

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, August 22, 2017 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 (by telephone)
Louis Cowling	Riverside Management
Lauren Egleston	Vesta/Amenity Services Group
Dan Fagen	Vesta/Amenity Services Group
Bill Tomlinson	Lake Doctors
Mark Seymour	Lake Doctors

The following is a summary of the actions taken at the August 22, 2017 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 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

Affidavit of Publication

A copy of the affidavit of publication of the public hearing was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 25, 2017 Meeting

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor the minutes of the July 25, 2017 meeting were approved as presented.

Lake Doctors – Fountains - Aerators

Mr. Tomlinson of Lake Doctors gave an overview of the difference of fountains and aerators. Fountains tend to move just the upper water column, the surface area, they are better suited with more symmetrical pond because of the action that is there, they tend to be not as effective. The benefits of a fountain are the aesthetics. An aeration system is a compressor that is on the shore, air is fed to diffusers and that literally turns over the entire water column from the bottom to the surface and if you want to improve the health of a pond that is the way to do it. You can aerate a big area with less equipment with an aeration system than you can with a fountain.

FIFTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2018

A. Consideration of Resolution 2017-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2018

Mr. Oliver reviewed the budget process, gave a brief overview of the budget funds resulting in the same assessment with no increase.

On MOTION by Mr. Davis seconded by Ms. Fore with all in favor the public hearing was opened.

There being no questions or comment from the public, the following action took place.

On MOTION by Mr. Davis seconded by Mr. Clarke with all in favor the public hearing was closed.

Mr. Eldred reviewed Resolution 2017-07 after which the following action was taken.

On MOTION by Ms. Andrews seconded by Ms. Fore with all in favor Resolution 2017-07 was approved.

B. Consideration of Resolution 2017-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2018

Mr. Eldred reviewed Resolution 2017-08 after which the following action was taken.

On MOTION by Mr. Davis seconded by Mr. Clarke with all in favor Resolution 2017-08 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-09 Designating Primary Administrative Office

Mr. Oliver stated each district is required to have an official records office located in the county in which the district is established and in this case it would be the GMS office at World Golf Village. It has been acting in that role and this will formalize it.

On MOTION by Ms. Fore seconded by Mr. Clarke with all in favor Resolution 2017-09 designating the primary administrative office as Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Survey Regarding Potential Capital Improvements

Ms. Lovett stated what we have is an historical look at what we have done in terms of the survey, what requests we have received from that survey and overall enhancements strongly supported, supported, etc. and additional suggestions that were received. Estimated construction costs and estimated maintenance costs for individual improvements are on page 3, soft costs are not included in the totals. Subsequent to that are the available capital funds and the proposal for what we would borrow to complete some of these construction projects.

The board discussed maintenance costs of the various projects, building and equipping fitness center, may need more firm costs prior to having focus groups for input from the residents, emphasize space limitations that preclude some projects,

Mr. Clarke reviewed the financial aspect of the improvements, cash on hand and options for financing and proposed assessments.

EIGHTH ORDER OF BUSINESS**Other Business**

Mr. Oliver stated under other business you have consideration of amenity center violations.

Ms. Egleston stated there were some gentlemen, ladies and children here after hours, children were running everywhere, running up and down the closed water slide, in the fitness center playing on the equipment, the parents were on the deck and unaware of where their children were. The police were called and I spoke to one gentleman and he was apologetic. I recommend their privileges be suspended for 90 days.

Mr. Oliver stated I don't want to understate the issue because we had a conference call yesterday with Lauren, Dan and Carl and she showed us pictures and documentation of some of the things that happened but most concerning to us was the fact that they had kids playing on that slide without lifeguards. It is a safety issue and a code issue and we don't want to get shut down for breaking rules that the health department puts out. Also the fitness room, there was a picture of a kid on the floor in back of the treadmill and it looks like the treadmill threw him off and she looked at the footage and that is exactly what happened. Not to mention that there was water everywhere because they came in from the pool. It is a little more serious than it sounds because they weren't just kids running around, there was an adult on one of the treadmills. The other picture showed six or eight adults with a cooler sitting right out here while their kids were on the slide and finally they were still here at 8:30 p.m. past when they were supposed to be on the deck and that is when the police were contacted. It wasn't something that happened on a moment but was transacted over several hours.

Ms. Lovett stated I would look at a 6 week suspension versus 3 months because it is a first offense.

Mr. Davis stated I almost would until I heard from staff because I think there is an egregious lack of supervision that goes back to parenting. I thought they were using the facilities after hours and didn't realize they shouldn't be out there but this went on over several hours. Adults where there and thought behavior was okay.

Ms. Andrews stated it specifically says for the fitness center no wet bathing suits.

Ms. Fore stated we put her in charge and she came up with what she wants to come up with and we have to back her up. When you close the pool for the evening do you make sure everyone is out?

Ms. Egleston stated not at 6:00 p.m. If we go to dusk to dawn pool hours the pool is still open for another hour and that goes back to staffing the facility for that whole time. They got the alert and they still stayed.

Ms. Lovett stated it is not a matter that they were here but what happened while they were here.

Ms. Andrews stated people are here every night and that is not the issue, the issue is what happened.

Ms. Egleston stated we have three voice speakers, one in the back by the lap pool, one by the pool and one on the building. When the company hears somebody they track the voice to the nearest camera to see them and they had voice down and told to leave and they did not.

Ms. Lovett asked for a vote on a three month suspension with a strongly worded letter and three were in favor and Mr. Clarke and Ms. Lovett voted no.

Mr. Oliver stated when we draft the letter there will be standard language in the letter inviting the resident to come to the next meeting to appeal if they choose to do so.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eldred stated the board has until December to exercise its option on the one-acre parcel. We have prepared the necessary contract and we will be moving forward with that acquisition at the appropriate time.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operation Manager - Report

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

E. Amenity Center Manager - Report

Ms. Egleston reviewed the amenity center activities and maintenance items 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 July 31, 2017 and Statement of Revenues and Expenses for the Period Ending July 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 Mr. Clarke seconded by Mr. Davis with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

A resident stated I feel that the speed limits inside Aberdeen are too fast. I called the police when the dump trucks started coming in because they seemed to go too fast.

Ms. Lovett stated the road and speed limit are assessed and set by the county. We had a traffic calming study done to assess areas of concern, some of which fell outside the purview of the survey because Longleaf Pine is a road that doesn't fit their survey but the residential areas were assessed. The study is based on several factors and we had one area that was a little bit higher ranked than the other areas and the other areas were not even on their radar in terms of assessing or looking at mitigation such as speed bumps.

A resident stated I'm concerned mostly with Queen Victoria because there are families with small children.

Mr. Oliver stated they are going to have to comply with the county plans and you can contact your county commissioner.

A resident asked who is in charge of light bulbs in the neighborhood?

Mr. Clarke stated JEA. We called on two lights that were out and they were here the next day. On the street side of the pole there is a number and you can call JEA and they will fix it.

Mr. Davis stated I put in a request to St. Johns County Transportation Department for schools, we have some bus stops close to Longleaf Pine that I believe to be a safety issue.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – 09/26/17 @4:00 p.m. @ Aberdeen Amenity Center

Ms. Lovett stated the next scheduled meeting will be September 26, 2017 at 4:00 p.m.

On MOTION by Ms. Fore seconded by Ms. Andrews with all in favor the meeting adjourned at 7:32 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman