Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, August 13, 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:

Jose Lopez	Chairman
Cameron Brown	Vice Chairman
Cherie Hernandez	Assistant Secretary
Kendrick Taylor	Assistant Secretary
Kerrstyn Cole	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Carl Allen	District Engineer 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 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

Ms. Cole stated I am here tonight and would like to be considered to fill the open position. My husband and I moved here from California four years ago. I work from home for a health care staffing agency. I would like to be a part of the board to help our community be the best as possible.

THIRD ORDER OF BUSINESS **Organizational Matters**

Ms. Giles stated you have heard from Ms. Cole, you have a resume from another resident and a few minutes ago he emailed a better version of that.

Mr. Brown stated to be fully transparent I have known Kerrstyn since she moved to Florida and she wants to run for a vacancy and will have my full support. She is very trustworthy; a hard worker and she would be good to fill that vacancy.

Ms. Hernandez stated I also know Kerrstyn and I think she would be great. She has been providing me with information about different things in the community that need to be brought up. I think she would be a good person to have on the board.

Mr. Taylor stated the other candidate is not here and that does it for me.

Mr. Lopez stated I would like to listen to Mr. Robert Thurmond and see what he has to say, because we have time. There is no rush.

Mr. Wilson stated he did come by the other day and I invited him to the meeting.

Ms. Giles stated I did let him know the meeting was tonight.

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

> On MOTION by Mr. Taylor seconded by Ms. Hernandez with three in favor and Mr. Lopez opposed Kerrstyn Cole was appointed to fill the unexpired term of office.

B. Oath of Office for Newly Appointed Supervisor

Ms. Giles being a notary public of the State of Florida administered the oath of office to Ms. Cole.

Ms. Giles gave an overview of the sunshine law and setting up a separate email address for district business.

Ms. Buchanan gave an overview of the ethics law.

C. Election of Officers, Resolution 2026-04

> On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor Resolution 2026-04 was approved appointing Kerrstyn Cole as assistant secretary.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the July 9, 2026 Meeting**

> On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the minutes of the July 9, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

Ms. Buchanan stated Resolution 2026-05 adopts the budget and you do that after you have a chance to discuss it and consider whether you want to make any changes. Once you have adopted the budget then you move to the second resolution which levies the annual operations and maintenance assessment necessary to support the budget. Your fiscal year runs from October 1st to September 30th so the district will levy the assessments now to go into place for next fiscal year. Because everything is collected on the property tax bills we won't receive revenue from the tax collector until December. We do this a little in advance to take into account the scheduling.

Ms. Giles gave an overview of the approved budget and stated there is no increase in the assessments as you can see on the side-by-side chart on page 15.

> On MOTION by Mr. Taylor seconded by Mr. Lopez with all in favor the public hearing was opened.

There being no comments from the public, the board took the following action.

> On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the public hearing was closed.

Mr. Taylor asked are there any capital projects we are doing next year that should be brought up?

Mr. Soriano stated there is nothing in the capital reserve study for next year.

A. Consideration of Resolution 2026-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Taylor stated we spoke the other day about the impact of the 11 mailboxes shown on our insurance policy. We want to make sure that is in the budget.

Mr. Soriano stated I think we just did that. Marilee and I went through all of those and updated that. We usually don't put that on the insurance, just the one at the amenity center, but we had one taken out in another district and it cost about $20,000. We went through all our districts and added those in.

On MOTION by Ms. Hernandez seconded by Mr. Brown with all in favor Resolution 2026-05 was approved.

B. Consideration of Resolution 2026-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

Ms. Giles stated Resolution 2026-06 imposes the special assessments and certifies the assessment roll for fiscal year 2027. This allows the county to place the assessments on the tax roll and collect the assessments.

Mr. Brown stated this isn't going to be affected no matter how the vote happens for the property tax law in Florida, correct, because this is assessments coming straight to us?

Ms. Buchanan stated that is correct.

On MOTION by Mr. Taylor seconded by Ms. Hernandez with all in favor Resolution 2026-06 was approved.

SIXTH ORDER OF BUSINESS **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure, consideration of Resolution 2026-07**

Ms. Buchanan stated our firm represents a couple hundred CDDs and for economy of scale we put together adjustments to everyone's rules of procedure every two to four years and we try to incorporate statutory changes and just lessons learned. The changes this year primarily focus on rulemaking, which is a statutory adjustment, clarification to the public procurement process and made clear that if you are in attendance and do not have a statutory conflict you are required to vote to ensure proper counting.

On MOTION by Mr. Taylor seconded by Mr. Lopez with all in favor the public hearing was opened.

There being none, the board took the following action.

On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the public hearing was closed.

On MOTION by Ms. Hernandez seconded by Mr. Brown with all in favor Resolution 2026-07 was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

1. Discussion of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the fiscal year 2027 meeting scheduled was approved.

2. Discussion of Fiscal Year 2027 Goals and Objectives

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the fiscal year 2027 goals and objectives were approved.

D. Facility Manager Report

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

The board discussed the timing of the painting of the gym, and best time to do paver repair at the pool's edge, broken sidewalk inspection, and renderings of a gazebo to provide shade.

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

Ms. Suchsland stated we are going to replace the triple Robellini in the backside of the pool on the west side that didn't make it through the freeze, the one on the east side did. Tomorrow you will see the tree crew out on Tynes, we are going to elevate some trees on that road and there is a small oak tree on the east side of the road that we are going to flush cut. It is dead. If you want to replace that later, we can. September you are due for playground mulch and your second mulching, which we do the mailbox pockets as well as entry and profile areas and a little bit of the amenities. Hedges have been a big topic of discussion on these mailbox pockets, where they border up to the neighborhoods. Some people want their privacy and want them to grow tall so we trim the sides and leave the tops. Some people like the trimming but they have gotten so broad that we can't go fully and we are not going to go onto private property. Some residents are not trimming their sides and we are getting complaints. I need guidance on what you want to do. With the resident's permission we can go on the other side and trim but that will leave sticks on the other side and they don't want that either.

Mr. Soriano stated there should have been space between the fence and the property line so we can maintain well enough but when you back right up it creates a problem and it is growing through the fence and realistically if it grows over your property line it is yours to maintain. We have residents who complain about that too, but our staff can't go on private property, even with permission we shouldn't go on private property. If we can cut them from the top, fine, if we can reach round and cut the back they may be skeletons for a while but it will fill in.

Ms. Suchsland stated if the homeowners are not going to do anything on their side, it will just get worse.

Mr. Lopez asked how high can it be so you can reach over and cut?

Ms. Suchsland stated I like 5-foot. They are so wide right now I don't think they can reach across. The people who don't have fences do not complain; it is the people who have fences who complain. If we cut them straight across they need to know they are going to fill out and they need to be responsible. If we cut them and it falls on the property, we can't take it off, the homeowner is responsible for that cleanup.

Mr. Brown stated I suggest cut that 10" buffer and get a 5-foot top, cohesive across the neighborhood, to make it where they can do their job and you don't have to hear about it.

Ms. Suchsland stated we will start cutting the tops and see what people say and bring this to September/October.

Ms. Hernandez stated it needs to be uniform, 5-feet across the board.

Mr. Lopez asked what happened with the flag situation? A guy came in and took down the flag, took the sign off the wall, threw the flag in a hole and kicked dirt over it.

Mr. Wilson stated I don't know who it is. He drove up in a truck, put a free Palestine flag on the truck and then ripped off the flag and the CCSO sign.

Mr. Soriano stated we have video, but we don't know who it is.

NINTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of September 30, 2026

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

B. Check Register

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

TENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 10, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for September 10, 2026 at 3:30 p.m. in the same location.

On MOTION by Mr. Lopez seconded by Mr. Brown with all in favor the meeting adjourned at 7:40 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
Jose Lopez
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Chairperson/Vice Chairperson