

**MINUTES OF MEETING
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, **February 12, 2026** at 3:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Jose Lopez	Chairman
Cameron Brown	Vice Chairman
Christine Bowen	Assistant Secretary
Kendrick Taylor	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Mike Silverstein	District Engineer by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo

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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 8,
2026 Meeting**

On MOTION by Mr. Taylor seconded by Mr. Lopez with all in favor the Minutes of the January 8, 2026 Meeting were approved as presented.
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February 12, 2026

Armstrong CDD

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01
Requesting the Clay County Supervisor of
Elections to Conduct the District’s General
Election**

Ms. Giles stated Resolution 2026-01 requests the Clay County Supervisor of Elections to conduct the district’s general election. The term of office for the individual to be elected to the board in November is four-years and the new board members shall assume office on the second Tuesday following their election. Seat 2 held by Cameron Brown, seat 3 held by Christine Bowen and seat 4 held by Kendrick Taylor are up for election.

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor Resolution 2026-01 Requesting the Clay County Supervisor of Elections to Conduct the District’s General Election was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no comments, the next item followed.

B. District Engineer – Pond Site Visit Report

Mr. Silverstein stated the report has the right date and time that the inspection was performed, everything else is the same as I spoke about at the last meeting.

C. District Manager

There being no comments, the next item followed.

D. Facility Manager - Report

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

Ms. Suchsland stated I need clarification of what you want to do moving forward with the fertilization program. There is an option to do granular to help green up and will have a longer residual, however we have to be careful around the ponds. Ryan thought we always did liquid and that is probably the reason. The other reason is when you do granular you don’t get the weed and feed and you are more susceptible to weeds and have to conquer those through the summer. I need to know your direction; remain with the liquid or try the granular.

February 12, 2026

Armstrong CDD

Mr. Soriano stated I will look at the contract, I don't think you are limited to one or the other. The expectation is that everything is taken care of so if we have to do the weeds separate you are going to have to figure out a way to do that separate. We don't want to do granules inside the fencing of the amenity center. We don't use granules in areas where kids are playing. We have granules spelled out for hedges and trees.

Mr. Brown asked what is the cost difference in the longevity of each treatment?

Ms. Suchsland stated the fertilization is going to be little bit more costly than your regular treatment. I'm not quite sure because we use a vendor.

Mr. Lopez stated I would like to see the cost difference in fertilization.

Ms. Suchsland stated I also put in a proposal to separate the clock zones at the front entranceway that we share.

Mr. Soriano stated the clock is being replaced, we split repairs 50/50 on items like that. Our water is still 50/50. We are going to get a credit on the next couple of bills for water until it evens back out.

Ms. Suchsland stated I have talked to Ruppert and they agreed that we should have two separate clocks.

Mr. Soriano stated if I'm aware of those things I can work with the guys in charge. As far as I know it is replacing the same clock. If Ruppert did make plans we have to address that afterwards.

Ms. Bowen stated the fact that we have had issues with irrigation and clocks not running right, we should have two separate clocks.

Mr. Lopez stated I agree.

Ms. Bowen asked if we get our own clock what does that do to the contract?

Mr. Soriano stated it is just the clock.

Ms. Suchsland stated it would help if they don't disturb our run times.

Ms. Bowen asked is this within the budget?

Ms. Giles stated it is within his spend limit.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Bowen stated on Amberly the big open area by the mailboxes, the homeowner who lives next to that had a party with a massive bounce house, golf carts on there and the use of

February 12, 2026

Armstrong CDD

common space has come up before. My concern is the liability and having motorized vehicles on the sod and it happens continually. It went on all day Saturday and might encourage other homeowners to do the same. I think a communication should go out to the homeowners as a whole and to this particular homeowner.

Mr. Soriano stated this is education for the homeowners, because you cannot use that for a private event.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2026

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

B. Assessment Receipts

A copy of the assessment receipt report was included in the agenda package.

C. Check Register

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

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – March 12, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for March 12, 2026 at 3:30 p.m. in the same location.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the meeting adjourned at 4:13 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
Jose Lopez
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Chairperson/Vice Chairperson