

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, January 23, 2018 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:

Rhonda Lovett	Chairperson
Angela Andrews	Vice Chairperson
Dennis M. Clarke	Supervisor
Hillary (Beth) Fore	Supervisor
Gary Davis	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	Hopping Green & Sams
George Katsaras	District Engineer
Brian Stephens	Riverside Management
Rich Whetsel	Riverside Management
Lauren Egleston	Vesta/Amenity Services Group

The following is a summary of the actions taken at the January 23, 2018 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 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the November 28,
2017 Meeting**

On MOTION by Mr. Clarke seconded by Mr. Davis with all in favor the minutes of the November 28, 2017 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Quit Claim Deed for Pond

Mr. Eldred stated this is for a pond that was owned by the district and actually located in Durbin Crossing. It took time to work out some underlying permitting issues and before the board is a quit claim deed that we will ask the chairperson to sign today and then send that to Durbin Crossing for their consideration and recording.

Ms. Andrews stated not on this one but the other one, are we working on that?

Mr. Eldred stated that is one of those things we will need to bring Brian up to speed on and I will get with Brian in the next couple of days to talk about that.

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor the grant of a quit claim deed for the pond to Durbin Crossing Community Development District was approved.

FIFTH ORDER OF BUSINESS

Discussion of Property for Additional Recreational Facilities

Ms. Lovett stated we were going to coordinate our efforts and discussion points and forward those to Lauren.

Ms. Eggleston stated it basically matched everything you had done on your surveys.

Mr. Oliver stated Carl is going to introduce an update also on acquisition of the land.

Mr. Eldred stated we have triggered the option to buy the property and we are proceeding with completing all the necessary steps to close on the property. As part of that we have been talking to D.R. Horton they have offered to coordinate certain activities with us to try to bring a cost saving to the district.

Mr. Katsaras stated we were on a conference call with Bob Porter and he wanted to know if we wanted the land cleared and my thoughts on the engineering side is if they were clearing the site and you had an idea of what you wanted to do with the land it does make sense; however, to just clear it then you have to fill it because it probably needs about four feet of fill and is about 5,000 cubic yards and typically you have to import that dirt at \$10 per cubic yard so you are looking at \$50,000 to bring in the fill to fill the site. My recommendation would be to either clear it and fill it or don't do anything with it. You might save a few thousand dollars clearing it now because they are out there mobilized but if you are not willing to spend the \$55,000 to \$60,000 to clear it and fill it then I wouldn't do anything with it.

Mr. Eldred stated on another note D.R. Horton is going to bring in utilities to the site so we will be ready depending on what we decide to do if we ultimately build an amenity center there we would have all the utilities we would need we just need to bring them to the site.

Mr. Katsaras stated their engineer just sent me something, it is a 1” water service so if you do something small that might be fine but if you have something that needs fire service that won’t be large enough. We can get utilities there but that won’t be large enough. There was some discussion about filling in this lake if you wanted to expand the amenity center and making up this volume of land that is lost. You could do that but you have to keep in mind this is a retention pond and all the drainage pipes that tie into that lake have to get it over there too so it is not going to be a cheap alternative.

Mr. Oliver stated the idea of let’s fill the pond and build there is off the table. I would like to get back in touch with the architect, let him know that and let him come up with a revised plan so you and the public can take a look at it as we start to finalize things.

Ms. Lovett asked is it possible to have a member of the board meet with them?

Mr. Oliver stated we could have a staff meeting with one member of the board and a couple folks from the architect’s office. If you want to designate a supervisor to work with staff we will contact the architect to at least come up with revised drawings so we can start discussing that.

Mr. Clarke volunteered to work with the architect on the design.

SIXTH ORDER OF BUSINESS Discussion of Potential Capital Improvements

This item discussed earlier in the meeting.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Eldred stated we are monitoring proposed legislation and a proposed constitutional revision that may have some impact to the district and CDDs in general and I will know more at the next meeting and will be able to give you an update.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated we have done renovations recently at Bartram Springs and St. Johns Golf & Country Club and one of the documents as we go through the process to be prepared will be an engineer's report and it will talk about the cost of the different projects. I am giving you a handout so you can see what another district has done. This was kind of a wish list and they dropped it down from there.

Mr. Eldred stated those were the estimated costs at the outset.

Mr. Oliver stated I recommend you go to Bartram Springs before the next meeting and take a look at the improvements that they have made including a free standing fitness center. They are a little behind the curve at St. Johns Golf & Country Club they just entered into contract at their December meeting for the renovations to their splash park. As they went through this process before they actually issued bonds they nailed down which projects they were going to go forward with and they knocked off for instance soccer lights and there were other projects they didn't go forward with. The wish list is always bigger than the funding available.

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

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.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of December 31, 2017 and Statement of Revenues and Expenses for the Period Ending December 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. Approval of Check Register

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Clarke stated I want to talk about the proposed RV and boat storage facility. Does anyone have any knowledge or objections to the facility?

A resident stated what he said to me early on was if you don't want it what do you want. Send him an email that is what he wants.

Mr. Clarke stated I am personally opposed to it and anyone who is opposed to it I encourage to write to the zoning board prior to the meeting in March and tell them what you think about it.

A resident stated I live here four months out of the year and I came back in December and it looked like a small front loader device exploded with all the construction and the pond being excavated. When I called Jimmy Johns and he said he wasn't aware of the RV storage facility and the zoning board said they had gone through every aspect of getting this passed except the public hearings and the key to anyone fighting this is you have to prove it will affect your property values and you have to show them somehow. My son is a drone pilot and he took a picture last year and another one this year and he can superimpose a picture of the trailer on that lot and you can ask people would they rather buy a house on one or the other and you could prove it would affect your resale value.

A resident stated our school is coming along very nicely with a schedule to be completed by mid-June and there are two meetings for the public, February 5 at Bartram Trail High School at 7:00 p.m. and the other is February 15th at Creekside High School at 7:00 p.m.

Ms. Fore stated I have heard that the first year they are going to bus that whole side to school.

A resident stated they don't know if there is enough time to work out agreements with the sheriff's office plus get all those safety devices installed so it is going to be a bus for the first year.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 02/27/18 @ 4:00 p.m. @ Aberdeen Amenity Center

Ms. Lovett stated our next scheduled meeting is February 27, 2018 at 4:00 p.m.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor the meeting adjourned at 6:52 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman