

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, June 13, 2024 at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Kendrick Taylor	Chairman
Cameron Brown	Vice Chairman
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 May 9, 2024 Meeting

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the minutes of the May 9, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Suspension Letters

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Ms. Giles outlined the three incidents that caused suspension and enforcement letters to go to the homeowners and after discussion the board determined that no more action needed to be taken for the enforcement letters.

Ms. Giles stated the next one was an actual suspension letter to the Flanagan family. This minor is a repeat offender. This is an interim suspension and gives the resident the opportunity to be heard at your next meeting.

It was the consensus of the board to suspend the individual for an additional month to give the parents an opportunity to attend the next meeting.

FIFTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Approved Budget

Ms. Giles stated a copy of the approved budget was included in the agenda package in case the board wanted to discuss what was approved at the last meeting.

Mr. Vergara Molero stated for the benefit of the residents who were not at the last meeting, the proposed budget remains flat with no proposed increase in assessments.

SIXTH ORDER OF BUSINESS

Ratification of Series 2017 Requisition 87-89

Ms. Giles stated all three pay requisitions are for Court Surfaces for your pickleball striping and nets.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Requisitions 87-89 from the Series 2017 bonds were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals:

A. Pond Fountain Repair

This item tabled.

B. Mechanical Weed Removal

This item tabled.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager - Qualifying Period noon June 10 to noon June 14

Ms. Giles stated the qualifying period started noon Monday and runs to noon Friday, Seats 1 and 5 are up for election. We had two people prequalify.

Your form 1 requirement to file online is July 1st. I have reached out to those who still need to do that.

D. Facility Manager

1. Report

Mr. Wilson gave an overview of the facility manager’s report, copy of which was included in the agenda package and Mr. Taylor was authorized to work with staff on refurbishing some of the pool chairs within staff’s spending limit.

2. Monthly Quality Inspection Report

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Taylor stated the HOA doesn’t have an event committee anymore and we agreed that we can host the events and do a joint venture with the HOA. Maybe a summer/school’s out party.

Ms. Bowen stated keep in mind the district doesn’t have money for events until October. This would have to be coordinated with the HOA because they have funds for special events.

Mr. Soriano stated we can talk to the HOA. That is a normal event we do in many districts, a back to school event. I was going to bring up having a pickleball clinic.

Mr. Taylor asked is there a set schedule for food trucks?

Mr. Wilson stated every two weeks.

Mr. Taylor asked it is a long way off but how far out do we need to start planning a Christmas event?

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Mr. Soriano stated that is another one we can look at. We were going to work with the HOA on that.

Mr. Brown asked do we want to consider doing photo ID cards and then we could have a policy that you have to have it with you?

Mr. Soriano stated that is nice because if you are on the deck or in the dog park, if they have a photo ID card you can easily see if they are a resident. The biggest issue is you have to provide more cards, because you have to have a photo of everyone in the household.

Mr. Vergara Molero stated my only issue with that is the cost.

Mr. Wilson stated I looked into that and a printer is \$500 to \$700 and the cards were about the same. It is a way to cut down on unauthorized access.

Ms. Bowen stated have they brought out the irrigation map?

Mr. Wilson stated they brought me a map that had all the spots. I wanted a map like Jay showed me the other day.

Ms. Bowen stated we have asked them for this for over a year. Can we put a deadline on it and we will not pay until they provided it.

Mr. Soriano stated we can put a deadline on it but as far as holding pay, that is a little tough. It depends on the contract.

Ms. Buchanan stated I would have to look at the terms of the agreement to see if it is allowed. We can look at it further.

Mr. Soriano stated I know the owner and I can call and ask for that. I will reach out to him and ask him to start making that. He is probably the one that was here overseeing a lot of that install.

Mr. Taylor stated I agree with Christine. There have been multiple incidents where we needed to find the valve box or controller and we don't know exactly where it is located. We need to have this information going forward for maintenance and troubleshooting.

Ms. Buchanan asked who put it in?

Mr. Soriano stated East West Construction and Tree Amigos when they were first digging the roads.

Ms. Giles stated if it is okay with the board I will give Jay a chance to work with Roger Aerosmith and Dean and those guys that developed the area. Jay, let me know if you have success or if I need to draft an official letter requesting the information.

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Mr. Taylor stated I would say draft the letter. We have waited a long time. In their contract they are supposed to inspect and take care of some of the sprinkler system, including scheduling and clogged nuzzles, etc. The sprinklers water the asphalt very well in my area. That is something they are not doing according to the contract. They were never here to inspect how they work.

Mr. Soriano stated we can look at changing the wording in the contract. If you have irrigation inspections once a month we may want it more frequently, but you will be charged for that.

Ms. Bowen stated I don't think it hurts to look at other bids.

Ms. Buchanan stated I think someone should meet with the vendor, walk through, highlight all of the problems and send a follow-up email that says these are the 11 things that have to be corrected immediately. Then we expect a written report every month identifying the items were repaired or remediation for these 11 things. Then if you don't have it fixed very quickly you have established the baseline and you have a period of non-compliance that you have documented. I will tell you that I have yet to find a landscape bid with a lower price.

Ms. Giles stated we will start with the letter then the ride along.

Mr. Brown stated there is a huge field of brown grass and I don't want to pay for sod for their negligence.

Mr. Vergara Molero stated we do have an attendant at the amenity center, that is Ryan, we do enforce the rules and send warnings, security has improved. There seems to be misunderstandings of what has been communicated and it is not in line with what the board and staff have been working towards.

Mr. Deal stated if there is an issue you can email any of the supervisors, don't wait until the last minute or until the meeting or social media. Email us directly and we will try to address your issue.

Ms. Burke stated I want to piggyback on the comments about Tree Amigos. All of the beds in the roundabout are full of weeds about a foot tall. I live on a lake and they used to come once a week and mow around it but now it is sporadic. They also have someone that does the mowing around the lake but they can't reach the peak of it, between the neighborhood and drop off so a guy walks around with a weed eater and they only weed eat that space where someone has a fence. He will go along the fence but if you don't have a fence he just walks by. You end up with a foot gap and they leave it. It appears careless and they don't pay attention to detail.

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Mr. Lopez stated the map you talked about, Royal Pines, pool pavers and coping, algae around the edge of the pool on the seat level area, the sun sails were dingy, the irrigation by my mailbox was getting tested the other day, towing signs at the amenity center I don't know if you have them or if that was protocol saying we are going to start towing, there is a blue van with a sticker that has been sitting there overnight the last couple days, the caps on the end of the pool lounge chairs pop off, the fabric slides off, you can buy a roll of 60 yards for \$50, you can do a bunch of lounges for a couple hundred dollars, I can send you the website if you want it, tennis courts are dark, the card process at Chimney Lakes was pretty cool, if you had a child you just put child on there instead of a picture so they know they are younger than the age limit, accountability for the irrigation it is going to be our problem, the irrigation thing put a QR code at every irrigation box, they can scan that when they are there, fill out the form and send it in and there is no paperwork involved then it will be on a spreadsheet online.

A resident stated I made a suggestion a couple months ago about getting some no loitering signs put up in the pool driveway. The kids stand out there past 10 p.m. sitting in the car, rolling blunts, throwing them on the ground. If security is there, they need to be policing the parking lot.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of May 31, 2024

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

B. Check Register

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

ELEVENTH ORDER OF BUSINESS

Shade Session: Discussion Regarding Amenity Center Security

The board went into a shade session after which they reconvened the regular meeting.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 11, 2024 at 6:00 p.m. at the Plantation Oaks Amenity Center

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Ms. Giles stated the next meeting is scheduled for July 11, 2024 at 6:00 p.m. at which time we will adopt the budget.

On MOTION by Mr. Taylor seconded by Mr. Vergara Molero with all in favor the meeting adjourned at 5:13 p.m.

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
K Taylor
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Chairperson/Vice Chairperson