

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Wednesday, January 9, 2019 at 3:30 p.m. at the Plantation Oaks Amenity, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Mike Taylor	Chairman
Grady Miars	Vice Chairman (by telephone)
Liam O'Reilly	Supervisor
Blake Weatherly	Supervisor
Rose Bock	Supervisor

Also present were:

James Perry	District Manager
Katie Buchanan	District Counsel (by telephone)
Keith Hadden	District Engineer
Dean Vincent	Tynes Boulevard Administrator
Greg Kern	Greenpointe

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 3:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Rose Bock

Mr. Perry stated just prior to the meeting I swore in Ms. Bock.

B. Election of Officers, Resolution 2019-05

Mr. Perry stated when we have new supervisors we do a new resolution for officers. Mr. Taylor and Mr. Miars are chair and vice chair and the other supervisors are typically appointed as assistant secretaries and some GMS employees are various officers.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor Resolution 2019-05 was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 5, 2018 Meeting

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor the minutes of the December 5, 2018 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Requisitions

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor requisitions 37, 38, 39, 40, 41, 42 and 43 were ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Mr. Hadden stated since our last meeting everything has been approved by the county and utility authority.

C. District Manager

Mr. Perry stated we are in the process of all of the construction funds from the bond being utilized and between now and the next meeting we will probably have some funding requests processed and we will ratify them at the meeting.

C. Tynes Boulevard Project Administrator

Mr. Vincent stated I had a meeting at the county this morning and a couple requests have been made. We need to get some completion dates as it relates to gas install and AT&T install because we are suspending some of the work on Tynes Boulevard 1A because if we do it now the gas company and AT&T install will tear the irrigation and sod all to pieces. The county agreed to suspend that work from the back of the sidewalk to the right of way subject to you checking with those two franchise utilities in giving us some type of tentative install date.

Mr. O'Reilly stated AT&T is probably 90% complete, they are splicing cable together and will be done for Phase 1 and probably by mid-next week. Teco on the other hand have run temporary lines within the subdivision to serve the models. They have had significant challenges apparently getting their main line from Blanding Boulevard to the Oakleaf/Tynes interchange getting underneath SR 23 so as a backup plan they put 10 tanks inside the community to serve the models and they are going back and installing out to Oakleaf. They will not give me a firm timeline on that until they can finalize their work with DOT on the permit to go underneath SR 23. It is in progress, but they won't give me a firm date until they get that done.

Mr. Hadden stated they have the temporary tanks and the county considers that an explosion hazard so the county instructed them to remove those out of the subdivision.

Mr. O'Reilly stated it is going to be a minimum of 30 to 60 days until they get the main line hot so those tanks are needed to serve the existing homes.

Mr. Vincent stated my suggestion would be that you need to have a discussion with Steve Catteras and see if the county will permit an extension of up to 60 days for those tanks. If you explained the situation and ask them I think they will agree to it. My biggest issue with the gas install is I clearly understand they can't give us a date on when they can get underneath the interchange and the expressway, but they are going to have to give us a completion date of when they will be out at Tynes Boulevard and Oakleaf. We can't finish the road and we can't let the road look the way the road needs to look from a marketing and sales standpoint. They are going to have to at least agree to a specific date of completion of their work up to and through the signal. If you could get that it would be greatly appreciated. We will basically within the week to 10 days have the median and all the median irrigation and landscaping and sod as well from the sidewalk in, it is just the exterior and interface, which is where all the franchise utilities are running their stuff. If you will get something in writing from AT&T stating when they will be complete in the right of way of Tynes Boulevard 1A that would be great.

Mr. Hadden stated Liam if you are talking to Cateras and he is worried about the Teco truck with the big canisters on it as a compromise it is on the road that goes to the lift station and if you take a right it goes into the little cul-de-sac and if they could run the gas line down to there Steve might be okay with that. That is such an isolated cul-de-sac we could put the barricades up to keep people from going down that road.

Mr. O'Reilly stated Teco has been trying to get into the neighborhood for five months and have been unable to and they finally got the permit and put ten tanks and now the county is telling them you can't do the tanks. I will ask Teco and find a plan B for the tank and also get a completion date for the Tynes Boulevard stuff.

Comcast is probably next up on the docket. Now that AT&T is already in the community maybe we can entertain the idea of prohibiting Comcast because there is a data provider already; prohibit Comcast until you complete 1A and totally turn it over and then let Comcast deal with the county directly out there when 1A is done. Would that be preferable?

Mr. Vincent stated that is your decision as to whether or not you want Comcast in or not. If they plan on installing I would ask them for a window of when they would be installing because quite frankly, there is so much crammed between the sidewalk and the right of way that I would rather they all get in or they are going to tear the irrigation all to pieces. That is the problem with irrigating an area like that, the county is requiring. It looks nice but it is a headache in dealing with the franchise utilities. They need to be in. If they give you an undetermined date then obviously, we will proceed based on the Teco and AT&T completion.

While you are discussing this with Teco, you also need to put them on record that even though they are in the right of way by permit since there had been a final on the improvements short of the sod and irrigation so we can get all the C.O.s and stuff, that they will be held financially responsible for any damages done to the sidewalks and curbs.

Mr. O'Reilly stated they are aware of that and the Teco agreement that was entered into with the subdivision provides for their obligation to repair any damage.

Mr. Vincent stated that is it as far as 1A in concerned. With the exception of the areas on the outside of the sidewalk we anticipate by next meeting all sod and irrigation will be in.

In terms of 1B and 2, essentially two-thirds of the lime rock and curb are down. We made a decision today that we are not going to open that until we bring in the first phase of Westbank. The obligation we have to complete the road we are a few years ahead of and we felt it was best

to bring that and open it at the same time. We are looking at completion anywhere between April 30th and June 30th.

Mr. Hadden stated once we open it everybody who lives on Two Creeks is going to come up that way. Right now you just have the contractors in there but once that road is open it is going to be a thoroughfare. The county is in no hurry to get it opened.

Mr. Vincent stated on 1B and 2 we are going to use the same strategy we are using on 1A, which is we are going to try to stabilize everything from the inside of the sidewalk to the curb and just leave the outside to allow the franchisees to get their stuff in.

Mr. O'Reilly asked is there an opportunity for them to go there now they are onsite?

Mr. Vincent stated it is too early, we are not ready for them now. The curb and lime rock will be complete in the next 30 days then we have to get the first lift of asphalt down. We would have to do all the utility testing signed off and everything before I would feel comfortable with any franchisee coming in.

Mr. O'Reilly stated I would ask when you get close to coordinate with myself or directly with the utility companies. I want to avoid landscape coming in and them coming in later.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Taylor stated the engineer was going to look into the permits for the ponds.

Mr. O'Reilly stated we need to transfer the ponds to an operating entity and the Greyhawk Venture will be conveying the pond land right now, everything has a construction easement over it. Greyhawk Venture will convey the land to the Armstrong CDD so probably at the same time you can do an ownership transfer as well as the O&M.

Mr. Hadden stated over the holidays I started the paperwork with the water management district and the lady I work with can't understand the difference between Armstrong CDD and the South Village CDD.

Mr. Taylor stated the ponds in Phase 1 Unit 1 of Greyhawk are 100% complete but the ponds in Phase 1B are going to be further expanded when Dream Finders come in, in Phase 2 and 3 of Greyhawk so those probably cannot be transferred.

EIGHTH ORDER OF BUSINESS

Financial Statements as of November 30, 2018

A copy of the financials was included in the agenda package.

NINTH ORDER OF BUSINESS

**Ratification of Funding Request No. 29
(General Fund)**

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor funding request no. 29 from the general fund was ratified.

TENTH ORDER OF BUSINESS

**Ratification of Funding Request No. 27
(Construction Fund)**

Mr. Vincent stated if this is approved I would like GMS to go back and look at invoices 58 and 59 from Hadden Engineering. I have not seen these and am not certain they are associated with the roadway. I would ask that you get with Mr. Hadden and clarify that.

Mr. Perry stated we will get with Mr. Hadden.

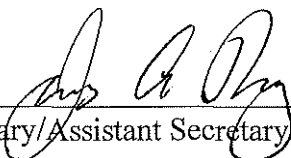
On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor funding request no. 27 from the construction fund was ratified and staff will review the two invoices, 5809 and 5810, from Hadden Engineering.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 02/06/19 at 3:30
p.m. at Plantation Oaks Amenity Center**

Mr. Perry stated our next regularly scheduled meeting is going to be February 6, 2019 at 3:30 p.m. at this location.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the meeting adjourned at 4:03 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson