

ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Aberdeen Community Development District was held Tuesday, October 28, 2014 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:

Mabry Edwards	Chairman
Warren Hogan	Vice Chairman
Rhonda Lovett	Supervisor
Angela Andrews	Supervisor
Beth Fore	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Carl Eldred	Hopping Green & Sams
Louis Cowling	GMS, LLC
Jackie Krabill	Vesta/Amenity Services Group
Roy Deary	Vesta/Amenity Services Group

The following is a summary of the minutes and actions taken at the October 28, 2014 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Edwards called the meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the September 23,
2014 Meeting**

Mr. Edwards stated next is approval of the minutes of the September 23, 2014 meeting.

On MOTION by Mr. Hogan seconded by Ms. Andrews with all in favor the minutes of the September 23, 2014 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-01 Amending the Fiscal Year 2014 General Fund and Capital Reserve Fund Budgets

Mr. Oliver stated this is part of the process for the fiscal year 2014 year end audit. We are bringing the budget into line with the expenditures and making sure the line items balance.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor Resolution 2015-01 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Replacement of Awnings at Pool Deck

Ms. Krabill stated I submitted the bids received from Advanced Awning, Boree Canvass and Thompson Awning and I contacted Cooper but didn't get a call back. My suggestion would be to stay with Advance and their price is still the best at \$6,151.82 to replace all three with Sunbrella material.

On MOTION by Mr. Hogan seconded by Ms. Lovett with all in favor the proposal received from Advanced Awning in the amount of \$6,151.82 was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert stated there was a hearing at the beginning of October before the bankruptcy court and the bankruptcy case was going sour because they weren't going to be able to confirm a plan that everybody agreed to and there was a fight between BBX Capital, which was one of the groups that was funding the bankruptcy and the debtor and everybody else left in the bankruptcy. Debtor showed up in court along with DR Horton and the other folks and announced they had reached an agreement with BBX, which needed to be papered to satisfy BBX's concerns in the

bankruptcy and also alluded to the fact that there was a potential settlement with the bondholder in Atlanta. That is what was reported to the court and the court pushed it out 30 to 60 days while they could try to paper the agreement. I have had some preliminary conversations with DR Horton in terms of what the outstanding O&M assessments are, what funds the bondholders have advanced and how those two compare to each other, but nothing is definitive at this point. I would anticipate before the end of the year that there will be some settlement proposal put before the board for you to consider. At this point in time my take on it is we are still negotiating. That is not exactly what was announced, which is okay; they may have reached a settlement with BBX but I think all the other components have to fall into place. The reason I'm cautious on that is because we have actually had written settlement agreements that were reached in mediation that were backed away from. I think you will see something before the end of the year and you will be asked to make a decision on whether it is in the district's best interests to accept.

B. Engineer – Work Authorization No. 22

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor work authorization no. 22 in the amount of \$4,000 for fiscal year 2015 services was approved.

C. Manager

Mr. Oliver stated the vice chairman got with me last week and mentioned that the November 25th meeting date may be bad for some people because a lot of people travel Thanksgiving week. We are looking to have that on another date. As it works out we are going to have a rate hearing but it hasn't been noticed yet and moving the date back would actually work pretty well. You could probably combine the November and December meetings.

Mr. Eckert asked can we leave the November date with the understanding that we are only going to meet if there is some sort of settlement that the board has to vote on and otherwise we will just have the one in December.

Mr. Oliver stated okay. We will move the proposed public hearing from November 25 to the December 16th meeting.

Mr. Eldred stated with the rate hearing we are also packaging all the policy revisions to that. The policy revisions, such as the new alcohol policy for the amenity center, doesn't have to

go to a public hearing but we were packaging it together because it was convenient. Given that we are approaching the holiday season, I didn't know if the board wanted to think about if that was something you wanted to decide on and approve in advance of December 16th.

After discussion of the alcohol policy there was consensus that it be at the same time as the public hearing in December so that everyone would have an opportunity to be heard on this matter.

Mr. Eldred stated we will make the change suggested by Mr. Deary and have it read "21 and over" and make sure the final version is included in the any notices that go out associated with the public hearing for December.

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.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of September 30, 2014 and Statement of Revenues and Expenses for the Period Ending September 30, 2014

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. Lovett with all in favor the check register was approved.
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NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Hogan stated today is your last meeting and I want to present you with a gift.

Ms. Krabill stated we are going to miss you and on behalf of Vesta and the facility manager we have some refreshments for you.

Mr. Edwards stated it has been a pleasure working with everybody here.

TENTH ORDER OF BUSINESS

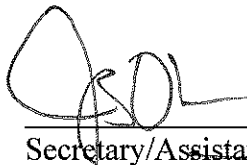
Next Scheduled Meeting – 11/25/14 @4:00 p.m. @ Aberdeen Amenity Center

Mr. Edwards stated we are going to leave the November 25th at 4:00 p.m. meeting in place but it could be canceled if nothing happens.

Mr. Hogan stated we will meet December 16th at 6:00 p.m.

Mr. Edwards stated unless we have some sort of settlement proposal.

On MOTION by Mr. Hogan seconded by Ms. Fore with all in favor the meeting adjourned at 4:40 p.m.
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Secretary/Assistant Secretary



Chairman/Vice Chairman