

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, June 27, 2017 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
Dennis M. Clarke	Supervisor (by telephone)
Hillary (Beth) Fore	Supervisor
Gary Davis	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel (by telephone)
Louis Cowling	Riverside Management
Lauren Egleston	Vesta/Amenity Services Group

The following is a summary of the actions taken at the June 27, 2017 meeting. Minutes were prepared based on meeting notes due a technical problem with recording device.

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

THIRD ORDER OF BUSINESS

Recognition of Former Chairman Loyd Hogan

Ms. Lovett presented a plaque and framed resolution in appreciation of Mr. Hogan's service to the Aberdeen community.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 23, 2017 Meeting

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor the minutes of the May 23, 2017 meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with The Lake Doctors for Fiscal Year 2018

Mr. Cowling presented Lake Doctors proposal for treating 39 ponds. Thirty-two ponds are to be inspected 24 times annually and treats as needed. Seven ponds are to be monitored and treated twice per year (spring and fall) for control of noxious aquatic weeds.

On MOTION by Ms. Fore seconded by Mr. Davis with all in favor the agreement with Lake Doctors for fiscal year 2018 in the amount of \$1,975 per month was approved.

SIXTH ORDER OF BUSINESS

Discussion of Amenity Center Policies

Draft policies were discussed. Staff will continue to work on policy regarding serving and consuming alcohol at the amenity center, to include of specific locations, types of events, and insurance requirements. Revised policies will be presented at the July 25, 2017 meeting.

SEVENTH ORDER OF BUSINESS

Discussion of Fiscal Year 2018 Budget in Preparation for August 22, 2017 Budget Hearing

Mr. Oliver stated The Board approved the FY18 proposed budget at the May meeting. The budget results in no change in O&M assessments. Over the next two month's leading to the budget hearing in August, staff will continue to review the budget and adjust as needed without increasing assessments. Mr. Oliver stated that although the budget will be adopted after the August 22, 2017 public hearing, the Board has the authority to adopt budget amendments throughout the fiscal year and has the flexibility to move funds between line items.

EIGHTH ORDER OF BUSINESS

Update Regarding Potential Capital Improvements

Mr. Oliver stated he is working on a follow-up survey which will include some additional potential capital projects based on resident input (Bocce ball, shuffleboard, horseshoes), cost estimates for the projects, and assessment impacts if the projects are to be funded through bonds or other financing.

NINTH ORDER OF BUSINESS

Ratification of Fourth Amendment to Swim Team Agreement

Mr. Eckert explained the amendment which allows for non-residents to participate on the swim team as requested by the swim team and Board.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor the fourth amendment to the swim team agreement was approved as amended by district counsel.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH 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. Oliver stated the time line for acquisition of the DR Horton 1-acre recreation parcel will be March 2018. This will allow the CDD to collect O&M assessments on this property, netting the District about \$7,000. The land is not needed sooner for construction projects.

D. Operation Manager - Report

1. Report

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

2. R&D Proposal – Mr. Cowling will get sod replacement proposal from R&D.

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. Ms. Egleston will work with Chairperson to send e-blast to residents as a reminded of key amenity center policies. An e-blast regarding fishing policies will be sent, also.

TWELFTH ORDER OF BUSINESS

Financial Reports

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

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. Impact Fee Summary Report

A copy of the impact fee summary report was included in the agenda package.

D. Approval of Check Register

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

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Items discussed for action are determination of warranty on dead pine trees, inspection crepe myrtle trees for trimming, additional repair proposals for entry features, and no fishing enforcement.

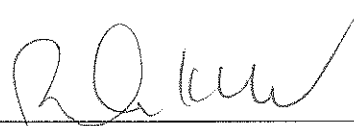
FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – 07/25/17 @4:00 p.m. @ Aberdeen Amenity Center

On MOTION by Mr. Fore seconded by Ms. Andrews with all in favor the meeting adjourned at 4:54 p.m.



Secretary ~~Assistant Secretary~~



Chairman/Vice Chairman