taken at the end of the meeting.

FIFTH ORDER OF BUSINESS

Update on Option to Purchase One-Acre Parcel

Mr. Eldred stated we are still working with counsel for D. R. Horton on the form of the agreement.

SIXTH ORDER OF BUSINESS

Discussion of Parking Policies

Mr. Oliver stated I brought parking policies that were developed for Bartram Springs CDD and other districts that have similar issues. The reason we brought this to your attention is that there is a common area in a cul-de-sac that people are parking on and at the same time we have residents that want us to have landscape improvements there. We don't want to do any landscape improvements until we fix the parking issue. That is very common in other districts also. Item 2 says that the district owns certain common areas that will be depicted on the map that we will attach and maintain landscape improvements thereon. In order to prevent damage to landscape improvements in the common areas, parking in common areas is prohibited, which would give us an opportunity to go further into the policies and actually set some towing policies. I would like the board to appoint a supervisor to work with staff so we can work on these and tweak them and bring back a draft for the next meeting for board discussion.

Mr. Clarke asked have any residents expressed that they need that space in that neighborhood for parking?

Mr. Oliver stated I haven't spoken to anyone in Aberdeen about requests for additional parking. We have not had that particular thing brought up. You may have someone parking a truck in common areas that may be adjacent to or across the street from their home.

Mr. Clarke stated the reason I asked is I have seen it work both ways. I have been in a community where there was a common area and you could park in there on a grass strip. I would like to hear what the residents have to say and I suggest if we are going to prohibit it that we construct something that prevents somebody from parking there.

Ms. Andrews stated I don't think any other neighborhood has that. I don't think there is an issue it is just one cul-de-sac that is filled in with grass.

Mr. Cowling stated this is a cul-de-sac round about that is a little over 1,000 square feet round and some residents occasionally park there. I haven't seen it rampant but if we do have landscape in there and irrigation heads that is going to be an issue.

Mr. Oliver stated these policies wouldn't be to just address that issue it would be throughout the district.

Ms. Andrews stated I will work with staff on that issue.

SEVENTH ORDER OF BUSINESS

Appointment of Audit RFP Committee

Mr. Oliver stated we are required by Chapter 218, Florida Statutes to select an auditor through a request for proposals process through a committee. Typically we have the board appoint itself as the audit committee and just as a board meeting you have to have a quorum and if you appointment yourselves as the audit committee we would schedule audit committee meetings in conjunction with board meetings.

On MOTION by Mr. Hogan seconded by Mr. Clarke with all in favor the board members were appointed to serve as the audit committee.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Oliver stated last year you approved an agreement with the Swim Team to operate here. It was their first year here and they were very successful. All the swimmers are residents also they paid to have off duty sheriff officers help with the traffic control. I spoke earlier today with Jackie and also the swim team coach and she confirmed that they pay for those services not the district. They had two meets last year and they are looking at three meets this year. If the board were to approve them to operate another year counsel could take the necessary action to prepare an agreement to bring to the chair or vice chair for execution.

Ms. Andrews stated they also paid for the extra lifeguards.

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor district counsel was authorized to prepare an agreement between the district and the Swim Team to be executed by the chair or vice chair.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eldred stated as I mentioned at the last meeting there is a bill that would add significant requirements to CDDs in relation to their website obligations. During the session bills gain and lose traction and it looks like that bill is losing traction and it may be that some of those provisions will be knocked out and placed on another vehicle. I don't think we have seen the last of it yet. There is also a Chapter 189 bill addressing some minor issues that have arisen throughout the years but there is nothing significant to report at this time.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operation Manager - Memorandum

Mr. Cowling reviewed the items outlined in the monthly memorandum, which was included in the agenda package and presented a proposal for the replacement of the slide tower steps in the amount of \$28,500. He was directed to do further research and to come back with more proposals for the replacement and/or fabrication of the steps.

Mr. Cowling stated I have contacted staff at the county about some of the sidewalk slopes and if it is something they can do within a certain budget they can start working on it and if it is a big budget expense, which I think it is they will have to put it in next year's budget.

E. Amenity Center Manager - Memorandum

Ms. Krabill reviewed the amenity center activities and maintenance items, which were outlined on the monthly memorandum.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of January 31, 2016 and Statement of Revenues and Expenses for the Period Ending January 31, 2016

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. Consideration of Funding Request no. 18

Mr. Oliver this will be paid by D.R. Horton and is a funding request associated with the bond restructuring. The money flows through the district so the board still considers the funding request.

On MOTION by Mr. Hogan seconded by Ms. Andrews with all in favor funding request no. 18 in the amount of \$4,967.18 was approved.

D. Approval of Check Register

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Andrews asked can we trim the plants on this side of the sign so you could see the club?

Mr. Cowling stated we have done some trimming on it. It is kind of mounded up there the shrubs are pretty low. The only way we can see the sign is if we remove a lot of shrubs and I don't know if you want to do that or not.

Ms. Andrews stated maybe part in the front so we can see it coming from that way. That was an issue with some people they couldn't find the club.

Mr. Cowling stated we can do that.

A resident asked are we going to have a tennis court?

Mr. Oliver stated the board is exploring future capital projects. Right now we don't have the money to do future capital projects but earlier in the agenda we talked about the amenity parcel we are going to receive from D.R. Horton and that will help expand recreational facilities and perhaps have room for a tennis court. We are probably a year out from having serious discussions about major facilities.

A resident stated at HOA meetings we discussed the future plan for this amenity center and the expansion of it. Was there any progress on that?

Mr. Oliver stated we are still in the process of acquiring the one-acre site from D.R. Horton. Once the land transfers, the district has to pay off the bond debt on that property. Once we do acquire that and have some funding sources to build additional facilities, we will look at the different options and the board with resident input can prioritize those projects.

ELEVENTH ORDER OF BUSINESS

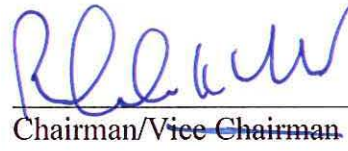
Next Scheduled Meeting – 03/22/16 @6:00 p.m. @ Aberdeen Amenity Center

Mr. Hogan stated the next meeting is March 22, 2016.

The board went into a closed session to discuss security matters after which the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman