MINUTES OF MEETING
ARMSTRONG
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, July 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
Cherie Hernandez	Assistant Secretary
Kendrick Taylor	Assistant Secretary *by telephone*

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel *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 none, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation Letter from Supervisor Bowen

On MOTION by Mr. Lopez seconded by Mr. Brown with all in favor Ms. Bowen's resignation was accepted.

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/26)

C. Oath of Office for Newly Appointed Supervisor

D. Election of Officers, Resolution 2026-04

Items B, C, and D were tabled.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the June 11, 2026 Meeting

> On MOTION by Mr. Brown seconded by Mr. Lopez with all in favor the minutes of the June 11, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS Discussion of Suspension Letter

After discussion of the event that caused the suspension, the board took the following action.

> On MOTION by Ms. Hernandez seconded by Mr. Brown with all in favor the resident was suspended for one month from the date of the incident that occurred June 22, 2026.

SIXTH ORDER OF BUSINESS Ratification of Agreements

A. Governmental Management for Fiscal Year 2027 Field Operations Services

> On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the agreement with GMS for field operations services was ratified.

B. Pinch A Penny for Pool Maintenance

> On MOTION by Ms. Hernandez seconded by Mr. Lopez with all in favor the agreement with Pinch A Penny for pool maintenance was ratified.

C. Lake Doctors for Pond Management

> On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the agreement with The Lake Doctors for pond management was ratified.

SEVENTH ORDER OF BUSINESS **Discussion of Fiscal Year 2027 Approved Budget**

Ms. Giles stated we approved this budget two meetings ago, some lines went up some lines went down. The approved budget remains flat, meaning there is no increase for the residents. Your budget adoption is scheduled for your August 13th meeting.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Buchanan stated the bill to increase sovereign immunity limits was vetoed by the governor and there will not be an increase to your insurance. The second bill we were tracking which allows for a recall of a resident board member under certain conditions was signed by the governor.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

Ms. Giles stated everybody completed their form 1 prior to July 1st. Your ethics training is due before December 31st.

D. Facility Manager - Report

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

Mr. Soriano stated I'm investigating a way to get some shade for the gazebo area and will present those at your next meeting.

NINTH ORDER OF BUSINESS **Supervisor's Requests and Audience Comments**

Mr. Lopez stated I reached out last week to Ryan about security at the amenity center trying to find out if we could shift schedules to have more vigilance at the amenity center on certain days. People were jumping the fence again.

Mr. Soriano stated we can do that. We can change some days and times.

Mr. Lopez stated pass along to security so we have no issues like we had on the 4th of July.

Mr. Wilson stated they have a book they go off and she had the wrong book. She was a fill-in.

Mr. Brown asked why are there two months in one packet, are we still paying for trash pickup around the area?

Ms. Giles stated I think they use a drop down for that and that is why they look the same.

Mr. Soriano stated I will find out. They bill on the hours he clocks in.

TENTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of June 30, 2026

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

B. Check Register

On MOTION by Mr. Lopez seconded by Mr. Brown with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – August 13, 2026 at 6:00 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated your next meeting is scheduled for August 13, 2026 at 6:00 p.m. in the same location.

TWELTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Brown seconded by Mr. Lopez with all in favor the meeting adjourned at 4:01 p.m.

Signed by: Marilee Giles A38999D0EDC14F4...	Signed by: Jose Lopez 9398A57EEF7E4D9...
Secretary/Assistant Secretary	Chairperson/Vice Chairperson