

Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, September 10, 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
Kerrstyn Cole	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS, Operations
Ryan Wilson	GMS
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 3:34 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 August 13, 2026 Meeting

On MOTION by Mr. Lopez seconded by Ms. Hernandez with all in favor the minutes of the August 13, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Engagement Letter with Grau and Associates for Fiscal Year 2026 Audit

September 10, 2026

Armstrong CDD

On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2026 audit was ratified.

FIFTH 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 – Update to Agreement for Amenity Management and Operation and Maintenance on Site Services

Ms. Giles stated I did speak to each of the supervisors before the meeting to explain the transition of GMS onsite services to CALM III. This is that transition and this is the opportunity for the supervisors to ask any questions. If not, I am looking for a motion to approve the agreement with CALM III for the transfer of the onsite services subject to district counsel and the chairman's review. Also designating the chair to sign the agreement to be ratified at the next meeting. The term stays the same, pricing is the same as with GMS, staff stays the same. The staff's paychecks will come from CALM III instead of GMS.

On MOTION by Mr. Lopez seconded by Ms. Cole with all in favor the agreement with CALM III for onsite management services was approved subject to review by the chair and district counsel and the chair was authorized to execute the final agreement.

D. Facility Manager**1. Report**

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

Mr. Soriano stated the engineer was out and inspected the drain box in the sidewalk and could not find anything wrong on our side. The county has not yet responded or repaired anything. There is a homeowner's irrigation running through that but that would be between the county and that homeowner. The sidewalk still needs to be repaired.

September 10, 2026

Armstrong CDD

2. Monthly Quality Inspection Report

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Lopez stated we were going around and inventorying all the mailboxes. Did we ever get an answer back on the insurance increase to add mailboxes?

Ms. Giles stated I have some of the insurance binders on my desk. I will see if Armstrong is one of them and see what that change was. We did add them.

Mr. Lopez asked are we going to keep the pedestal for the umbrella away from that area just in case?

Mr. Wilson stated it is nowhere near; it is around the corner from it.

Mr. Brown asked did Ryan let you know about the sprinkler timer or solenoid that gets stuck on?

Ms. Suchsland stated he did Mathew came out to look at that, but he couldn't find where there was a leak.

Mr. Brown stated it is not a leak it is like the solenoid doesn't always trigger. It has happened twice over three years.

Ms. Cole stated one of my neighbors on the pond between Bloomfield and Cloverdale, said the embankment that goes into the pond is not getting mowed. Is there a schedule of when that gets done?

Ms. Suchsland stated every other week during the summer. We want the seed pods to reseed.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of August 31, 2026

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

B. Check Register

September 10, 2026

Armstrong CDD

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

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – October 8, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for October 8, 2026 at 3:30 p.m. in the same location.

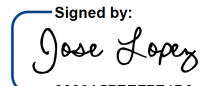
Mr. Lopez stated during the HOA meeting the security person was on a facetime call on her phone.

Mr. Soriano stated checking in with dispatch is one thing, but they should not be on a personal call.

On MOTION by Mr. Brown seconded by Ms. Hernandez with all in favor the meeting adjourned at 3:52 p.m.

Signed by:

A38999D0EDC14F4...
Secretary/Assistant Secretary

Signed by:

9398A57EEF7E4D9...
Chairperson/Vice Chairperson