

1 MINUTES OF MEETING  
2 STONEBRIER  
3 COMMUNITY DEVELOPMENT DISTRICT  
4

5 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development  
6 District was held on Thursday, January 8, 2015, at 9:15 a.m. at the Pulte Homes, 3810 Northdale  
7 Boulevard, Suite 270, Tampa, Florida.

8 **FIRST ORDER OF BUSINESS – Roll Call**

9 Ms. Comings-Thibault called the meeting to order.

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11 Present and constituting a quorum were:

12 Analina Medina	Board Supervisor, Chairwoman
13 Avelino Vide	Board Supervisor, Vice Chairman
14 Chris Fisher	Board Supervisor, Assistant Secretary
15 Brad Cornelius	Board Supervisor, Assistant Secretary
16 Carlos Gregory	Board Supervisor, Assistant Secretary

17 Also present were:

18 Patricia Comings-Thibault	District Manager/Treasurer
19 Bruce St. Denis	District Manager
20 Tucker Mackie	District Counsel, Hopping Green & Sams, P.A. (via telephone)
22 Tony Smith	American Ecosystems

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24 **SECOND ORDER OF BUSINESS – Audience Comments**

25 There being none, the next item followed.

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27 **THIRD ORDER OF BUSINESS – Organizational Matters**

28 There being none, the next item followed.

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30 **FOURTH ORDER OF BUSINESS-Vendor Reports**

31 **A. American Ecosystems**

32 Tony Smith, a representative from American Ecosystems, presented the Pond Maintenance report  
33 for the month of December. He advised that pond H2 had been treated with galleon in order to restart the  
34 pond. Ms. Comings-Thibault asked for any questions or comments. There being none, the next report  
35 followed.

36 **B. Austin Outdoor**

37 There being no report or individuals present from Austin Outdoor, the next item followed.

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39 **FIFTH ORDER OF BUSINESS-Administrative Matters**

40 **A. Approval of Minutes of December 11, 2014**

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42 On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board  
43 approved the minutes of the Board of Supervisors' meeting held on December 11, 2014 for the Stonebrier  
44 Community Development District.  
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1           **B. Acceptance of November Financial Statements**

2           Ms. Comings-Thibault presented the November Financial Statements and asked for questions,  
3           corrections, or comments.

4           Ms. Medina stated the figure given for total expenditures for budget year-to-date did not add up  
5           to the totals for administration, debt service, and field operations.

6           Mr. Cornelius asked if the Bond's outstanding debt balance increase in 2019 reflected an increase  
7           in assessments. Ms. Comings-Thibault explained that the amount depicted was for a five year period,  
8           2019-2013.

9           Ms. Comings-Thibault requested the Board approve a change from Florida Bank to Community  
10          Southern Bank in order to obtain a Certificate of Deposit, as previously directed by the Board.

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12          On a MOTION by Ms. Medina, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board  
13          approved the transferring of money market deposits currently held at Florida Bank to Community  
14          Southern Bank for the Stonebrier Community Development District.

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16          Mr. Gregory asked, based on the Reserve Study, if there were specific components that would  
17          need to be addressed this year. Ms. Comings-Thibault stated the budgeted amount set aside for renewal  
18          and replacement for FY 2015 was \$89,556. Mr. Gregory inquired about the increase in landscaping from  
19          \$139,080 to \$164,217. Discussion ensued regarding the utilization of budget surplus funds and  
J          contingency amounts from the FY 2015 budget to address the increase.

21          Ms. Mackie advised that the Board could withhold final payment to Austin Outdoor indefinitely  
22          until all checklist items stated in the letter were fixed. For those items found that were not on the original  
23          list sent to Austin Outdoor, Ms. Mackie advised that the Board potentially could seek additional legal  
24          recourse. Ms. Comings-Thibault stated that the December invoice to Austin Outdoor had been paid, but  
25          the District would start withholding payment in January.

26          On a MOTION by Mr. Vide, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board accepted  
27          the Financial Statements for the period ending November 30, 2014 for the Stonebrier Community  
28          Development District.

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30          **SIXTH ORDER OF BUSINESS-Business Matters**

31                  There being none at this time, the next item followed.

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33          **SEVENTH ORDER OF BUSINESS-Staff Reports**

34                  **A. Manager**

35                          **»Review of Task Items**

36                  Ms. Comings-Thibault reviewed task items on Exhibit 4. Discussion ensued regarding the  
37          open task items. The District Manager and Operations Manager will follow up with the appropriate  
38          parties.

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»December Landscape Maintenance Grade Sheet

Ms. Comings-Thibault stated that a Landscape Maintenance Grade Sheet was completed by Ms. Oram on Austin Outdoors. They passed with a 135 out of 145 score. Ms. Comings-Thibault recommended that Ms. Oram meet with ValleyCrest for a transition turnover and document with photos of the current landscape maintenance status of the District.

Ms. Medina stated that the Austin Outdoors should have not scored well on irrigation and weed control.

Mr. Cornelius suggested that the Board be given the opportunity of final approval of scoring. Ms. Comings-Thibault will add this to the Grade Sheet.

»Discussion of Meeting Locations and Transition

Mr. Gregory reported that March/April will most probably be the last time the Board meets at the current location and in March a reassessment regarding meeting location by Board members will need to take place.

Ms. Mackie stated that there is nothing formal that needs to take place for any future changes to the Board meeting location. Notices and bulletin board invitations could be posted.

**B. Attorney**

There being none, the next item followed.

**C. Engineer**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS-Supervisors Requests**

Ms. Medina reported to the Board on several awareness items: the HOA will utilize ValleyCrest beginning April 2015; the Lutz Citizens Coalition made a presentation to the HOA regarding the new Charter School; and speed limit signage is inconsistent. Discussion ensued.

**NINTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Fisher, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board adjourned the meeting for the Stonebrier Community Development District.

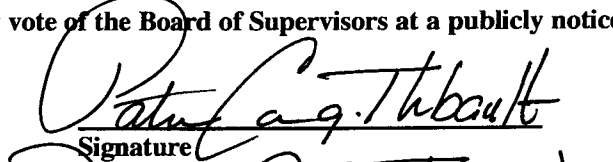
*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on Feb 12, 2015.

  
Signature

Anelina M. Medina  
Printed Name  
Chairman

Title:  
 Secretary     Assistant Secretary

  
Signature

Patricia Comings-Thibault  
Printed Name  
Secretary

Title:  
 Chairman     Vice Chairman