

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, August 13, 2020 at 3:30 p.m. via Zoom.

Present and constituting a quorum were:

Liam O'Reilly	Chairman
Mike Taylor	Vice Chairman
Blake Weatherly	Supervisor
Rose Bock	Supervisor

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel
Zach Brecht	District Engineer
Lynzie Chambers	Greyhawk HOA Community Manager
David Freeman	Evergreen
Sherry McNees	Evergreen
Alex Boyer	Evergreen

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

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 9, 2020 Meeting

Mr. Perry stated on page 1 there is a correction, we have David Freeman listed as a Greenpointe and we will change that to Evergreen.

Mr. Weatherly joined the meeting at this time via Zoom.

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On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the minutes of the July 9, 2020 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Acceptance of the Minutes of the June 11, 2020 and July 9, 2020 Audit Committee Meetings

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the minutes of the June 11th and July 9th audit committee meetings were accepted.

SIXTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2021

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

A. Consideration of Resolution 2020-09 Relating to the Annual Appropriations and Adopting the Budget for fiscal Year 2021

Mr. Perry stated we went through the budget process about two months ago approving a budget and this is the final one for adoption. The budget is set up in a columnar format with the first column being the adopted budget for 2020, actual financials through June 30, what we project for the next three months, the total projected for this fiscal year and what we are looking for adoption today in the last column. The biggest change under revenues is, last year we had 200 platted lots, this year we have 368 platted lots and those will all be on the assessment roll. In last year's approved budget we initially set the assessment levels at \$800 per unit and they were dropped down to \$695 per unit and this fiscal year they are going back up to \$800. We have a provision for cost sharing of Tynes Boulevard, which is an addition this year and that is the major items in the revenue section. With the addition of platted lots, the developer contribution amount anticipated for this year will be going down.

Under the administrative section the costs and expenditures are relatively flat and they usually are from year to year. Under field services for this coming fiscal year versus the budget

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for last year, the largest increases are related to security, which we didn't have in place last year, then some additional landscaping that has been added for this year.

In regard to the amenity center, a few items related to janitorial went up considerably. The level of service for janitorial was a minimal level then we upped that for cleaning of the facilities. Other than that most of the items are pretty standard and there hasn't been any changes from the approved budget you looked at a couple months ago.

After that we have a short narrative on each of the line items, then the amortization schedules and the debt service funds for the 2017 and 2019 bonds.

There being no questions or comments on the budget, the board took the following action.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2020-09 was approved.

B. Consideration of Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2021

Mr. Perry stated this resolution provides the assessments and the collection of those assessments through the tax roll and direct bills. All the platted lots will be on the tax roll, the only direct bill will be related to the 115 unplatted lots of the developer. Attached to the resolution is the assessment roll and the budget.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2020-10 was approved.

C. Consideration of Fiscal Year 2020/2021 Funding Agreements

Mr. Perry stated next is the funding agreement with Greyhawk Venture, LLC and we will insert some numbers, it is a standard form agreement put in place a few years ago and this will be a little different now that we are doing the assessments, but it is a standard form agreement that Greyhawk is familiar with and have previously approved.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the fiscal year 2020/2021 funding agreements were approved.

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On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the public hearing was closed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated I have circulated the cost share agreement to East West for signature, I think we have agreed on the terms it is just a matter of getting pen to paper.

Is the pond done that is going to be maintained by Eagle Landing? Are we at a point where we want to put in service for South Village?

Mr. O'Reilly stated the pond is done, the lots in Phase 3 are not complete but the pond excavation is complete and it is all one pond. The only thing is the pond itself, that phase is not platted yet. I think the original intent was when it was platted that the pond tract itself would be dedicated to the CDD, but it is not platted.

Ms. Buchanan stated we previously authorized an agreement that gives an easement to South Village CDD or at least South Village has so we can move forward with taking over the maintenance with South Village under that easement agreement and do the conveyance at a later date.

B. District Engineer – Consideration of Requisitions 45-47 from the 2019A Construction Account

Mr. Brecht stated in the package you have a requisition summary for requisitions 45-47 to be considered at today's meeting. The total amount to be approved is \$362,489.60.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor requisitions 45-47 from the 2019 A construction account were approved.

C. District Manager – Discussion of Proposed Meeting Schedule for Fiscal Year 2021

Mr. Perry stated the proposed meeting schedule for fiscal year 2021 is pretty much the same schedule we have now. We can approve the meeting schedule and we can change meeting dates with about 10 days notice or we can cancel meetings.

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On MOTION by Mr. Taylor seconded by Mr. O'Reilly with all in favor the fiscal year 2021 meeting schedule reflecting meetings on the second Thursday of each month was approved.

Mr. Perry stated the governor has extended the ability to conduct Zoom meetings and we can conduct our meetings via Zoom until October 1.

D. Facility Manger

Mr. Freeman reviewed the amenity manager's report, copy of which was included in the agenda package.

Ms. Chambers stated we did have Alex start with us this past Monday. David is going to be primarily over the HOA side and Alex is going to take over the CDD side and make sure everything is running properly at the amenity center. We did a walk through yesterday and he will be able to go on from there and make sure we continue to keep everything up to date and working. We have found that outdoor movie nights work as long as we mark out social distancing where they are allowed to set up, trivia nights same thing, only certain tables are available and being outdoors. We would like to start bingo and do something at the dog park.

EIGHTH ORDER OF BUSINESS

Consideration of 2019 Deficit Funding Request No. 3

Mr. Perry stated deficit funding agreement no. 3 is in the amount of \$255,658.30 and is comprised of the previously approved requisitions 45-47 net of the funds available of \$106,831.30.

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor deficit funding request no. 3 in the amount of \$255,658.30 was approved.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. O'Reilly stated I want to confirm that you received the check from Clay Electric for the reimbursement of the contribution in aid from Phase 1.

Mr. Perry responded I don't believe we have.

Mr. O'Reilly stated that should be forthcoming and that should be about \$150,00 back into the capital.

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TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2020

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

B. Check Register

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the check register was approved.

C. O&M Funding Request

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the O&M funding request in the amount of \$68,000 was approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 03/17/20 at 3:30 p.m. at the Plantation Oaks Amenity Center

The meeting adjourned at 4:00 p.m.

DocuSigned by:

Jim Perry

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Secretary/Assistant Secretary

DocuSigned by:

Liam O'Reilly

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Chairperson/Vice Chairperson