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Minutes of Meeting
Armstrong Community Development District

The regular meeting of the Board of Supervisors of the Armstrong Community Development District was held Thursday, October 8, 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
Kerrstyn Cole	Assistant Secretary

Also present were:

Marilee Giles	District Manger
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 **Approval of the Minutes of the September 10, 2026 Meeting**

> On MOTION by Mr. Lopez seconded by Mr. Taylor with all in favor the minutes of the September 10, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Ratification of Agreement with CALM III, LLC**

This item tabled.

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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 – Fiscal Year 2026 Goals and Objectives Report

On MOTION by Mr. Taylor seconded by Mr. Brown with all in favor the 2026 goals and objectives report was approved.

D. Facility Manager

1. Report

Mr. Wilson gave an overview of the operations report, copy of which was included in the agenda package and reported that Pinch A Penny had a new owner, but the staff would remain the same.

On MOTION by Mr. Taylor seconded by Ms. Cole with all in favor the Pinch A Penney agreement with Oakleaf PAP LLC was approved and staff was authorized to negotiate a 24-month contract.

2. Monthly Quality Inspection Report

Ms. Hernandez stated we talked about bringing the bushes down slowly. I had a couple of complaints about them being uneven. I know it will take a couple of months to get them where they are needed. They did say the pickup after was a lot better.

Mr. Taylor asked about the trash around the pond banks, what is the buffer between where your crew is responsible and beyond your responsibility?

Ms. Suchsland stated we try to get to where we mow and the weed-eat line is, but we don't wade into the pond.

Ms. Cole asked did the Lake Doctors say they had to do an extra treatment on the pond by Amberly?

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Mr. Wilson stated that is our troubled pond, it is the small one.

Mr. Soriano stated you will see a change day to day when we get a lot of rain.

Mr. Lopez stated the capital reserve fund that we put money in for certain projects, is the pool pump and controller in there and what year did it have? You can get back to me on that.

Mr. Soriano stated it should be in there.

Ms. Giles stated pool filtration refurbishment allowance is in there but the pool pump is listed as an operating expense.

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

There were no additional comments.

SEVENTH 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. Taylor seconded by Ms. Hernandez with all in favor the check register was approved.

EIGHTH ORDER OF BUSINESS **Next Scheduled Meeting – November 12, 2026 at 3:30 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for November 12, 2026 at 3:30 p.m. in the same location.

On MOTION by Mr. Brown seconded by Mr. Taylor with all in favor the meeting adjourned at 4:12 p.m.

Signed by: Marilee Giles A38999D0EDC14F4...
Secretary/Assistant Secretary

Signed by: Jose Lopez 9398A37EEF7E4D9...
Chairperson/Vice Chairperson