

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Wednesday, February 6, 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 Chairperson (by telephone)
Liam O'Reilly	Supervisor
Blake Weatherly	Supervisor (by telephone)
Rose Bock	Supervisor

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel
Keith Hadden	District Engineer
Dean Vincent	Armstrong Ventures

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

**Approval of the Minutes of the January 9,
2019 Meeting**

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor the minutes of the January 9, 2019 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

**Consideration of Change Orders from
Scherer Construction for Greyhawk Amenity
Center**

Mr. Vincent outlined the change order, copy of which was included in the agenda package.

Ms. Buchanan asked are we doing okay on time? There won't be any issues at the end where there have been rain delays that they haven't submitted requests for and suddenly we are looking at delays?

Mr. Vincent stated to date they are on schedule. We have been reinforcing that if they incur some kind of time delay they have to process a change order for time just like they do for costs.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor change orders no. 001 through 004 with Scherer Construction for the amenity center for a net increase of \$23,750.00 was approved.

Mr. Miars and Mr. Weatherly joined the meeting by telephone at this time.

FIFTH ORDER OF BUSINESS

Ratification of Requisitions

Mr. Perry stated all the requisitions in the agenda package have been signed and processed and are before the board for ratification and I have another one that I will ask you to approve separately.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor requisition 33 from the Series 2017A and Special assessment Revenue Bonds Series 2017B in the amount of \$2,200.00 payable to Basham & Lucas, requisition 046 in the amount of \$316,090.57 payable to Scherer Construction, requisition 047 payable to Gemini in the amount of \$500.00 and requisition 048 payable to Vallencourt Construction in the amount of \$5,843.00 were ratified.

Mr. Perry stated requisition no. 45 is with Jr. Davis in the amount of \$18,254.19 and has been reviewed by staff.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor requisition #45 payable to Jr. Davis in the amount of \$18,254.19 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Mr. Taylor stated in the notes from the last meeting we were going to look into the permits for the ponds and I want to know if that has been followed-up on.

Ms. Buchanan stated I don't recall if we had a motion on that last time and if we didn't and want to have the flexibility to move forward between meetings, I suggest that we authorize staff to work between meetings to accomplish the transfer of the ponds.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor district staff was authorized to work with the developer on the transfer of ponds to the CDD.

C. District Manager

Mr. Perry stated I will work with Liam. We have pretty much exhausted the construction funds and Patti is pulling together a schedule of that for funding and we will get that in process.

D. Tynes Boulevard Project Administrator

Mr. Vincent stated as everyone knows we have had substantial completion on 1A. We are in a little bit of a holding pattern waiting for the franchise utilities to finish before we finish the landscaping in the roundabout.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. O'Reilly stated there is an entry monument that is being designed that the CDD has asked the current contractor to give us some pricing for and that came back at around \$186,000, which includes the entry monument on the other side of Tynes 1A, landscaping, lighting, irrigation. We are trying to see if we can get the pricing down lower, but I would ask that we approve a not to exceed amount for this so if the pricing comes back better we can potentially begin scheduling that work.

Mr. Perry asked do you want to approve it for more in case there are enhancements or changes to the scope?

Mr. O'Reilly stated yes but hopefully it will be going down.

Ms. Buchanan stated if they can't get to the price that you want, are you looking at another contractor or is this a change order to the existing contract and this is our not to exceed amount.

Mr. O'Reilly stated we are going to do a change order to the existing contract. There is significant savings in using this contractor.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor staff was authorized to move forward with a change order to the existing contract for entry monuments in an amount not to exceed \$195,000.

EIGHTH ORDER OF BUSINESS Financial Statements as of December 31, 2019

Mr. Perry stated a copy of the financials is in the agenda package. I did want to note that outstanding funding request no. 26 from Clay County was sent out December 4th and was paid January 17th and the financials are as of December 31st and is recognized on here as an outstanding funding request.

**NINTH ORDER OF BUSINESS Ratification of Funding Request No. 30
(General Fund)**

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor funding request no. 30 from the general fund in the amount of \$6,173.60 was ratified.

**TENTH ORDER OF BUSINESS Ratification of Funding Request No. 28
(Construction Fund)**

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor funding request no. 28 from the construction fund in the amount of \$568,731.81 was ratified.

**ELEVENTH ORDER OF BUSINESS Next Scheduled Meeting – 03/06/19 at 3:30
p.m. at the Plantation Oaks Amenity Center**

Mr. Perry stated the next scheduled meeting is March 6, 2019 at 3:30 p.m. in the same location.

On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor the meeting adjourned at 3:48 p.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson