

**MINUTES OF MEETING
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, **May 14, 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
Cherie Hernandez	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel <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 April 9, 2026 Meeting

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the Minutes of the April 9, 2026 Meeting were approved as presented.

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FOURTH ORDER OF BUSINESS**Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget**

Ms. Giles stated we are going to approve the proposed budget at your June meeting and adopt it at your August meeting both at 6:00 p.m. Jay and I work with the accountant and pull known prices in the agreements; the accountant looks at all your invoices throughout the year. I have one item that will go up on the budget and that is the engineer line. There are four reports that could affect the CDD and two are going to hit in 2027. One is an annual engineer's report and that is not a requirement in this district, the other is a public facilities report and we did that in April 2022. The pond bank inspection report is good, we did that in 2025. The second report due in 2027 that is driving this cost up is your stormwater and waste 20-year needs analysis report and it is due every five years. Some of the lines will go up on the budget, some will go down. If there is anything specific the board would like us to focus on or something you want to add or discuss, now is that time. We will bring the proposed budget to the next meeting, and you can make changes to left and right and changes to lower it, just after you approve it you can't go higher.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

There being no comments, the next item followed.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

Ms. Giles stated just a reminder that these meetings are open to the public, if it is a public sidewalk or public road then folks can be on it. If someone were in attendance they could video the meeting and I don't see that as a problem here.

1. 2026 General Elections

Ms. Giles stated included in the agenda package is a notice that ran in the paper but as a reminder the qualifying period for candidates for the office of supervisor is from noon June 8 to

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noon June 12th. Seats 2, 3, and 4 are up for election. Review the website to see if there is something specific you need to take with you.

2. Report on the Number of Registered Voters (1,072)

A copy of the letter from the supervisor of elections was included in the agenda package.

3. Annual Form 1 Filing & Annual Ethics Training

Ms. Giles stated just a reminder to complete your form 1 that is due by July 1st. Your annual ethics training is due by December 31st.

D. Facility Manager Report

Mr. Wilson reviewed the amenity and operations report, copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Ms. Hernandez stated just past the first umbrella on the pool deck there are really loose pavers, some have lifted.

Mr. Soriano stated that is where we had a leak before, we will look at that.

Ms. Hernandez asked are all the umbrellas functional?

Mr. Wilson stated they are working.

Mr. Lopez asked did you get a quote to help with the sun in the open area?

Mr. Soriano stated I started looking at plans, but I was trying to keep the cost low and haven’t found anything. You don’t have enough money to do a large project so I’m looking for ways to save.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 2026

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

B. Check Register

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

EIGHTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting will be held June 11th at 6:00 p.m. in the same location. This is the proposed budget meeting.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lopez seconded by Ms. Bowen with all in favor the meeting adjourned at 3:54 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

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Chairperson/Vice Chairperson