

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, March 24, 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
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
Lauren Egleston	Rays Swim Team Coach

The following is a summary of the minutes and actions taken at the March 24, 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.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 24, 2015 Meeting

Mr. Oliver stated item three is approval of the minutes of the February 24, 2015 meeting.
Are there any corrections to the minutes?

There being none,

On MOTION by Ms. Andrews seconded by Mr. Hogan with all in favor the minutes of the February 24, 2015 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Swim Team Agreement

Mr. Oliver stated the next item is consideration of the swim team agreement with the community swim team, the Rays. They were formed last year and the district had an agreement with them for their practice season and this year they are actually going to be a competitive swim team.

Mr. Eldred reviewed the proposed agreement and each attachment with the board and stated this agreement is for the immediate swim team season and it provides for two additional extensions of the agreement.

On MOTION by Mr. Hogan seconded by Ms. Lovett with all in favor the swim team agreement was approved in substantial form.

FIFTH ORDER OF BUSINESS

Discussion of Capital Repairs and Replacements

Mr. Oliver stated staff has a list of recommended projects to take on in the very near future and some are pretty pressing in terms of the operation of the facilities such as the pool resurfacing. Although we have cost estimates for these items we won't know exactly what it is going to cost until we get proposals.

Mr. Cowling stated we went by the reserve study and basically took that list and the additional items are items not on the reserve study that we put on the list because we need them. Some were further down the line and we moved them up to be done this year. We also have six ponds we have done a cost analysis on that are not in the reserve study.

The top portion of the list is the recommended items, painting the amenity center is probably one that needs to get done the most. The covered deck furniture, fitness equipment, interior painting, neighborhood sign refurbishment, parking lot asphalt seal coat, pool pumps and equipment and the total this year is \$33,506. The only one that is pressing on that list is the exterior painting. The additional items, access control we have already done, social hall fencing I have proposals for, the other one we probably need to get done this year is the pool grates. There is a five year limit on the existing ones and the new ones have a seven year limit. The

other things that we have proposals for is aeration of the ponds, improvements in landscape areas. None of that is on this list those are more new capital projects and probably a different funding source. We will look at the pools very closely in the near future and see how they are holding up. That is a big expense but it needs to be done.

Ms. Lovett asked are we looking for priority proposals now?

Mr. Cowling responded the two on my list are the amenity center painting or at least pressure washing and start getting proposals.

Ms. Lovett asked what is allocated to do some of this?

Mr. Oliver responded we have some money in the capital reserves. If you did everything on this list you would have enough. It probably makes sense to do this in bite size pieces and if you list two or three projects we can bring proposals back.

Mr. Hogan stated the pool grates should be moved up to no. 1.

Ms. Lovett stated no. 2 would be the slide tower railing. Exterior paint would be next then refurbish the cushions on the covered deck furniture.

Mr. Hogan stated we need to get proposals to replace the elliptical and treadmills and look into replacing some of the lesser used strength equipment with another elliptical.

Mr. Cowling stated I can get separate paint and pressure washing proposals and you may be able to put off painting another six months or so.

Mr. Oliver stated we are going to bring proposals back to the next meeting for repairs to the rails for the slide tower, the pool grates, fitness equipment, pressure washing and the proposal we have for aeration of certain ponds we will bring to the board and keep an eye on pool resurfacing.

SIXTH ORDER OF BUSINESS

Update Regarding Bankruptcy Case

Mr. Eldred stated we are still on track for a date earlier than anticipated, right now we are looking at on or around April 20th being the date the district should receive a check from DR Horton for \$345,822 plus O&M for the current year as well.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Discussion of Rates

Mr. Eldred stated the first item is discussion of attorney rates. I handed you a letter, which we provided for purposes of budgeting and is provided for your information. I don't need a motion on it today but we review our rates annually, we haven't increased the rates since 2012 and we are proposing an increase in hourly rates. Mike's rate would go from \$275 to \$290, mine would be \$280 and we ask for consideration as we go through the budget process.

One item that isn't on the agenda, but is an item we discussed last meeting, is the food truck license agreement. As directed, we did prepare a license agreement and provided that to Jackie. It is very simple and just authorizes the vendors to use the district property during these food truck events and that requires them to take due care while they are on the property to cover any damages they may cause while they are here. It makes it clear it is their responsibility to clean up any trash or waste associated with their activities and includes an indemnification and release of the district for any damage they may cause or may result from their use of the property. We would seek the board's approval of this license agreement.

On MOTION by Mr. Hogan seconded by Mr. Clarke with all in favor the license agreement for the food truck vendors was approved.
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B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated we are starting the budget process and we will have that proposed budget at our late May meeting and once you approve the proposed budget you will have 60+ days before you have a public hearing and we will have the public hearing at the end of July. At the April meeting we will talk to the board about your budget guidance as we prepare the FY 2016 budget.

D. Operation Manager - Memorandum

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

E. Amenity Center Manager - Memorandum

Ms. Krabill 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 February 28, 2015 and Statement of Revenues and Expenses for the Period Ending February 28, 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.

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 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. Lovett asked can you get proposals for irrigation for the ----- entrance?

Mr. Cowling stated there is an irrigation meter already in place across the street, there is approximately 33,000 square feet of sod on common area there and the irrigation and sod estimate several years ago was \$28,000 for that area. That is the largest area we have that is non-irrigated common area. There are options, the side nearest the preserve is not in that bad of shape and we can do the left side or the north side of that roadway that is part of the feature itself.

Ms. Lovett stated that would be a priority.

Mr. Cowling stated the opposite side you could do curb to sidewalk or the sidewalk back so there are different options. You can do a planting, there are two lots with vinyl fences and we could do some plantings in front of that to eliminate the sod. The upfront cost will be similar to sod and we would have to irrigate it temporarily somehow. I can get with the landscape contractor and design a plan for that area.

Ms. Lovett asked were we able to contact the pool company?

Mr. Cowling responded I did contact them it was one pool company doing a lot of pools in the area and they didn't do any permanent damage they just basically matted down the area.

Mr. Oliver stated since the pool was added to existing construction we need to have the HOA coordinate with us when these things happen because they are involved in issuing the permit.

Ms. Lovett stated I had a request to follow-up on a bike rack at Seaton Manor entrance.

Mr. Cowling stated I think we have one scheduled to go in there but I'm not sure we found a suitable location. We will put one there.

Ms. Lovett stated I have heard there is a lot of drug activity doing on at the back lot of the ball fields. I don't know if that is our property that can be included in the patrols or if that is HOA or St. Johns County.

Mr. Oliver stated I don't think that is district common area but I can make them aware. We had asked the deputy that coordinates these patrols to either be here or give us a report. We will have him give a report on what he does and the deputies do and also see what they can do about that.

Ms. Lovett stated I had a request about the age of teenagers supervising younger siblings at the pool. I think our current age is 17 or 18.

Ms. Krabill stated you have to be 18 to bring younger siblings you can come to the pool by yourself at 15.

Ms. Lovett stated I was asked to bring that up for consideration to drop that age.

Mr. Hogan stated we have had this policy for years and it has never been a problem. We are not babysitters.

Ms. Krabill stated all the guards start at 16 so if you drop it too much below that it puts a lot of responsibility on the guards.

Mr. Hogan stated we have already discussed this and approved it. We have a couple residents who work and we can't make adjustments for them. Historically the middle school age kids are the ones that cause the most trouble around the pool. We have had these policies, they have worked well for us for years and let's not start micromanaging.

Mr. Clarke moved to change the policies such that someone under the age of 14 must be accompanied by someone 16 or older and Ms. Andrews seconded the motion.

Mr. Hogan stated I would like to tell you that you are being sympathetic with some residents and you are biting off more than you can chew.

Ms. Lovett stated we can raise it back if we receive issues.

Mr. Hogan asked are we going to change it every month?

Ms. Lovett stated we have rules that have been in place since the builder was here and nobody lived here so it didn't impact people.

Mr. Hogan stated we have already voted on this.

On voice vote with three in favor and Mr. Hogan and Ms. Fore voting no, the motion passed.

Mr. Eldred stated I ask whether the board wants to consider a limit on the number of siblings that a 16 year old can supervise.

Ms. Lovett stated I would say no more than two.

A resident asked will there be street sweepers to clean the streets after all the construction is done?

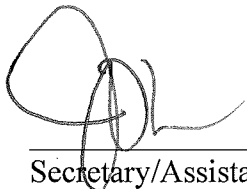
Mr. Cowling stated they are just about done and usually builders will clean the streets when they start bringing in fill and construction crews but we can talk to DR Horton to make sure the sidewalks are swept the construction areas are cleaned. The district maintains the storm drains periodically.

ELEVENTH ORDER OF BUSINESS

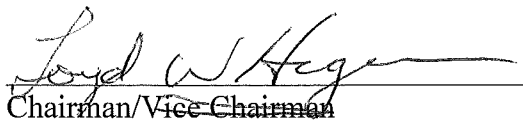
Next Scheduled Meeting – 04/28/15 @4:00 p.m. @ Aberdeen Amenity Center

Mr. Oliver stated the next meeting is April 28, 2015 at 4:00 p.m. at this location.

On MOTION by Ms. Lovett seconded by Mr. Hogan with all in favor the meeting adjourned at 7:25 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman