

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, July 26, 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:

Rhonda Lovett	Chairperson
Angela Andrews	Vice Chairperson
Loyd W. Hogan	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

The following is a summary of the actions taken at the July 26, 2016 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.

SECOND ORDER OF BUSINESS

Audience Comments

A resident asked are the stairs to the slide going to be repaired?

Ms. Lovett stated we will be discussing that item later in the agenda.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 28, 2016 Meeting

Ms. Lovett made amendments to the June 28, 2016 meeting minutes, which will be reflected in the final document.

On MOTION by Ms. Andrews seconded by Mr. Hogan with all in favor the minutes of the June 28, 2016 meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2017 Budget**

Mr. Oliver stated you approved a proposed budget in May to start the budget process and we refine that over the next few months and we are going to have a budget hearing in August. The assessments stay the same.

FIFTH ORDER OF BUSINESS**Mowing of County Right of Way (Outside CDD Boundaries)**

Mr. Oliver stated we talked about this at the last meeting and several other meetings. The district has responsibility for mowing Longleaf from boundary to boundary within the district as shown on the map. The areas outside the district are to be maintained by the county. In the past the developer maintained those areas because it drove home sales and he, through the district paid for those services. When we went through the RFP process during the summer of 2015 the board decided the county should be mowing and that it is not our responsibility. Staff met with the county and the county engineer and public works director, Pres Tompkins at the time and let them know that we planned to no longer be doing that. At their request we did it throughout the summer of 2015 and since that time Pres Tompkins has moved on to Putnam County and there is a new public works director. We met with them a few times and we met with Greg Caldwell and they have their staff mowing that area again. The county standard for these rural areas is every four to six weeks and we plan on six weeks; however, in an effort to do all we can to make sure our residents have an appealing entry into the community in the north and the south, we obtained a proposal from Down to Earth to keep those areas mowed at a little more frequent standard than four to six weeks. Certainly not as well maintained as within the district but better maintained than the tall grasses that were outside the district. During those discussions we told the county we would be happy to participate in that if we can come up with some kind of arrangement; however, we are not going to be responsible for Julington Lakes area as well as Oxford Estates. I told them I would contact those developers and Bob Porter of D.R. Horton gave me good contact information and I have been trading emails and phone calls with both of those developers. Once we come up with some type of agreement as to whether they are involved or not, we would enter into an agreement with the county like we had before because there are

certain indemnification and responsibilities that we would lay out. Our hope is that it would be mutually beneficial if Oxford Estates and Julington Lakes would do their part so that all the roads leading to Aberdeen would be maintained. The district is not responsible for those areas; however, I think it is to our benefit to keep those areas mowed as long as we don't start helping out another developer who should pay their share. The county has been good to work with on this. Later in the meeting Louis will talk about the cost of those areas and it will be about \$8,000 a year.

SIXTH ORDER OF BUSINESS

Discussion of Swim Team Proposal

A resident stated Jackie and I were approached a couple months ago by one of the local high schools as a possible backup to being able to rent the facility for swim team. It opened a discussion about where Aberdeen may or may not be going and if they are interested, then it opens up an opportunity to install a heater on the pool, if we allowed the school to use it outside the normal summertime. Jackie and I will work up some things and go forward with that. We were asked if it would be possible to use it given that the local high school uses Julington Creek and they seem to be going through some changes.

Ms. Lovett stated go through it and get feedback but I would like to have a better understanding of what it would cost us, the benefit and the impact to residents.

SEVENTH ORDER OF BUSINESS

Discussion of Pool Deck Lighting for Night Swim

Mr. Cowling stated I'm working with two different companies to get proposals and I will bring those to the next meeting.

EIGHTH ORDER OF BUSINESS

Discussion of Capital Reserve Study

Mr. Oliver stated Dennis and I are still working on reserve study. He wants to incorporate into that plan some of our future capital projects so you can start planning on funding those.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of Memo Regarding Service Animal Legislation and Impact to District, Resolution 2016-05

Mr. Eldred stated in your agenda packet is a memo and resolution that deals with the use of service animals. This is a result of legislative changes that essentially clarifies the right of an individual with a disability to use a service animal in public areas. There is a requirement for public entities to adopt rules and set forth clearly what the expectations are and we are recommending that the district approve a resolution that amends the policies that we currently have. We do provide for the use of service animals in our policies and the resolution tracks very closely the statute revisions and more clearly sets forth the use of those animals.

On MOTION by Ms. Andrews seconded by Mr. Hogan with all in favor Resolution 2016-05 was approved.

Mr. Eldred stated there were a couple other changes made during the legislative session. One was public records and requires subcontracts that the district enters into include language that clearly identifies that the contractor is also subject to those public records requirements and they have certain obligations. We developed language that we will have in our contracts moving forward just to make sure that we are fully compliant and are not trying to work out when it is applicable and when it is not.

I also wanted to update you on the website revisions that we talked about, those are a set of revisions that require maintenance of budgets and various other documents on the website. We have been working with Jim and his office to make sure we are compliant with those by October 1, which is the deadline.

B. Engineer

Mr. Oliver stated I did speak with the engineer about the landscape improvements to the median along Longleaf Parkway. His latest iteration of the plan is about \$430,000 of landscaping and he has submitted that to D.R. Horton who is going to be paying that bill and D.R. Horton has provided additional changes to that in terms of tree heights. George is updating the plan and will get with St. Johns County next week, and it will probably be several weeks before they return with whatever additional comments they may have. D. R. Horton is driving

this train and they are paying for it and the district is not pushing for a hard timeline but he is staying on top of it.

C. Manager – Discussion of Meeting Dates for Fiscal Year 2017

On MOTION by Ms. Andrews seconded by Mr. Hogan with all in favor the fiscal year 2017 meeting schedule was approved.

Mr. Oliver stated there are a lot more requirements of what to have on the district website and one of the changes is full agenda packets will be on the website seven days before the meeting. We know there are additional documents that come in during that seven days and we will put a folder on and as additional documents are received we will add them to the website.

There is a website for the community called aberdeencdd.com but we also put up a second website with all these documents to meet the compliance requirements of the current statute and the changes coming October 1, and that website will be aberdeencdd.org.

Ms. Lovett asked is that site only for the district so it carries the minutes and agendas?

Mr. Oliver stated yes, we are going to put a link on the .com site but also say that if you don't want to use a link just type aberdeencdd.org and you can go right there. There is nothing fancy about this website, it is all business.

D. Operation Manager - Report

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

Ms. Lovett stated for the comment made earlier about the stairs for the slide, the stairwell will be replaced in the off season.

Mr. Cowling stated the handrails are nice and tight on the stairwell and it is functional and safe but it is rusting.

In response to resident requests I have two options for the additional plantings at a round about at East Kings College Road, one is an irrigated option and a non-irrigated with grasses that are drought tolerant.

Mr. Eldred stated I have not looked at the thresholds and we can do some research and come back at a future meeting with examples of what other districts are doing.

Mr. Hogan stated perhaps one of the food trucks could be here everyday because they already have the licenses.

Mr. Eldred stated that would be the easiest way, you aren't paying for anything.

Mr. Hogan stated you just have to have a contractor.

A resident stated there are rumors that there will be an expansion of the amenity center or a second amenity center. What is on the horizon for that?

Mr. Oliver stated this board has acknowledged that there needs to be an expansion because as the number of residents grow this is the same size. As part of negotiations with D. R. Horton when they restructured the bonds, D.R. Horton donated a one-acre parcel that could be used for recreation and that parcel is just to the west of where we are right now and the idea the board is looking at when there are funds available to do it is to build some type of recreational facility where the lake is and fill in the lake and using that acreage and build another lake where the donated acreage is. That way you could have additional recreation facilities on this same campus. It has not been decided what that recreational facility may be, it could a free standing building that could be used for fitness or meetings, some type of courts, there could be an expansion of the existing facility. Right now it is wide open and nothing has been planned yet. It is probably something that is going to require a lot of input from residents so the board can tackle that over the coming years.

Ms. Lovett stated we did a survey to see what kind of interest people had in terms of future amenities to get an idea when we are trying to think about how to build out this property. This is what we have along with the one-acre piece so it is fairly limited in terms of expanding anywhere it will be here. I think we would in due diligence make sure that we did some formal survey, get resident input of what people want before we start doing anything but it is probably be a couple years.

FOURTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – 08/23/16 @ 6:00 p.m. @ Aberdeen Amenity Center**

Ms. Lovett stated our next schedule meeting is August 23, 2016 at 6:00 p.m.

TWELFTH ORDER OF BUSINESS **Security Systems (Closed Session)**

The board went into closed session to discuss security matters after which the meeting reconvened.

On MOTION by Mr. Hogan seconded by Ms. Andrews with all in favor the meeting adjourned at 5:30 p.m.



Secretary/Assistant Secretary



Chairman/~~Vice Chairman~~