

**MINUTES OF MEETING
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, **April 9, 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 <i>by telephone</i>

Also present were:

Marilee Giles	District Manager
Hunter Hurley	District Counsel <i>by telephone</i>
Mike Silverstein	District Engineer <i>by telephone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS
Chalon Suchsland	VerdeGo
Brent Behrens	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 March 12,
2026 Meeting**

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the minutes of the March 12, 2026 meeting were approved as presented.
--

April 9, 2026

Armstrong CDD

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Hurley stated the two major changes we saw in the legislative session are the sovereign immunity limits are going up from \$200,000 per person \$300,000 per occurrence to \$350,000 and \$500,000. It could reflect with a change in your insurance rates and we will keep an eye on it. Secondly, there is a new mechanism for removing elected supervisors. It is very complicated and involved process, it requires petitions and working with the supervisor of elections to recall supervisors.

B. District Engineer

Mr. Silverstein stated we have been working on water management district pond inspection proposal for you to review. That is a requirement every two years to stay current with your permit requirements.

Mr. Lopez asked the inspection report we just did last year, does that suffice or is it a different report?

Mr. Silverstein stated that was the water management district inspection and I will keep it on file. I will check but we only need to do that every other year.

Ms. Giles stated we will roll that into our FY27 engineering budget line. There are a couple reports that the engineer does; one is every seven years, one is every two years and one is every five years. Mike and I will work to see where we are in those cycles because they don't ever line up perfectly.

Mr. Lopez asked is that also accounted for in our budgeting?

Mr. Soriano stated no it is just normal operations.

C. District Manager

Ms. Giles stated just a reminder your form 1 is due no later than July 1st. I monitor that and will nudge you every so often to remind you, also your ethics training by December 31st.

April 9, 2026

Armstrong CDD

D. Facility Manager Report

Mr. Soriano outlined the proposals for splitting the road and water at the entry to separate the residential from commercial and stated until we know the cost of the meter we don't need board action.

Mr. Wilson gave an overview of the facility management report, copy of which was provided in the agenda package.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Lopez stated lately we have had issues with kids with orbee guns, we need to get with security and make sure they are being more vigilant.

Mr. Wilson stated I looked at the cameras that day and saw it was at a time that they weren't there.

Mr. Soriano stated normally around April we have pool monitors start and Ryan will change his schedule. We had a problem with those kids and were trying to trespass them.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2026

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.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – May 14, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for May 14, 2026 at 3:30 p.m. at the same location.

April 9, 2026

Armstrong CDD

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown seconded by Ms. Bowen with all in favor the meeting adjourned at 4:08 p.m.

Signed by:
Manlee Giles
A38999D0EDC14F4...
Secretary/Assistant Secretary

Signed by:
Jose Lopez
9398A97EEF7E4D9...
Chairperson/Vice Chairperson