

Minutes of Meeting  
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, December 14, 2023 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Christine Bowen	Supervisor
Jorge Vergara Molero	Supervisor
Jeffrey Deal	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Several Residents	

**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**

**Approval of the Minutes of the November 9, 2023 Meeting**

On MOTION by Mr. Deal seconded by Mr. Vergara Molero with all in favor the minutes of the November 9, 2023 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of RFQ Responses for Engineer Services**

This item tabled.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

December 14, 2023

Armstrong CDD

**A. District Counsel**

There being none, the next item followed.

**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. Wilson reviewed the amenity manager’s report, copy of which was included in the agenda.

Mr. Vergara Molero stated I would love to take a ride with you and Tree Amigos and look at the problem areas throughout the neighborhood. I want to see our vendors provide some sort of planning so we can hold them accountable for what we expect them to do.

Mr. Wilson stated there are a lot of people who reach over the gate and pop the lock and walk in. They should come through the main gate and have a face to face with someone. I did locked down one on the backside of the basketball court.

Mr. Soriano stated in districts that have multiple access points they try to whittle them down to one or two so that you can know who is coming in. It makes sense to have everyone going past Ryan but at the same time I’m sure we will hear complaints.

**2. Monthly Quality Inspection Report**

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Additional audience requests: location of school bus stops, lack of cameras by amenity center, request for more security, changes in security over the summer, neighborhood watch would fall under HOA, replace the two trees were taken down by an accident, get proposal for trees, who is responsible for roots of the trees in the back of a house, difference between HOA and CDD, meetings listed on website, heavy rainfall, condition of ponds, fine people who do not pick up after

December 14, 2023

Armstrong CDD

their dogs, doggie stations, dogs off leash, get prices for solar lighting by cluster mailboxes, sidewalks, cords by Comcast boxes,

Additional supervisors' comments: contact staff with any issues between meetings, contact information is on the website, lights in the fountain in the main pond are out.

**SEVENTH ORDER OF BUSINESS                      Financial Reports**

**A.    Financial Statements as of November 30, 2023**

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

**B.    Check Register**

On MOTION by Ms. Bowen seconded by Mr. Deal with all in favor the check register was approved.

**EIGHTH ORDER OF BUSINESS                      Next Scheduled Meeting – January 11, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for January 11, 2024 and I'm asking if the board would consider changing that meeting to January 18, 2023 at 4:00 p.m.

It was the consensus of the board to move the January meeting to January 18, 2024.

Ms. Giles stated we will make that change on the website and that notice will go out.

On MOTION by Mr. Vergara Molero seconded by Mr. Deal with all in favor the meeting adjourned at 4:32 p.m.

DocuSigned by:  
*Marilee Giles*  
A38999D0EDC14F4  
Secretary/Assistant Secretary

DocuSigned by:  
*[Signature]*  
AF1D0F9DA28E4E4  
Chairperson/Vice Chairperson