

ARMSTRONG

Community Development District

MAY 14, 2026

AGENDA

Armstrong
Community Development District
475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.armstrongcdd.com

May 7, 2026

Board of Supervisors
Armstrong Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Armstrong Community Development District will be held **Thursday, May 14, 2026 at 3:30 p.m.** at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

- I. Roll Call
- II. Public Comment (regarding agenda items listed below)
- III. Approval of the Minutes of the April 9, 2026 Meeting
- IV. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. 2026 General Elections
 2. Report on the Number of Registered Voters (1,072)
 3. Annual Form 1 Filing & Annual Ethics Training
 - D. Facility Manager Report
- VI. Supervisor's Requests and Audience Comments
- VII. Financial Reports (*under separate cover*)
 - A. Financial Statements as of April 30, 2026

B. Assessment Receipts

C. Check Register

VIII. Next Scheduled Meeting – June 11, 2026 at 6:00 p.m. at Plantation Oaks Amenity Center

IX. Adjournment

Board Oversight

Amenity Center – Chairman Lopez

Security – Vice Chairman Brown

Landscape and Common Areas – Supervisor Taylor

Pond Maintenance – Supervisor Hernandez

Finance and Accounting – Supervisor Bowen

THIRD ORDER OF BUSINESS

**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.
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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.

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 orbeeze 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.

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.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

FIFTH ORDER OF BUSINESS

C.

1.

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
ARMSTRONG COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Armstrong Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Clay County Supervisor of Elections located at 500 N. Orange Ave., Green Cove Springs, FL 32043 Phone (904) 269-6350. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Clay County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Armstrong Community Development District has three (3) seats up for election, specifically seats 2, 3, and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Clay County Supervisor of Elections.

Publish on or before May 25, 2026.

2.



Chris H. Chambliss

Supervisor of Elections
Clay County, Florida

April 15, 2026

Armstrong Community Development District
Attn.: Katie S. Buchanan
107 West College Avenue
Tallahassee, Florida 32301

Dear Ms. Buchanan:

I have queried the number of eligible voters residing within the Armstrong Community Development District as of April 15, 2026. At this time, there are 1,072 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at Kayla.ONeal@ClayElections.gov.

In an effort to keep our records updated please notify us of any changes to the Board due to resignations or appointments.

Thank you,

Kayla O'Neal

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

D.



Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065
(904) 203-7112; Greyhawkmanager@gmsnf.com

Memorandum

Date: May 14th, 2026

To: Board of Supervisors

From: GMS – GreyHawk Amenity Manager

Community:

Amenity Usage

- Total Facilities Usage – fobs Scanned 3142

Card counts:

New Owners	0
Replacements	

Room Rentals

rentals in the month of April - 2

Special Events

Operations:

- Painting is almost completed
- I removed the door handles from the restrooms and added push plates as well
- I had Pinch a penny come out and did a repair on the pipes for the filter.
- I had Nader's come out and check for termites due to having a swarm last week. They took some samples and will get back to me once they determine if they are termites
- I will be starting my summer schedule on the 16th, and the part time attendant will start on the 17th Sundays and Mondays.
- I reached out to CUA about adding a meter.
- We had 2 inspections from the health inspector. We passed both.

Armstrong Community Development District (CDD)

3645 Royal Pines Dr, Orange Park, FL 32065
(904) 203-7112; Greyhawkmanager@gmsnf.com

Memorandum

Landscaping

- *Monthly reports for April submitted and filed at Operations office.*

For questions, comments, or clarification, please contact:

- *Ryan Wilson, Greyhawk Amenity Manager (904) 322-3199* greyhawkmanager@gmsnf.com
- *Jay Soriano, GMS Operations Manager (904) 274-2450* jsoriano@gmsnf.com



PROPOSAL

Mailing Address

Armstrong CDD
475 W Town Place
Suite 114
St Augustine, FL 32092

Job Address

Armstrong CDD
3645 Royal Pines Dr
Orange Park, FL 32065

Date: April 09, 2026

Phone: St Augustine

Opportunity#: 26029

Job Summary:

During the January 2026 Irrigation Inspection, it was noted that the clock at the entry of the neighborhood was faulty.

This proposal is to replace the clock and SEPARATE, the zones that VerdeGo maintains, from the zones that Ruppert maintains.

All labor and material is included in this proposal to complete the work.

On Amberly there is a NODE that is failed and needs to be replaced. This is included on this proposal as well.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
3.00	Irrigation Labor	Hr	\$80.00	\$240.00
1.00	Hunter Pro-C and mod	Ea	\$695.00	\$695.00
1.00	Wireless mini-click	Ea	\$195.00	\$195.00
1.00	Hunter NODE	Ea	\$285.00	\$285.00
Landscape Enhancement Total				\$1,415.00



PROPOSAL

Proposal Total: \$1,415.00

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By _____

William Behrens

Date _____

4/9/2026

VerdeGo

By _____

Date _____

Armstrong CDD