

**MINUTES OF MEETING
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, June 11, 2026 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Cameron Brown	Vice Chairman
Christine Bowen	Assistant Secretary
Cherie Hernandez	Assistant Secretary
Kendrick Taylor	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel <i>by telephone</i>
Mike Williams	District Engineer <i>by telephone</i>
Jay Soriano	GMS, Operations
Ryan Wilson	RMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 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 May 14, 2026 Meeting

On MOTION by Ms. Hernandez seconded by Ms. Bowen with all in favor the minutes of the May 14, 2026 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2025 Audit Report

Ms. Giles stated in the management letter there were no prior year findings or recommendations, no current year findings or recommendations and this is a clean audit.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor the fiscal year 2025 audit was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

Ms. Giles stated we used the numbers in the following proposals in the proposed budget and your budget remains flat, with no proposed increase in assessments.

A. Governmental Management Services for Fiscal Year 2027 Field Operations

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the agreement with Governmental Management Services for fiscal year 2027 field operations was approved.

B. Pinch A Penny for Pool Maintenance

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the agreement with Pinch A Penny for pool maintenance in the amount of \$1,295 per month was approved.

C. Lake Doctors for Pond Management

On MOTION by Mr. Taylor seconded by Ms. Bowen with all in favor the pond maintenance agreement with The Lake Doctors for fiscal year 2027 in the amount of \$1,025 per month was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure

Ms. Buchanan stated your rules of procedure are the guiding document for the district that our office prepared. We rely on it more as staff than you would review it for your day-to-day role as supervisors. It relates to things like public procurement, rulemaking and overall district

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operations from an administrative standpoint. We roll out modifications to these every two or four years to all our clients at once and we incorporate lessons learned and any legislative changes that have happened. We try to line these up with your budget meeting, so you don't have to have any extra meetings.

On MOTION by Ms. Bowen seconded by Mr. Brown with all in favor Resolution 2026-02 Setting a Public Hearing Date to Adopt the Revised Rules of Procedure was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing Date
for Adoption (August 13, 2026)**

Ms. Giles stated Resolution 2026-03 approves the proposed fiscal year 2027 budget, sets the public hearing, directs staff to provide a copy to the county as required by Chapter 190 and post it on the district's website.

Ms. Buchanan stated the proposed budget you adopt includes the maximum level of special assessments that you can levy. You can make changes between line items but the total expenses to tie out with your assessments can't exceed the level you approve tonight.

The board and staff discussed engineering reports, reserve study, capital improvements and effects of the drought.

On MOTION by Ms. Bowen seconded by Mr. Taylor with all in favor Resolution 2026-03 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption on August 13, 2026 was approved.

EIGHTH 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.

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On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the meeting adjourned at 4:00 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
Jose Lopez
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Chairperson/Vice Chairperson