

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, April 28, 2015 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:

Loyd W. Hogan	Chairman
Rhonda Lovett	Vice Chairman (by telephone)
Dennis M. Clarke	Supervisor (by telephone)
Angela Andrews	Supervisor
Beth Fore	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Carl Eldred	Hopping Green & Sams (by telephone)
Louis Cowling	GMS, LLC
Jackie Krabill	Vesta/Amenity Services Group
Roy Deary	Vesta/Amenity Services Group
Bob Porter	DR Horton

The following is a summary of the minutes and actions taken at the April 28, 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 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 March 24, 2015 Meeting

Mr. Oliver stated the next item is approval of the minutes of the March 24, 2015 meeting.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor the minutes of the March 24, 2015 meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of Landscape RFP Process and Selection of Landscape RFP Committee

Mr. Oliver stated every few years the district is required to go through the request for proposals process to select a company for landscape maintenance. We are near the end of the contract with the current provider, Down to Earth, and staff is revising the scope of services so we can upgrade any areas that need to be upgraded, add areas that were not under the previous scope and take some areas off that are to be maintained by the county, particularly down the road where you have a new development and we don't want to continue to maintain beyond that development. We are going to revise the scope and bring it back to the board and there are a couple options. In the past we had the board serve as the landscape committee to go through the process of revising the scope before we go out for proposals. The other option is to establish a committee of other people. Do you want to serve as the landscape committee and work with staff on revising the scope?

It was the consensus of the board to serve as the landscape committee.

FIFTH ORDER OF BUSINESS

Acceptance of Arbitrage Rebate Report for Series 2006-1 & Series 2006-2 Bonds

Mr. Oliver stated the next item is acceptance of the arbitrage rebate report for the Series 2006-1 and Series 2006-2 Bonds, which is a requirement to make sure that the bond proceeds are not re-invested, but are used for their intended tax exempt purpose. The fact that these bonds were issued in 2006 when interest rates were high and now we have historically low interest rates it is impossible to over earn. As you can see on the front page of the report, the calculations show that there is a negative arbitrage and there is no rebate requirement.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor the arbitrage rebate report for the Series 2006-1 and Series 2006-2 Bonds was accepted.

Mr. Oliver stated Mr. Clarke had asked some very detailed questions about the report and I have forwarded those on to Grau & Associates. When I get that information, I will share it with Dennis. If we need to bring it back to the board, I will do that.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Capital Repairs & Replacements

Mr. Oliver stated the next item is consideration of proposals for capital repairs and replacements. There are a few items we need to talk about. You have had some projects on hold and now that we do have some money because there has been a settlement and I would like to skip to the update on the settlement and recognize that Bob Porter, who was the driving force in making this settlement happen, is with us today.

SEVENTH ORDER OF BUSINESS

Update Regarding Bankruptcy Case

Mr. Eldred stated as you are all aware the closing took place between DR Horton and the debtor and in essence now DR Horton is the landowner and the bondholder within the district. In accordance with the settlement agreement between the district and DR Horton, DR Horton has made payment for all the past due O&M assessments and it also made payment on the current fiscal year O&M assessments as well. It is my understanding that the district manager has received those funds and we are good to go.

Mr. Oliver stated I would like to publicly thank Bob for all the work he has done in the last few years to get the district out of this tremendous financial difficulty.

Mr. Porter stated I just came to say thank you. The board has been great to work with, Jim and his staff, Carl and Mike it was a tremendous group effort and we finally got it done and I'm delighted. I also wanted to let you know our plans for the next phase are in to the county, we will be breaking ground probably in June. The first section we do will be an extension of the area at Sutherland Forest and our first phase will be another 165 lots. Thanks so much to everybody's for the help.

Continuation of Item 6 – Consideration of Proposals for Capital Repairs and Replacements

Mr. Oliver stated now that this money has been received we need to come up with a comprehensive plan of how you want to execute this money over the next several years. There may be some major projects you are looking at and there may be a lot of smaller projects but along the way you will certainly have some capital projects that you were anticipating anyway because that is why you put them in the capital reserve study and that is largely for the repair and

replacement of your capital items. Louis and Jackie have information to share and we will lead off with Jackie.

Ms. Krabill presented the two options for replacement and additional fitness equipment, which was then discussed with board, staff and residents and the following action was taken.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor Option 2 for the purchase of fitness equipment in the amount of \$13,684 was approved.

Mr. Hogan asked do we need another motion or study of the televisions?

Mr. Oliver staff will look into the TVs and get resident input.

Mr. Hogan stated go ahead with the outdoor 55" TV.

Ms. Krabill stated we can put a survey on facebook for the TVs inside the fitness room.

Mr. Cowling stated I will have the clubhouse pressure washed and some sections of the vinyl fencing.

I have three proposals for the replacement of the pool grates to be in compliance with the Virginia Graham Baker Act. The low proposal is from Vesta Property Services and this is for the replacement of the grates only. If we were going to resurface the pool next year and it may be better to buy the whole frame along with the grate but I don't think we are going to resurface the pool next year. They will submit a plan to the health department with all the pictures that we are compliant and have the new grates installed.

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor the proposal from Vesta Property Services for the new grates was approved in the amount of \$1,650.

Mr. Cowling presented a plan for sod and plant installation along with installation of irrigation in common areas by Sutherland Forest entry.

Mr. Oliver stated I would like to appoint a supervisor to work with staff to refine the proposal and come up with the best options to get the best value in terms of keeping the cost as low as possible but to ensure that this entry is comparable to all the other entries in Aberdeen because right now it is not and we have had resident complaints about that. We have told

residents over the past couple of years that when the district had some money that we would address those things.

Ms. Andrews stated I will do that.

Ms. Cowling stated the last item is the pond aeration systems. Typically the smaller ponds or the ponds with the most runoff are the ones affected. This price is for aeration diffusers, where air is pumped to the bottom of the pond and it oxygenates the water and that is going to give you the best water quality. The price for a typical pond is about \$7,000 and the biggest portion of the cost is for electrical hookup, electrical will be run from the nearest transformer to a location where JEA can read the meter and then run from that meter back to the pond site.

Ms. Andrews asked can we get a price on fountains?

Mr. Oliver responded yes.

Ms. Andrews asked can we look into a one time charge to the people who live on the pond?

Mr. Oliver stated you could ask people to volunteer but you couldn't compel people to do that and people pay assessments to have improvements. I think it is a good idea to get prices on fountains and then try the different approaches at different locations.

Mr. Hogan asked can we take the most serious ones first that need aeration?

Mr. Cowling stated that is basically what this list is that is a year old and I have asked Lake Doctors to get me updates on new ones.

Mr. Oliver stated we will get the prices on the fountains and bring that back to you for consideration.

A resident complained about people trespassing behind his house and fishing in the ponds.

Mr. Oliver stated we will put up some no trespassing signs and bring back to the next meeting lake policies for the board to consider.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eldred stated now that the bankruptcy proceedings are behind us we have some cleanup issues relating to the bonds that we need to start going through. We are starting to identify some of those cleanup issues that we need to perform that will make the bonds marketable again. We would like to ask the board to authorize the district manager to prepare the methodology for the 2006-1 Bonds that are currently outstanding and for district counsel to prepare the necessary resolutions for the board's consideration at the next meeting.

Mr. Oliver asked is this all going to be at the cost of DR Horton?

Mr. Eldred stated we don't have a formal agreement signed yet but it is our understanding that DR Horton is willing to sign a funding agreement for these costs.

On MOTION by Ms. Andrews seconded by Mr. Hogan with all in favor the district manager was authorized to prepare the methodology for the Series 2006-1 Bonds and district counsel was authorized to prepare the necessary resolutions with the understanding that DR Horton is going to enter into a funding agreement with the district.

B. Engineer

There being none, the next item followed.

C. Manager – Report on the Number of Registered Voters – 1,811

Mr. Oliver stated the number of registered voters in the district as of April 15, 2015 is 1,811 and we are required by Chapter 190 to put that on the record once a year.

I will bring a proposed budget to the May meeting and at that meeting the board would approve a proposed budget and set a public hearing no sooner than 60 days. When you approve the budget that starts the budget process and we will provide that budget to St. Johns County in accordance with Florida Statutes. Over the next couple of months we refine that budget and get input from your constituents. We will have a public hearing, after which you will adopt the budget. We would put that budget in the form of a certified assessment roll, which will go to the St. Johns County Tax Collector and those assessments will be on the property tax bill that goes out November 1st.

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.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of March 31, 2015 and Statement of Revenues and Expenses for the Period Ending March 31, 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. Andrews with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

A resident stated a lot of us who live on the ponds and lakes fish and some of us have paddleboats. My neighbor has a boat and puts it in his garage when he is done but used it Saturday and received a letter on Monday saying he violated the CDD rules.

Mr. Oliver stated the HOA sent that letter. This board cannot control HOA matters.

The resident stated it says it is the CDD rules and they showed it to me.

Mr. Oliver stated we will bring the lakes policy to the board for review and we will certainly take your input. We call them lakes and ponds, but they are really surface water

management facilities and we will talk about that and everything they are for and not for. Every district has a different policy regarding ponds so we don't necessarily have a preference but we will collectively come up with what's best for the district.

A resident stated a lot of people who live around the pond I live on don't mind having a paddleboat or canoe.

Mr. Oliver stated let's have that discussion as we review the policies. The district has to do what is in the best interests of the entire district.

Mr. Eckert stated the last time we addressed this issue was in 2009 and we adopted a waterway policy and that is the one you are probably referring to that says watercraft of any kind in district lakes or other district stormwater management facilities including but not limited to boats, rafts or tubes it is prohibited. That is a policy and this board can change it at any point that they want to. I would say the best thing to do is provide whatever suggested changes to the policy we have to the district manager and he can queue that up for board discussion at the next meeting in terms of some of the changes or tweaks the board wants to do.

A resident stated thanks for the bike rack it will get used. What about having movies in the parking lot every other Friday or once a month or something?

Ms. Krabill stated for the month of May I have put a Paddington movie on Friday, May 8, 2015.

A resident stated during the summer too. I think every couple weeks or so to bring the people in and they don't have to be around the pool but could be in the driveway. My daughter has a blowup screen and projector and probably every movie Disney ever made.

Mr. Eckert stated there is a licensing fee the district has to pay to show any movie. In terms of the equipment that is up to the board and staff whether they could use the equipment but in order for it to be a district sponsored event and show something that has been copyrighted in public you do have to get a license and we have done it on a single event basis and that was about \$300.

A resident asked is there a plan to expand the gym?

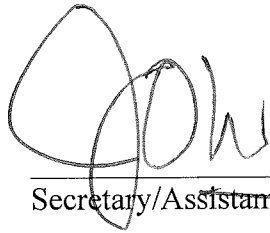
Mr. Oliver responded that is something this board and future boards will discuss and come up with a plan based on resident input. We talked about doing a survey so we could start working on capital improvements. We will probably get the ball rolling on getting resident input over the next 60 days or so.

TWELFTH ORDER OF BUSINESS

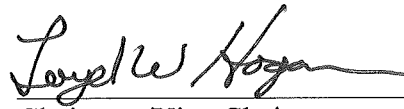
**Next Scheduled Meeting – 05/26/15 @4:00
p.m. @ Aberdeen Amenity Center**

Mr. Oliver stated the next meeting is May 26, 2015 at 4:00 p.m.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor
the meeting adjourned at 5:17 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman