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MINUTES OF MEETING  
STONEBRIER  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District was held on Thursday, March 12, 2015, at 9:15 a.m. at the Pulte Homes, 3810 Northdale Boulevard, Suite 270, Tampa, Florida.

**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Avelino Vide	Board Supervisor, Vice Chairman
Brad Cornelius	Board Supervisor, Assistant Secretary
Carlos Gregory	Board Supervisor, Assistant Secretary
Chris Fisher	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Rick Hammerl	District Field Operations Manager
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A. (Via telephone)
Alex Kocher	ValleyCrest Landscape Companies

**SECOND ORDER OF BUSINESS – Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS – Vendor Reports**

**A. American Ecosystems**

There being none, the next item followed.

**B. ValleyCrest**

Mr. Kocher presented their landscape report as well as various proposals. Discussion ensued.

The Board asked Valley Crest if irrigation modifications were included in the proposed items or separate. Mr. Kocher stated that irrigation is a separate item, and will bring a proposal to the next meeting with plant material and irrigation included.

**FOURTH ORDER OF BUSINESS-Organizational Matters**

**A. Candidate Resumes**

»	Emmanuel Ramos- Technology Company Sr. Manager
»	Zachery Campbell - Accounting
»	Christopher P. Craumer- Verizon Business Unit

Ms. Comings-Thibault presented the candidate resumes of Emmanuel Ramos, Zachery Campbell and Christopher Craumer and stated that the Chairwoman confirmed Emmanuel Ramos, and Zachery Campbell can attend the noon meetings.

On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board accepted the resume of Zachery Campbell and appointed him as Board Supervisor, Seat #5, for the Stonebrier Community Development District.

**B. Meeting Locations and Time**

1 Ms. Comings-Thibault presented the meeting location options and time and asked for questions  
2 and comments.

- 3 » Lutz Library – Available – No Charge
- 4 » Publix – N. Nebraska – Available – bumped for Publix corporate
- 5 » Austin Davis Library – Available- No Charge

6 On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board  
7 approved the meeting location to be the second Thursday of every month, at Lutz Library, 101 Lutz-Lake  
8 Fern Rd., Lutz, FL 33548 at 10 a.m. for the Stonebrier Community Development District.

9  
10 **FIFTH ORDER OF BUSINESS-Administrative Matters**

11 **A. Approval of Minutes of February 12, 2015 Meeting**

12 Ms. Comings-Thibault presented the minutes of February 12, 2015 and asked for comments and  
13 questions.

14 On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board  
15 approved the minutes of the Board of Supervisors' meeting held on February 12, 2015 for the Stonebrier  
16 Community Development District.

17  
18 **B. Acceptance of January Financial Statements**

19 Ms. Comings-Thibault presented the January Financial Statements and asked for comments and  
20 questions.

21 On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board  
22 accepted the January Financial Statements for the Stonebrier Community Development District.

23  
24 **C. Acceptance of Public Facilities Report**

25 Ms. Comings-Thibault presented the Public Facilities Report, which is required for bond  
26 compliance. Discussion ensued. Ms. Comings-Thibault will correct dates. This item was tabled.

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

28 **A. Valley Crest –Lake Ruth to Drainage Ditch Proposal- \$5,200**

29 A representative of ValleyCrest presented their Lake Ruth to Drainage Ditch cleaning and  
30 maintenance proposal. Discussion ensued

31 On a MOTION by Mr. Vide, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board  
32 approved the Valley Crest proposal to clean up from Lake Ruth to the Drainage Ditch in the amount of  
33 \$5,200 for the Stonebrier Community Development District.

34  
35 **B. ValleyCrest – Irrigation Repairs - \$11,737**

36 A representative of ValleyCrest presented the first proposal for the Irrigation Repairs and asked  
37 for comments and questions.

38 The Board inquired if the \$11,737 included irrigation repairs of the HOA.

39 Ms. Comings-Thibault stated the \$11,737 included a portion for the HOA.

40 The Board directed ValleyCrest to exclude HOA information on future proposals. Ms. Comings-  
41 Thibault advised that the current year reserve studies advanced \$26,280 for irrigation for the year.

1 On a MOTION by Mr. Vide, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board  
2 approved the ValleyCrest irrigation repairs in amount, of \$11,737 subject to bifurcation of the HOA  
3 portion of expenditures for the Stonebrier Community Development District.  
4

5 **C. ValleyCrest – Irrigation Upgrades - \$8,443**

6 A representative of ValleyCrest presented the second proposal for irrigation upgrades and asked  
7 for comments and questions.

8 Ms. Mackie stated she will have the As-Builts sent to Ms. Comings-Thibault before the next  
9 meeting.

10 After discussion, the Board directed ValleyCrest to present a new proposal excluding HOA  
11 irrigation upgrades.

12 ValleyCrest presented a brief overview of the work that has been completed related to the  
13 mowing and annuals. Future proposals will include a map showing plant placements.

14 **D. Website**

- 15 » Civic Plus - \$2,000 Setup, \$1,500 Annual
- 16 » CDD Website Design - \$2,000 Setup
- 17 » At Home Net - \$100 Setup, \$92.99 Monthly
- 18 » Atlas & DPGF - \$975 Setup, \$100 Monthly

19 Ms. Comings-Thibault presented the website report and asked for questions or questions.

20 This item was tabled until later in the year as compliance is not mandated until October 1, 2015.

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

22 **A. Manager**

- 23 » **Review of Landscape Grade Sheet**

24 Ms. Comings-Thibault introduced Mr. Rick Hammerl from DPGF to the Board as the new  
25 Operations Manager.

26 Mr. Hammerl reported that the landscapers have a failing score of 78 percent. The minor  
27 problems are grass clippings, and major problems are related to the irrigation systems and mulch levels.  
28 Additionally, there is sidewalk damage by the soccer field. Mr. Hammerl will call County Public Works  
29 to investigate if repair can be expedited. Mr. Hammerl directed ValleyCrest to relocate areas with  
30 excessive mulch to those areas needing landscape upgrades.

31 The Board requested Mr. Hammerl to notify the property owner before relocating mulch.

- 32 » **Review of Task Items**

33 Ms. Comings-Thibault gave an overview of task items and asked for questions or comments.  
34 Discussion ensued. The District Manager and Operations Manager will follow up with the appropriate  
35 parties.

36 **B. Attorney**

37 There being none, the next item followed.

38 **C. Engineer**

39 There being none, the next item followed.

1 **EIGHTH ORDER OF BUSINESS- Supervisors Requests**

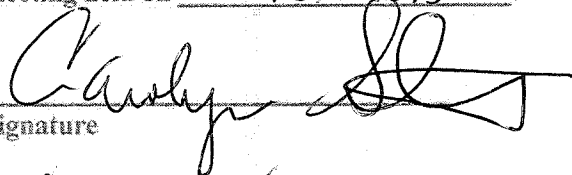
2 There being none, the next item followed.

3 **NINTH ORDER OF BUSINESS-Adjournment**

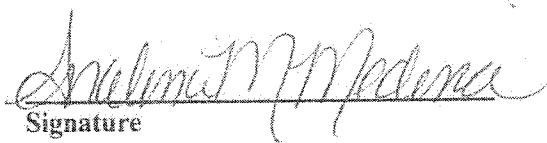
4 On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board  
5 adjourned the meeting for the Stonebrier Community Development District.

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

10 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
11 meeting held on 2-12-2015.

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15 Signature

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15 Signature

16  
17 Carolyn Stewart  
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19 Printed Name

20 Title:  Secretary  Assistant Secretary

16  
17 Analina M. Medina  
18

19 Printed Name

20 Title:  Chairman  Vice Chairman

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