

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, July 8, 2021 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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

Also present were:

James Perry	District Manger
Katie Buchanan	District Counsel (by telephone)
Zach Brecht	District Engineer (by telephone)
Marilee Giles	GMS, LLC
Alex Boyer	Evergreen Lifestyle Management

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 June 10, 2021 Meeting

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the minutes of the June 10, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the November 11, 2020 Landowners' Meeting

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the November 11, 2020 landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Acceptance of the Draft Audit Report for Fiscal Year 2020

Mr. Perry stated the draft audit for fiscal year 2020 is included in your agenda package. On page 2 is the opinion of the auditors and it is a clean audit opinion, which says that they did not detect anything during their review that would lead them to believe there is any issue with the financial statements. Also with regard to the internal control, even though they can't render an opinion they do test and they didn't find anything unusual or improper. On page 33 is the management letter and there is nothing cited and page 35 is discussion of compliance with the rules of the auditor general and it basically says there were no issues and we complied with everything.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the fiscal year 2020 audit was accepted.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2022 Approved Budget

Mr. Perry stated we have a placeholder for discussion of the fiscal year 2022 approved budget. We haven't made any changes from what was approved. Mailed notices have not yet gone out, they will go out and our budget hearing is set for September 9th and I expect we will have residents show up for that.

SEVENTH ORDER OF BUSINESS

Consideration of Video Surveillance Policy, Resolution 2021-05

Mr. Perry stated counsel drafted the resolution that was included in your agenda package. Ms. Buchanan outlined the provisions of Resolution 2021-05.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2021-05 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated the cost share agreement related to the pond has been transmitted to the South Village CDD chairman for execution and that includes an easement release.

B. District Engineer - Requisitions

1. Ratification of Requisition 91 (2019A Construction Account)

2. Consideration of Requisitions 92-93 (2019A Construction Account)

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor requisition 91 for Besch & Smith in the amount of \$319,589.71 for final retainage was ratified and requisitions 92-93 for CEI services for a total of \$298.99 were approved.

C. District Manager

There being none, the next item followed.

D. Facility Manger

Mr. Boyer stated we have the larger section of the pool deck that was fixed and we are still working with the general contractor on the other areas that have been outstanding. We are back up and running. We will have an answer on the umbrellas in the coming weeks. The trashcans we ordered for the basketball court should be here in another week. We are going to have to replace the strike plates for all the gates because interior strike plates were installed on the exterior gates. To meet Katie's expectations for the new agreement we are increasing to an 18 terabyte drive onsite so we can store the appropriate amount that we are supposed to.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. O'Reilly stated we have had a lot of complaints about the amenity center rule breaking. We are exploring options to amend policies for more consistency with age and potentially adding a pool attendant or facility attendant to help with ongoing issues. Over the next couple of board meetings we will evaluate costs and potentially partner with the HOA to provide some oversight on some of the amenity facilities.

Ms. Bock stated if we have had an overwhelming number of requests for a pickleball court could the basketball court be turned into one?

Mr. Perry stated I don't know the answer to that. I know we have converted some tennis courts, but we have never done a basketball court.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of June 30, 2021

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

B. Check Register

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

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 08/12/21 at 3:30 p.m. at the Plantation Oaks Amenity Center

Mr. Perry stated the next scheduled meeting is August 12, 2021 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 3:43 p.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson