

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, May 12, 2022 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 by telephone

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Scott Wild	District Engineer by telephone
Alex Boyer	Armstrong CDD Facility Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles 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. Acceptance of Resignations

B. Appointment of New Supervisors

C. Oath of Office for Newly Appointed Supervisors

D. Election of Officers, Resolution 2022-01

This item tabled

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FOURTH ORDER OF BUSINESS

Approval of the Minutes of the April 14, 2022 Meeting

On MOTION by Mr. O’Reilly seconded by Mr. Weatherly with all in favor the minutes of the April 14, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption

Ms. Giles stated Resolution 2022-05 approves the proposed fiscal year 2023 budget and sets the public hearing. Although there are some changes in line items, overall it remains the same as fiscal year 2022 with no increase in assessments.

As we go through the proposed budget the administrative section hasn’t changed much from last year and most of the increases in the field operations and amenity are from 3% to 5%. On page 26 is the gross assessment per unit for the platted lots.

On MOTION by Mr. O’Reilly seconded by Mr. Taylor with all in favor Resolution 2022-05 approving the proposed fiscal year 2023 budget and setting a public hearing for July 14, 2022 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

1. Stormwater Needs Analysis Report

2. Public Facility Report

Mr. Wild reviewed the public facilities report that included the recreational facilities, entry features and landscaping/irrigation, wetland mitigation areas, stormwater management facilities and roadway infrastructure.

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C. District Manager –

1. Report on Number of Registered Voters (514)

A copy of the letter from the supervisor of elections indicating there are 514 registered voters residing in the district was included in the agenda package.

2. Designation of Landowners Election Date

Ms. Giles stated the landowners date can be whenever the board decides they want it to be in the month of November. Normally the date will coincide with the date of your regular meeting. This district meets on the second Thursday of each month and that would be November 10, 2022 and this is the date I recommend we have the landowners meeting for seat 2, Mike Taylor.

D. Facility Manger

1. Report

Mr. Boyer gave an overview of the facility manager’s report and stated Carl had 28 negative impact reactions throughout the month, whether that is cussing at him, people who were not supposed to be on property, residents who didn’t have fobs with them and were very vocal about it. Over half of the incidents were with residents who are not bringing their fobs and expecting someone to let them in or by jumping the fence. We have five resident homes we have restricted access for the next 30-days hoping they will come around to being a better neighbor because they were multiple offenders in a small period of time. We have found one potential fob that may be a stolen fob and I will send an email to the community asking people to check and let us know they are using all the ones they bought. The sheriff’s office has issued eight trespassing notices in the past month to both adults and minors.

2. Monthly Quality Inspection Report

A copy of the monthly quality inspection report is included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Other issues were: sod missing between the sidewalk and the curb, pallets right before the roundabout, Greyhawk sign missing a light, trash cans by the pool are overflowing by Monday and there are two Monday holidays coming up, pool cleanliness, one umbrella where the table was

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broken is torn and is showing wear, bathroom key fob and new doorknobs are not secure, they don't lock due to ADA requirements, make the fence more difficult for kids to jump, ID cards with your picture on it rather than key fobs will be up to a resident controlled board, only one crank for orange umbrellas, repair of crack in the pool will require partial drainage of the pool.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 2022

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.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – 06/09/22 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for June 9, 2022 at 3:30 p.m. at the same location.

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the meeting adjourned at 4:07 p.m.

DocuSigned by:
Marlee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Liam O'Reilly
54C6553CBA74C4A0...
Chairperson/Vice Chairperson