

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, March 13, 2025 at 3:38 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Jose Lopez	Chairman
Christine Bowen	Supervisor
Cherie Hernandez	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee	Kutak Rock by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Representatives of Ruppert, Brightview and Bland	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:38 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 February 13
2025 Meeting**

On MOTION by Ms. Bowen seconded by Ms. Hernandez with all in favor the minutes of the February 13, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Discussion Item – Interim Suspension Letter -
Oakley**

Ms. Giles stated the board has a copy of the suspension letter sent to the resident and a copy of their response.

Mr. Magee stated it is my understanding the letter was sent due to a member of the household feeding the geese/ducks along the ponds. In the district's amenity policies there is a rule in the section entitled the pond areas fishing policies, which does prohibit the feeding of wildlife in the pond areas. That would be the violation.

Mr. Lopez stated I did witness them feeding the ducks prior to my being on the board. I read the response, and I don't think they understand what is happening because they keep addressing HOA items.

Ms. Giles stated the board can continue the suspension or say time served. If you decide to continue the suspension you need a motion for the length of the suspension.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor the suspension for resident Oakley was continued for 30 days until the next board meeting.

FIFTH ORDER OF BUSINESS

Discussion of Landscape and Irrigation Maintenance Proposals and Award in Response to RFP

Mr. Soriano discussed the amount of mulch is for playground mulch, fertilization and flowers.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor table 3 was approved for use for mulch, fertilization and flowers.

The board and staff discussed the maps, sidewalks and easement areas.

Mr. Soriano reviewed the proposals in detail and representatives of Ruppert, Bland and Brightview gave a brief background of their company and overview of their experience.

After discussion of the evaluation criteria for each proposer the consensus scoring was: Ruppert 69.53, Duval 67.88, Brightview 73.03, Bland 69, VerdeGo 79.5.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor VerdeGo at 79.5 was ranked no. 1, Brightview at 73.03 was ranked no. 2 and Ruppert at 69.53 was ranked no. 3 and staff was authorized to work with VerdeGo on pricing and if he can't come to agreement then go to the number two ranked firm and district counsel was

authorized to prepare an agreement for landscape maintenance services.

On MOTION by Mr. Lopez seconded by Ms. Hernandez with all in favor staff was directed to send a 30-day notice of termination to Ruppert.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Irrigation Repairs

This item tabled.

SEVENTH ORDER OF BUSINESS

Appointment of Audit Committee

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor the board was appointed to serve as the audit committee.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Pond Bank Inspection Report

There being none, the next item followed.

C. District Manager

Ms. Giles stated at your April 10th meeting we will be looking for any board guidance as it pertains to the proposed budget. You will approve the budget in May and if it comes in a little higher it is okay, you can lower line items when you adopt it.

Your Form 1 is due by July 1st and you file it online at the Commission of Ethics. You can send me a text or email once you have completed it and I will keep track of that for you.

D. Facility Manager – Report

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

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 28, 2025

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

B. Check Register

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

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 10, 2025 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for April 10, 2025 at 3:30 p.m. in the same location.

On MOTION by Ms. Bowen seconded by Mr. Lopez with all in favor the meeting adjourned at 6:16 p.m.

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

Jose Lopez

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Chairperson/Vice Chairperson