

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 11, 2022 at 3:43 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
Blake Weatherly	Supervisor
Rose Bock	Supervisor
Kendrick Taylor	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Zach Brecht	District Engineer by telephone
Alex Boyer	Armstrong CDD Facility Manager
Andrea Sisneros	ViewPoint
Aaron Sisneros	ViewPoint

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:43 p.m. called the roll and stated I swore in Kendrick Taylor before the meeting started.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Appointed Supervisors

Ms. Giles administered the oath of office to Mr. Kendrick Taylor prior to the meeting.

B. Election of Officers, Resolution 2022-01

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On MOTION by Mr. O'Reilly seconded by Mr. Weatherly with all in favor Resolution 2022-01 adding Kendrick Taylor as an assistant secretary, removed Ernesto Torres from the list of officers and adding Darrin Mossing as assistant treasurer and assistant secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 15, 2022 Meeting

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the minutes of the July 15, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Viewpoint Security for Licensed Security Officer

On MOTION by Mr. O'Reilly seconded by Mr. Taylor with all in favor the increase in the hourly rate for Viewpoint Security was approved and the number of days in the current agreement (5-days per week) to be revisited in 60 days.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated the property owner of Lot 67 has requested that the district convey a portion of Tract 2. When we talked to the developer, it was clear that the subject parcel is not necessary for the functionality of the lake. The developer doesn't have an objection or concern about conveying the property to the owner of Lot 67 assuming that the adjacent property owner also doesn't have an objection. We have done this in the past in other districts, so it is not really complicated, the only legal issues I want to point out is that the district probably doesn't want to spend a significant amount of district funds to make this conveyance happen. I can prepare a quit claim deed that doesn't have any title qualifications or assurances for the property owner at minimum cost. If he wants a special warranty deed then I suggest we require him to go out and pay for that.

Mr. O'Reilly stated this is more of a geometry line, when the surveyor and engineer drawing stuff on paper it made sense and in reality when things got platted it was kind of a corner

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clip situation. If you look at this lot it feels like this parcel is a part of their lot, but legally it is not; it ended in the retention pond tract. It is more of a straightening of the line. The retention pond does have easements and stuff so the owner of the quit claim deed would have to take it subject to any of that so there are no title issues.

Ms. Buchanan stated I think it is the understanding that this only moves forward if there are no objections from Lot 69.

On MOTION by Mr. O'Reilly seconded by Ms. Bock with all in favor the chair or vice chair were authorized to execute the quit claim deed to be prepared by district counsel to be conveyed to the owner of Lot 67 subject to there being no objections from the owner of Lot 69.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. Facility Manager

1. Report

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

2. Monthly Quality Inspection Report

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

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Taylor stated there is a sidewalk on the corner of Redtail and Royal Pines that has three cones and is marked off with orange and it is kind of caved in. I assume that is going to be addressed, which is why it is marked off, but I wasn't sure.

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Mr. O'Reilly stated that is a county sidewalk and staff will put in a public works request to fix the sidewalk.

Mr. Taylor stated there is an area across from the amenity center on the opposite side of the road by the crosswalk that floods all the time. It also floods on Sunberry, which is the road behind it in the same area.

Mr. O'Reilly stated that is something the engineer can look at.

Mr. Lopez stated the landscape section by the beginning of Heatherbrook that goes across to Tynes, there is an easement that goes from Heatherbrook to Tynes that is just dirt. It is owned by the CDD. It is next to 4196 Heatherbrook.

Mr. O'Reilly stated that is a sewer tract.

Mr. Lopez stated they sodded against the property at the edge of the street, but they stopped there and left that open dirt.

Mr. O'Reilly stated Alex if you look at the landscape map that shows all the common areas that area is on that map.

Mr. Boyer stated I think you have paid for that, but is hasn't been completed yet.

Mr. Lopez stated the section by Hickory is full of weeds.

Mr. Boyer stated that was just approved to get irrigated and sodded as well as the mailbox section.

Mr. Lopez asked has the pool pump repair been done?

Mr. Boyer stated yes.

Mr. Lopez stated the key fob on the bathroom works great. Can we get paper towels and soap?

Mr. Boyer stated we can talk about a dispenser in October.

Mr. Lopez stated a no smoking sign as you enter the pool area would be helpful.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 31, 2022

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

B. Check Register

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

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 8, 2022
at 3:30 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting is scheduled for September 8, 2022 at 3:30 p.m. in the same location.

On MOTION by Ms. Bock seconded by Mr. O'Reilly with all in favor the meeting adjourned at 4:32 p.m.

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Liam O'Reilly
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Chairperson/Vice Chairperson