

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, May 26, 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
Dennis M. Clarke	Supervisor (by telephone)
Angela Andrews	Supervisor
Hillary (Beth) Fore	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Louis Cowling	GMS, LLC
Jackie Krabill	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group

The following is a summary of the minutes and actions taken at the May 26, 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

Mr. Oliver stated I would like to add an item to the agenda and I will ask the board to amend the agenda so the public can comment on it. We have a landscape maintenance contract that will expire on September 30, 2015 and we would like to move the process along so that we have proposals back as part of the budget process and we will have a firm idea of that those numbers would be. We developed the scope and talked about that at the last meeting. Later in the meeting I would like to talk about the evaluation criteria. Once the board approves the evaluation criteria, you can direct staff to issue a request for proposals and we can bring those proposals back to the July meeting.

On MOTION by Ms. Lovett seconded by Mr. Hogan with all in favor the agenda was amended to include an item to consider evaluation criteria for landscape maintenance bids.

There being no public comment the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 28, 2015 Meeting

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor the minutes of the April 28, 2015 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-04 Approving the Proposed Budget for Fiscal Year 2016 and Setting a Public Hearing Date for Adoption

Mr. Oliver stated the next item is consideration of Resolution 2015-04 approving the proposed budget for fiscal year 2016 and setting a public hearing date for adoption. By approving the resolution you are approving the proposed budget so that we meet the statutory deadline of June 15th, we will provide it to St. Johns County, which is required by statute and you will also set a public hearing to be held no sooner than 60 days from the day we provide that budget to St. Johns County. I suggest we have the public hearing on July 28th and we can always continue it to the August meeting.

Ms. Fore asked can we change the time of that meeting to 6:00 p.m.?

Mr. Oliver stated we will set the public hearing for 6:00 p.m. Later in the meeting, we will change the time of the next meeting.

Mr. Eckert stated I may or may not be able to make that meeting but someone from my office will cover that.

Mr. Oliver stated the budget before you is essentially static with the fiscal year 2015 budget. Last year you had substantial increases and those were largely for capital reserves, staffing, and security. Since this is the first year we will be fully funded with assessments, we will keep assessments the same with no increase and as we go through fiscal year 2016 you can decide where you put any additional resources. We are proposing there not be an increase.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor Resolution 2015-04 approving the proposed fiscal year 2016 budget and setting a public hearing for July 28, 2015 at 6:00 p.m. was approved.

FIFTH ORDER OF BUSINESS

Overview of Aberdeen Development Plan

Mr. Oliver stated Bob Porter could not be here today but he will be at our June meeting. He did ask me to pass along to you that they have started development of the next phase 165 lots at the end of Sutherland Forest and they hope to be building homes in February. In about three months they will be ready to start the rest of the Wellington section and about 60 more lots in Grandholm. At the June meeting Mr. Porter will make a presentation of the short term, medium and long range plans for DR Horton.

Ms. Lovett stated we need to get with him because we are having issues with the logging trucks taking out the mailboxes.

Mr. Oliver stated let me know immediately if we have problems D.R. Horton can assist in resolving. Bob Porter is very receptive to hearing those things.

Mr. Eckert stated whoever on the board is the most familiar with the issues of concern we can set up a conference call to address some of the more immediate things just so you are not playing telephone tag.

A resident stated they hit my mailbox on the 21st and DR Horton replaced it on the 22nd and a guy hit it again this morning.

Mr. Eckert stated we can reach out to them, we can't cite them, we don't have police power over that but we have a decent rapport with them and I'm glad to hear they are responsive and I think they will be again.

Ms. Lovett stated I would like for one of us to meet with him.

Mr. Oliver stated we will. We are going to encounter a lot of problems common to new development but usually I find that developers are proactive in working with the district and HOA to resolve the problems.

SIXTH ORDER OF BUSINESS

Discussion of Lakes Policies

Mr. Oliver stated you have a copy of the lakes policies in your agenda package. These are pretty common in most districts and some are more restrictive than others and this is not the most restrictive. At the last meeting some residents asked if they could use watercraft on these ponds/lakes and that is a board decision. I don't know if you are ready to make a decision today but I wanted to get the policies in front of you and make you familiar with the pros and cons then you can talk to your constituents and come back at a later meeting and decide whether or not you want to change the policies. The big thing I see for allowing watercraft on the lakes such as boats, canoes that type of thing would be you could not restrict usage of that pond to just those living on that pond. Everyone in the district pays for the stormwater management facilities within the district, it would not be someone's private pond you could have neighbors from outside the surrounding pond that are in the district that could use those. I think it can safely be done and our insurance carrier is not particularly concerned about that either. You have in your policies that there is no swimming in the ponds and I recommend that stay the same.

Ms. Lovett stated some ponds have access but some ponds are blocked by residences and fences. It may be trespassing on someone's property if you didn't live there and in essence it is kind of limited for those residents who live there.

Mr. Oliver stated if you have a policy for one pond it would probably be the same policy for all of them.

Mr. Eckert stated in terms of the access issues and things like that the public has access too as well as residents. Boats are nice when someone is rowing them but some people don't care to look at them on lake banks permanently and some people don't like the noise associated with people boating on the lakes. There are a lot of different things the board probably considered when you came up with this policy a long time ago but you always have a right to revisit it but it is not just a safety or liability issue there are all kinds of different concerns that come into play in formulating this policy.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Capital Repairs & Replacements

Mr. Cowling stated the paperwork was included in your agenda package on the aerating fountains for the ponds that will improve the water quality but not eliminate the need for treatment.

Mr. Cowling pointed out on the map the location of the ponds and the ones he felt were a priority and stated the direction was to go with the problem ponds first, get pricing. I have listed the ponds, along with the estimated cost for diffusers and electrical. I don't have the price for the fountains for every pond.

Mr. Hogan asked which is the better way to go, the diffusers or fountains?

Mr. Cowling responded for the health of the pond the diffusers are by far the best way to go.

Ms. Lovett stated so there is no confusion and to get them healthy the diffuser might be the best way to go.

Mr. Cowling stated they will both work but the diffuser pumps a lot more oxygen into the water. It is a balance between aesthetics and health. You have fountains that do both and the bottom diffusers are just there for the health of the pond.

Ms. Lovett stated my vote will be for diffusers.

Ms. Andrews stated I don't think fountains make that much difference on aesthetics just making sure that there is no algae when you drive by is important.

Ms. Fore stated it definitely adds value.

Ms. Lovett stated but if this pond gets one and that pond doesn't may cause an issue.

Mr. Eckert stated when I hear the term health of the ponds and that kind of thing I want to make sure, everyone understands these ponds are designed to collect and treat contaminates that is their purpose. We don't have a permit violation or anything like that dealing with our ponds but from a maintenance standpoint reducing the algae and the other stuff is a good thing I just want to make sure we understand what we are dealing with. It is not pristine lakes that are naturally occurring here.

Mr. Oliver stated it is a pretty hefty price tag for diffusers for six ponds so I suggest you start with three ponds and see how effective they are.

Mr. Hogan asked which three do you want to start with?

Mr. Cowling responded pond 4, 15 and 20.

Mr. Oliver stated pond 4 has an estimated cost of \$7,000, pond 15 is \$9,200 and pond 20 at \$10,600.

Mr. Eckert asked if for some reason a future board wanted to switch from diffusers to fountains is there anything we can do with the electrical now to make sure there is not an electrical cost later on to do that?

Mr. Cowling responded you will have an energized location. I can check to see if we can do 240 on the diffusers or 120 and once we have power in a certain location it can be used for either one.

Mr. Eckert stated I'm just saying if you can spend a couple hundred bucks now that will prevent a few thousand later then we need to do that.

Mr. Hogan asked if we went with one pond for a test which one would it be?

Mr. Cowling responded it would be pond 4, which is the lowest cost one. It has been a problem since day one, the other ones are up and down but I think that is a good place to start. I will have to update the electrical portion of this, Lake Doctors priced the diffusers but I haven't checked on the electric.

On MOTION by Mr. Hogan seconded by Ms. Lovett with all in favor staff was authorized to put a diffuser in pond 4 in an amount not to exceed \$7,500.

Mr. Cowling stated the next item is the enhancement area in Sutherland Forest. To irrigate the sod on the northerly side from the curb to the property line and along with that there will be 6 live oaks, 3 magnolias, grasses and mulch and it will be 2 oaks three magnolias and it will cover that electric box a little bit and the total cost is \$11,695 and 18,000 square feet of sod along with the irrigation.

Mr. Hogan asked is it our responsibility to mow it?

Mr. Cowling responded correct. It is district property from the sidewalk to the property line.

Mr. Hogan asked this will be included in our RFP?

Mr. Cowling responded correct it will be outlined as an improved St. Augustine section. We are maintaining that area currently it is an unimproved area.

Mr. Hogan stated you are talking about \$12,000.

On MOTION by Mr. Hogan seconded by Ms. Andrews with all in favor the landscape enhancements along the entry road at Sutherland Forest were approved.

EIGHTH ORDER OF BUSINESS

Update on Bond Restructuring

Mr. Eckert stated we have a conference call tomorrow morning with DR Horton because they are the bondholder as well as the landowner in terms of what they want to do. Everything I have been told so far is that the only real restructuring that would take place would be on the 2006-1 Bonds they would like to extend the term of those a little bit longer. Those are the short-term bonds nobody that is a resident pays those bonds they are only on the undeveloped land. On the 2005A Bonds I think there will be some sort of a catch up payment because the landowner pays and gives it to the bondholder. My guess is that we will have something to talk to the board about at the June meeting but understand I know we talked about a funding agreement before and I think for anything that technically is a restructuring we need to get a funding agreement from DR Horton if they want us to do that. However, I want to be sensitive to the fact that if they come in and just make a catch up payment that is not really a restructuring that is something any landowner could do. I don't think that would be appropriate for a funding agreement so based on that call tomorrow we will be able to refine what actually will be in a funding agreement and what wouldn't be.

NINTH ORDER OF BUSINESS

Other Business

Mr. Oliver stated earlier in the meeting the board amended the agenda to discuss landscape maintenance items related to the RFP process and then you can speak to the evaluation criteria to issue that RFP.

Mr. Cowling reviewed the changes to the scope of services.

Mr. Oliver stated the next step in the process is to have staff issue an RFP, have proposers meet with the district to see what the scope is then provide proposals to be considered by the board at the July meeting. In order for us to evaluate those packets we have evaluation criteria that would be approved by the board then when you rank those proposals you would use that evaluation criteria. This is the same criteria you used last time you had an RFP and this is broken out into four areas: personnel, experience, understanding scope of work and price. Personnel is 25 points, experience is 30 points, understanding scope of work is 15 points and

price has two components, one is 20 points for the lowest bid and every other proposal will get a percentage of that total of 20 points based on a pro rata basis and 10 points are allocated for the reasonableness of unit prices.

On MOTION by Mr. Hogan seconded by Ms. Lovett with all in favor the evaluation criteria was approved and staff was directed to issue an RFP for landscape maintenance services.

TENTH 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 I would like to have a motion changing the July 28th meeting to 6:00 p.m. start

On MOTION by Ms. Lovett seconded by Mr. Hogan with all in favor the meeting time for the June meeting was changed to 4:00 p.m. and the July 28th meeting was changed to 6:00 p.m.

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.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A resident asked have we considered a sign that says Aberdeen on the other side?

Mr. Oliver stated that is a good idea and something to consider.

Mr. Cowling stated I will work with the engineer on that because I know they have done some work with the developer on location of signage on the south end.

Mr. Oliver stated at Ridgewood Trails, which is a district that DR Horton owns everything now, very similar to this, they are actually putting in a new entry feature sign at their cost. I will bring this up with Bob Porter.

A resident asked about the Sutherland Forest beautification area don't you think DR Horton will help pay for that if it is going to sell their houses?

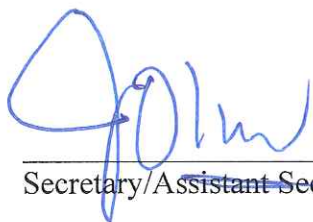
Mr. Oliver stated I will talk to him about that too. They do help us in that they are paying a lot of assessments.

Mr. Eckert stated they pay about half the assessments in the whole community.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – 06/23/15 @4:00 p.m. @ Aberdeen Amenity Center**

Mr. Oliver stated the next meeting is June 23, 2015 at 4:00 p.m.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor the meeting adjourned at 5:10 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman