

Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, September 9, 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
Blake Weatherly	Supervisor
Rose Bock	Supervisor

Also present were:

James Perry	District Manger
Wes Haber	District Counsel
Zach Brecht	District Engineer by telephone
Alex Boyer	Armstrong CDD Facility Manager
Marilee Giles	GMS, LLC

**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 July 8, 2021 Meeting**

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the minutes of the July 8, 2021 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-06 Election of Officers**

Mr. Perry stated the only changes on the resolution is adding Marilee Giles of our office as secretary and assistant treasurer; all the other positions remain the same.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2021-06 adding Marilee Giles as secretary and assistant treasurer was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing Adopting the Budget for Fiscal Year 2022**

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

Mr. Perry stated this budget was approved a few months ago and was the subject of mailed notices that each of you should have gotten if you are a landowner in the district. In 2020 the operations and maintenance assessment was \$695 per unit, out of the budget that year the developer's contribution was \$224,000 and that is not related to lands that the developer owned but above and beyond the lands that they own. In essence it was a subsidy of the assessments. Last year the assessments per unit went up \$800 and the developer contributed \$155,000. This year's budget is \$1,045, which is what is proposed today in assessments for each lot and this year there is zero contribution by the developer, which basically increases the assessment by \$245. The budget has the adopted budget for fiscal year 2021 in the first column, the actuals through August 31<sup>st</sup> in the second column, the projections for the month and the last column is what was approved by the board several months ago and what we are looking for adoption today.

The administration section went down about \$10,000 and that budget stays relatively flat year after year. The field services budget went up about \$43,000 and one of the largest drivers in that was additional landscape the district is funding this next year and in addition the pond bank maintenance is now being picked up by the district. Next is the amenity center budget and that has gone down about \$5,000, most of the items are flat and the biggest item is operating reserves of \$55,000. The district needs to start setting aside some money for future repairs and replacement of fixed assets. There are 483 units the cost is being spread over and the proposed assessment per unit is \$1,045 net. After that is a general narrative of each of the line items including revenues and expenditures and there is a detailed breakout of various accounts and contract references. Page 10 has the debt service for the 2017A bonds that are 30-year bonds. The second series of bonds are

the 2019A bonds on page 12 and page 13 is the amortization schedule. Unlike operations and maintenance, the debt service on the bonds doesn't change.

I will first ask if there are any questions by the supervisors then we will open it to the public for questions.

Mr. Wilson stated there have been a lot of complaints about the amenity center and the cleanliness of it and lack of janitorial care. The budget for that line item was reduced by \$23,000, which is almost half and I wondered what was behind reducing that when we are having issues with cleanliness?

Mr. Boyer stated the original line item was during COVID and that price was it being cleaned seven days a week. As things became lifted, they went back to three days a week. What is in the budget now is for three days a week cleaning.

Mr. Wilson asked what does the increase in the landscape budget represent? Is that for new areas being developed now?

Mr. O'Reilly stated yes, mostly.

Mr. Perry stated on page 6 close to the top, the landscaping detail is there and most of that is related to Phase 2.

Mr. O'Reilly stated yes, there are a couple common areas that were added as part of the additional lots in Phase 2 and 3 and the addition of Tynes Boulevard, the south leg from the roundabout to the edge of Greyhawk and the pond banks in the new phases as well.

Mr. Wilson stated a lot of new homes are going in those new areas. Was any consideration given to additional revenue that is going to come from those homes?

Mr. Perry stated this budget is based on the lots themselves, it doesn't matter if the home has not been constructed. Even though those new homes are coming online they are already being fully assessed for that lot.

Mr. O'Reilly stated if the home is not closed to a homeowner, then the home is owned by a home builder, when the tax bill comes out, the builder will pay that.

Mr. Wilson stated this is good information but this information was not mailed to us. Can we have this mailed to us next time with the notice so we have a chance to review it?

Mr. Perry stated there is a website for the district and it has the same budget you have right there. It gets pretty expensive to start mailing budgets.

Mr. O'Reilly stated the fiscal year is the same every year and this same process will happen every year in the same month. Eventually you will all be on this board and you will start to know when the new budget is being drafted. You will get familiar with the timing.

Mr. Wilson asked how is the amount of the operating reserve determined?

Mr. Perry stated we haven't done an asset study for this district yet; we have limited assets and to do a detailed study costs about \$7,500 to \$10,000. That is a minimal amount that should be included for this district. You are not required to have reserves, but it is good financial rationale to include something and that is why that number was picked. Since this district is fairly new you don't have several hundred thousand dollars of reserves and you have to start somewhere. That number is the minimum we would look for.

Mr. Wilson asked if we do want to make a violent objection to the budget, what is the process? Do we file it in writing to you?

Mr. Perry stated you make your comments here today, the board will vote today based on input from the public. We do have to file this with the county by September 15<sup>th</sup> and there is not much time to do that. Based on what action the board takes today is what the budget will be set at.

Mr. Wilson stated the operating reserve is the hardest thing for me to accept. It is primarily because we have had janitorial problems at the amenity center, we have had maintenance problems at the amenity center, things are not being taken care of as they should be.

Mr. Arnold stated I have landscaping behind my home that has not been taken care of and it is coincidental that they did it today. I don't know the last time they did it. How often should they take care of that?

Mr. Boyer stated once a month is when it gets done as long as they can get the mowers in and it is not too wet. There are times when it is three or four weeks past because it has been so wet, they would get the equipment stuck in there.

Mr. Arnold stated as far as the ponds, the growth in the pond around the edge they can't get to, isn't there a way to dredge that and get in there and get that growth out of that pond.

Mr. Boyer stated they do up to about an inch or two from the pond bank because that is what they are legally allowed to do. The pond bank maintenance company that does the algae blooms manages the pond bank itself. They will do up to the corner and won't weed whack all the way to the end. The dredging is a whole other conversation and I think you are asking about

getting more weed whacked more than dredging. Dredging will deteriorate the pond bank itself and you are going to eventually have washout areas and then you won't have a pond. Dredging is expensive and that is a fairly new pond and that bank should hold 5-10 years.

Mr. O'Reilly stated longer. If you have comments about maintenance, can we save that for the other public comment section and just have comments about the budget?

A resident stated under the amenity center on page 2 it says field management/admin was \$15,000 and it is now zero. What is that?

Mr. Boyer stated part of the conversation with the residents has been they want more onsite presence so we propose to actually have a person onsite for 25-30 hours a week for 32 weeks of the year, that would be peak times and summer. Things were proposed and this is the budget that was approved by the board. I do know we are having that conversation to put that on the HOA side as well. In the current proposed budget, there is not an additional person.

A resident asked then we won't have a person there for 32 weeks out of the year?

Mr. O'Reilly asked have you seen an improvement in some of the issues we were having at the amenity as far as vandalism?

A resident stated school is in so some of the kids are in school. \$15,000 to zero is huge.

Mr. O'Reilly stated I'm open to adding that. I think the proposal was 32 weeks. I don't know if it is too late to add it back in.

Mr. Perry stated we would have to adjust the reserve line.

Mr. O'Reilly stated we would have to deduct it from somewhere else because the total dollar amount can't increase. Can we make last minute changes to the budget today as long as the total amount doesn't go up?

Mr. Haber stated you can change amounts per line item, you can't increase the total amount.

Mr. O'Reilly stated we could add a dollar amount in that area and I am supportive of that and then deduct that same amount from somewhere else. If there is room in the HOA budget, that can be a service the HOA provides.

Mr. Boyer stated I just want everyone to know where the conversations have been because that will change what is being proposed to the HOA and I don't want something to not get proposed today and then not get approved.

Mr. O'Reilly asked is there room in the HOA budget for that dollar amount?

Mr. Boyer stated right now that \$9,000 would be the hours that we proposed.

Mr. O'Reilly stated I don't think it matters if it is CDD or HOA, there is an agreement between the CDD and HOA.

Mr. Perry stated there is an agreement between the two that it is being staffed by contract through the HOA.

A resident asked is the security monitoring another HOA proposal?

Mr. Perry stated no, that is the CDD.

Mr. Boyer stated that is a monthly fee. A lot of stuff was in there that didn't get implemented last year. There was a proposal to have a security monitoring company with cameras. \$600 is what it cost for a company to monitor those cameras that were installed but there is not currently a monitoring contract. When something is brought to our attention, we can go back 30 days. There have been times we have pulled footage and sent it to the sheriff's office.

Mr. O'Reilly stated there is not live monitoring on the security cameras.

Mr. Runinan stated the field security budget increased. What does that cover? The electric is increased. Have we installed anything massive that would take over 2/3 of the amount of electric?

Mr. O'Reilly stated we talked about this budget the last couple of meetings. Isn't that the additional for the onsite person?

Mr. Perry stated it is the additional hours for the security guard.

Mr. Runinan asked why did the electric increase so much? We are not addressing all the trash and construction debris.

Mr. Perry stated the electric is the streetlights.

Mr. Taylor stated the landscape contract went up because you have more areas of landscaping.

Mr. Runinan asked who is holding the landscaping people accountable? I border a common area and it is not maintained very well. There are weeds as tall as the plants and weeds I have to treat to keep from coming in my yard. I emailed Evergreen and the CDD about this.

Mr. Boyer stated we will look into it.

Mr. O'Reilly stated the community manager is responsible for managing the landscape vendor. If you are not satisfied with that vendor the manager needs to know. They should be doing monthly inspections and if there are weeds and issues, they should be reporting that to the vendor and taking care of that.

Mr. Kendrick Taylor stated you have gotten a lot of complaints about the amenity center not being clean. There were times I had to change the bags out of the trash cans because the janitorial people have not done that. Prior to the last holiday my wife and I changed the trash out of five trashcans. In the gym eight days out of ten there are no wipes. The a/c is not currently working. There were times when mold was growing by the water fountains by the pool. It is good to see a decrease, but I would rather pay more to make sure those things are adequately taken care of or switch companies.

Mr. O'Reilly stated we can put out an RFP.

Mr. Boyer stated the a/c is working now. We are in the process of putting together a new scope of service because some of the things are not in the current agreement. That scope will come back to the board at the next meeting to go out to bid.

Mr. Rivera asked can you repeat that about the janitorial?

Mr. Boyer stated there are certain areas such as the covered patio is not currently part of the cleaning contract. Janitorial supplies was another thing. We are putting together a scope of service that will meet the expectations of the community.

Mr. Casado stated I have an issue with security. I can see the clubhouse from my backyard. Security stays in the car or in the office, not doing patrols monitoring the area. If they are in the office they can't monitor the basketball court, which is a known problem area. I have seen kids jump the fence while security is onsite and none of this is being addressed. We were told when the cameras were installed, they were going to be live monitored. A sheet should be given to the security guard with the names of people in the neighborhood so that he knows if you belong or not. Another issue is the landscaping, weeds are growing on the other side of my fence that are taller than my bushes. Mulch is not being properly done.

Mr. Boyer stated that is your builder's responsibility, that is not on district property. Everything from the sidewalk back is your responsibility. The builder installed those.

Mr. Casado stated along Tynes Boulevard it floods and is all mud. The property manager is supposed to be maintaining this and I think the property manager is too busy and not addressing issues such as our landscaping. The amenity center is not clean and there are no paper towels or soap in the restrooms.

Ms. McCall stated I also have a problem while security may be there, she is not doing anything. Two months ago our sons walked into the playground side and two boys came up to

them and threatened them. One was a resident and we don't know about the other. She was there sitting in her car.

Mr. O'Reilly stated your comments are noted on the security as well as the janitorial services. The community manager will have a conversation with the owner of the security company and we will reprimand and they will have a chance to correct it or we will just rebid it and get a new security service, just like janitorial services.

Mr. Lopez stated there are a few line items that appear arbitrary to me and I want to make sure they are not robbing Peter to pay Paul. Dissemination, is that the mailers and email?

Mr. Perry stated that is for compliance for the bonds on an annual basis. There are quarterly and annual reports that are required per the bond indentures. We break it out from legal because legal is the district counsel's bills and he bills on an hourly basis.

Mr. Lopez stated the annual audit, legal and dissemination agent could be one line item but are split into three.

Mr. Perry stated yes, to give you a better idea. We go out to bid every three to five years for audit services and is a separate compliance issue required by the state.

Mr. Lopez asked can we make the camera system available when security is in the office? They cannot see what is going on when they are in the office.

Mr. O'Reilly stated we can consider giving the security guard access to the cameras.

Mr. Lopez stated there are fire ants all around the pool area and I don't know if the pest control line item is for fire ants or whatever.

Mr. Perry stated I think the ants would fall under landscape pest control.

Mr. O'Reilly stated Alex will get with the contractor to make sure they do an ant treatment.

Mr. Lopez stated who is responsible for the curbs?

Mr. O'Reilly stated it is a combination of the builder and developer and county and they will walk the lots where there is any curb damage and there will be repairs done at the end of the 24-month warranty period and the last of the asphalt will be paved. Depending on what phase you are in that will happen in the 24-month period.

Mr. Lopez stated my corner has been repaired three times but it is happening again because trucks do U-turns at my corner. They are using cement with not enough aggregate to have it hold up.



Mr. O'Reilly stated if you don't mind send some pictures to Alex and we can figure out where it is and see if that is a CDD responsibility or a piece that has been turned over to the county.

Mr. Lopez asked is the landscape company responsible for cleaning the beds and grass areas? The amenity center has trash on it and it gets mowed over.

Mr. O'Reilly stated that sounds like a landscape vendor responsibility. If you will email that to the community manager, she can address that with the landscaper.

Mr. Lopez asked who is spot checking to see that things are being done correctly?

Mr. O'Reilly stated that is the community manager.

Mr. Boyer stated send me a list of the issues and I will help you get answers.

Mr. Webster asked we have \$200 for a phone bill but no one is in here, why do we have a phone bill?

Mr. Boyer stated it gets forwarded on to people that answer those phone calls.

A resident asked where is Evergreen in the budget?

Mr. O'Reilly stated the HOA is paying Evergreen and there is a contract between the HOA and the CDD to allow Evergreen to oversee the management of the facility.

Mr. Hansen stated janitorial service is lacking, the wipes, the soap and paper towels. The fact that we dropped that budget and I already thought it was very poor this year and it has been a problem every day.

A resident stated security is something to think about. In Virginia we offered the local police department keys to go in the amenity center. There is nothing better than to have a Clay County Sheriff's car sitting there. Give it to them to use it if they choose to use it. When we did that in Virginia it made a huge difference and the beauty of it is you never know when they are going to be there.

Mr. O'Reilly stated we can ask and see if there is some interest and talk to Wes about an agreement.

A resident stated special events went from \$4,000 down to zero. Does that mean Lindsay is not going to come and hold events?

Mr. O'Reilly stated no, I think that is another one we are adding in the increase in the HOA budget. The HOA has more flexibility for spending money versus the CDD that is subject to sunshine law and that type of thing. The intent is to add that to the HOA budget and remove it from this one.

A resident asked does that mean the HOA fee increases?

Mr. O'Reilly stated I don't know the answer to that, we haven't finalized the HOA budget. There will be an annual meeting of the HOA and the budget and those are in October/November.

Ms. Boose stated the price we are paying is going up based on the final number on this paper. If we only pay \$35,000 for something that was budgeted \$45,000, where does the extra money go?

Mr. Perry stated it says within the district. Just because we have a budget line item of \$100,000 it doesn't mean that \$20,000 disappears. The \$20,000 remains in the district and if there is an increase in costs next year we can utilize that \$20,000 to offset those increases in costs.

Ms. Boose asked does it go into the operating reserve?

Mr. Perry stated a lot of times we do transfer it into that fund and it doesn't change your budget number next year, your assessments, or we can take that \$20,000 and use it and reduce assessments by \$20,000.

A resident asked if you keep the money is it in a fund in the district. Does it gain interest and taxes on it?

Mr. Perry stated this district doesn't get taxed but if we have excess funds, we set up a separate account with the State Board of Administration, which is what all counties and cities use. You get interest on it and we are limited to what type of investments this district can do.

A resident asked what is the interest rate?

Mr. Perry stated right now it is about 1.3%.

A resident asked what happens to the interest? Shouldn't that come back to me?

Mr. Perry stated it does, you would have a revenue line showing that interest and that would in theory reduce your assessments for that year.

A resident asked what does the district entail, strictly Greyhawk or other areas as well?

Mr. Perry stated it is strictly Greyhawk.

Mr. O'Reilly stated there are 483 lots in Greyhawk. When the board turns over to the residents, the board has the discretion if they wanted to use that money for any legal purpose.

A resident asked are you saying we could put that money towards security for the amenity center or Tree Amigos?

Mr. Haber stated you have your budget; you have the total amount of the budget and the district is going to collect assessments for that full amount. If the district spends less than that

amount during the year all the excess stays with the district and the board decides how that money will get used. It can be used to offset the next year's budget to keep assessments lower, it could be put in a reserve account so when issues arise in the future instead of having to assess homes to build the reserve account you already have money building up. The district board decides where that extra money goes, but it is always going to go towards something that would otherwise be paid for by assessments.

Mr. Perry stated based upon input, the three main items that were of concern was security, janitorial and landscaping. Depending on the level of service that the community is looking at and how it is going to be working with the various vendors, if you increase the level of service on those line items you can adjust the reserve account, but that is considering if you adopt the budget as presented today. Just so the public is aware even if this budget is adopted, we can make changes during the course of the year so if you decide you want to increase janitorial by \$20,000 then we will reduce the line item for the reserves by \$20,000. Unless you want to make some changes today, we will just have a budget amendment for that line item.

Mr. O'Reilly stated let's get the numbers and at another board meeting we can amend the budget, but the total dollar amount that gets assessed remains the same.

**A. Consideration of Resolution 2021-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor Resolution 2021-07 was approved.

Mr. O'Reilly stated let us do the pricing for janitorial and once we have the information we will let you know what that is and we will be transparent about what the budget amendment will be.

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

**B. Consideration of Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022**

Mr. Perry stated part of the budget process is the assessments.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the public hearing was opened.

Mr. Perry stated the assessments are going to be set at the same level as provided for in the budget. We will provide the information to the Clay County Tax Collector by September 15<sup>th</sup> and certify the roll.

Mr. Wilson stated I understand the insurance in the budget. We are in a hurricane prone area, if we have severe damage to the common areas from a storm, you pay the deductible on the insurance then you pay anything that is not covered by insurance, that would be divided amongst all the homeowners as an additional assessment?

Mr. Perry stated it would be reflected in the next year's budget. Obviously, we do have some cash on hand and we can pay the deductible. It shouldn't have an impact on assessments. With that said, landscaping is not insured. It is impossible to get insurance on landscaping. Hopefully, there wouldn't be a lot of damage to the landscaping.

Mr. Wilson stated that is something that could be picked up by the reserve.

Mr. Perry stated yes.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor Resolution 2021-08 was approved.

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

**SIXTH ORDER OF BUSINESS**

**Ratification of Drainage and Access Easement Agreement with Lennar Homes, LLC (3A)**

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the drainage and access easement agreement with Lennar Homes LLC for 3A was ratified.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Special Warranty Deed with Greyhawk Venture, LLC (Unit 2)**

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the special warranty deed with Greyhawk Venture LLC for Unit 2 was ratified.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Special Warranty Deed with Greyhawk Venture, LLC (Unit 3)**

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the special warranty deed with Greyhawk Venture, LLC for Unit 3 was ratified.

**NINTH ORDER OF BUSINESS**

**Ratification of Proposal for Stop Sign Replacement**

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the proposal for stop sign replacement from Onsign in the amount of \$227.42 was ratified.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

- 1. Ratification of Requisitions 94-95 (2019A Construction Account)**
- 2. Consideration of Requisition 96-97 (2019A Construction Account)**

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor requisitions 94-95 from the 2019A construction account were ratified and requisitions 96-97 from the 2019A construction account were approved.

**C. District Manager – Discussion of Fiscal Year 2022 Meeting Schedule**

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the fiscal year 2022 meeting schedule reflecting meetings on the second Thursday of the month was approved.

**D. Facility Manger**

**1. Report**

Mr. Boyer gave an overview of the facility manager's report, copy of which was included in the agenda package.

**2. Proposal with View Point Security**

This item tabled.

**ELEVENTH ORDER OF BUSINESS                      Supervisor's Requests and Audience Comments**

Mr. Lopez asked is there anything on there to fix the rainspouts on amenity center?

Mr. Boyer we are trying to do it under warranty, that is why we are waiting for them to come back out. We do have one that has been damaged because someone climbed on it and we will have to pay to fix that one. We have people climbing up the gutters and walking around on the roof.

Mr. Lopez stated on pavers and the umbrellas. I have the repair kits at home.

Mr. Boyer stated if you want to see if they will replace two of them, let us know, the developer is willing to take care of that, but the developer has hired an outside vendor to solicit that for them.

Mr. Lopez stated I contacted the manufacturer directly. The warranty is still valid and there is no issue with replacing the parts.

Mr. O'Reilly asked will you send those emails to Alex, the community manager? We will address it.

Mr. Lopez asked who is going to inspect what they are doing?

Mr. O'Reilly stated it is the CDD board.

Mr. Lopez asked is the firepit going to be corrected?

Mr. Boyer stated the firepit is still being managed by the warranty and we are waiting for the general contractor to come out and complete the work. We have been waiting at least four months.

Mr. O'Reilly stated then we need a dollar amount, we will get it approved and we will fix it.

Mr. Grannis stated you said you see the same kids showing up day after day. Is there nothing we can do because this past Saturday the police were called, there were about 15 kids who jumped the fence and came in while other residents were there and two Clay County officers arrived and we asked them what we could do and he said really nothing. Is there no way we can post that trespassers will be fined X? Go to the parents. I know the parents of half those kids because I swim at Eagle Landing. I called half the parents and they had no clue that their kids were in our pool. Can we hit the parents with a \$100 fine, then they may start taking action? I see kids jumping the fence, throwing chairs into the pool then I see them come back the next week doing the same thing.

Mr. Haber stated we don't have the ability to fine. From the district's perspective all we can do is adopt a resolution, send a letter to the sheriff's office and it is on the individual officer basis whether they are willing to take that step to issue the trespass order to the trespassers. That is a law enforcement operation that this CDD does not have the authority to do.

Mr. O'Reilly stated we can draft a resolution. Let's put that on the next agenda.

Mr. Kendrick Taylor asked if the police aren't going to do anything and the board can't do anything, what do we do? Could a resident take a picture of the trespasser and send it to the sheriff?

Mr. Haber stated yes.

A resident stated the bathroom is a big thing because the kids go in there too. Is there a way to have a fob for the bathrooms?

Mr. O'Reilly stated I'm sure you could get a quote to wire that and connect it.

Mr. Boyer stated we could have it added to the system.

Mr. O'Reilly stated that would come at a cost. Give us 30-days to talk to the security company and at the next meeting we will have an update and I suggest having the security company come to the next meeting as well.

Mr. Arnold stated I live across the street from the amenity center. About two weeks ago there was a group of kids out there in the parking lot drinking and using foul language and our security person happened to be there. I walked over then called Clay County Sheriff's Office and when they saw the patrol car coming, they jumped in their cars and left. I asked the officer what we could do and he said just call us we will arrest them for trespassing and prosecute them.

A resident stated it seems like we have a big problem with the vendors we are using. Who monitors the vendors when they scan the bar codes?

Mr. Boyer stated I'm only on property once or twice a week. We are trying to get more people onsite to monitor it.

A resident stated that is electronic. Who checks to make sure the security people are here?

Mr. Boyer stated they are there to monitor. We are going to have a conversation and I'm going to ask the owner to be present at the next board meeting.

Mr. Woods stated we are on the opposite side of the street from the pool and Lennar has come in and put up a retaining wall behind six houses and unfortunately, they used my yard as a staging area. When they brought in the heavy equipment to backfill the retaining wall, that took about a year, they busted out a couple of sections of the sidewalk and it has just been sitting there. Where they brought in the equipment and messed up the sod, they haven't replaced that yet. Does the district have anything to do with the sidewalk?

Mr. O'Reilly stated if it is still under warranty, meaning it is in phase 2 or 3, then yes, the district hasn't turned that over to the county yet and it is still under warranty. If it is in Phase 1, it is technically the county but if it is Lennar that did it, just give me an address and a location and we will make Lennar pay for that.

Mr. Woods stated there is an easement on my property that drains to the preserve. There has been a lot of rain and it is silting up and who is responsible for that?

Mr. O'Reilly stated that would be the CDD maintenance.

Mr. Woods stated since Lennar put up a retaining wall it is not easy to get to.

Mr. Boyer stated we can look at that.

A resident stated I brought a picture of a comcast box by my house that has been destroyed by construction. It is unsightly.

Mr. Boyer stated I reached out six months ago that anything that was broken needs to be replaced. I will make sure those things are followed up on. We have to reach out to someone to get those replaced.

**TWELFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of August 31, 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.

**THIRTEENTH ORDER OF BUSINESS**      **Next Scheduled Meeting – TBD at 3:30 p.m. at the Plantation Oaks Amenity Center**

Mr. Perry stated the next meeting will be October 14<sup>th</sup> at this location at 3:30 p.m.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the meeting adjourned at 5:30 p.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson