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MINUTES OF MEETING
STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT

10 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development
11 District was held on Thursday April 9, 2015, at 10:00 a.m. at the Pulte Homes, 3810 Northdale
12 Boulevard, Suite 270, Tampa, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Analina Medina	Board Supervisor, Chairman
Avelino Vide	Board Supervisor, Vice Chairman
Brad Cornelius	Board Supervisor, Assistant Secretary
Zachery Campbell	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Rick Hammerl	District Field Operations Manager
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. (via telephone)
Terry McLane	ValleyCrest Landscape
Mike Economos	ValleyCrest Landscape
Tony Smith	American Ecosystems

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SECOND ORDER OF BUSINESS – Audience Comments

Ms. Comings-Thibault provided an overview of the Sunshine and Public Records Law requirements for the benefit of the new Supervisor. She advised Mr. Campbell that he was entitled to compensation of up to \$200 per meeting and asked whether he would like to receive or waive compensation.

Zachery Campbell accepted compensation of \$200 per meeting.

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THIRD ORDER OF BUSINESS – Vendor Reports

A. American Ecosystems

A representative of American Ecosystems presented his report and asked for comments and questions. He stated the littoral shelf can be sprayed to remove weeds and then can be replanted.

Ms. Medina directed Mr. Smith to bring back a map with the lake numbers and proposals for the larger ponds.

B. ValleyCrest Calendar

Mr. McLane informed the Board that Alex Kocher will no longer be the team manager for ValleyCrest and that Mike Economos will be taking over the position. ValleyCrest will be changing their name in January to BrightView.

Mr. Hammerl presented the Landscape Grade Report for ValleyCrest.

Discussion ensued.

1 The Board asked Counsel to prepare a draft rule governing homeowner projects that might affect
2 District infrastructure, along with an enforcement provision. The Board further asked that there be some
3 coordination with the Homeowners' Association.

4 **FOURTH ORDER OF BUSINESS- Administrative Matters**

5 **A. Approval of Minutes of March 12, 2015 Meeting**

6 Ms. Comings-Thibault presented the minutes of March 12, 2015 and asked for comments and
7 questions. Correction: Mr. Campbell's name should be corrected to read "Zachery."

8 On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board
9 approved the minutes, as amended, of the Board of Supervisors' meeting held on March 12, 2015 for the
10 Stonebrier Community Development District.

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12 **B. Acceptance of Unaudited February 2015 Financial Statements**

13 Ms. Comings-Thibault presented the Unaudited February 2015 Financial Statements and asked
14 for comments and questions.

15 The Board directed Ms. Comings-Thibault to forward them a direct link to the Trust Indenture
16 document. She will include a Fund Balance analysis in the next meeting package.

17 On a MOTION by Ms. Medina, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board
18 accepted the Unaudited Financial Statements as of February 2015 for the Stonebrier Community
19 Development District.

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21 **C. Acceptance of Audit Report for the period Ended September 30, 2014**

22 Ms. Comings-Thibault presented the Audited Financial Report for the Fiscal Year Ended 2014,
23 and advised that audits are due by June 30th of each year. She asked for questions and comments.

24 On a MOTION by Ms. Medina, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board
25 accepted the September 30, 2014 Audit Report for the Stonebrier Community Development District.

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

28 **A. ValleyCrest Proposals:**

29 **Irrigation Upgrades**

30 Ms. Comings-Thibault presented an update for the irrigation upgrades, stating that these upgrades
31 will be coming from District Reserves for the current year.

32 Ms. Medina reported certain outstanding repairs. Discussion ensued.

33 On a MOTION by Ms. Medina, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board accepted
34 the ValleyCrest proposal for the repair of the roundabout and irrigation upgrades in the amount of \$5,485,
35 subject to District Counsel's changes and review, for the Stonebrier Community Development District.

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37 **Enhancement Plan**

38 Ms. Comings-Thibault presented the enhancement plan proposals for entrances, requesting the
39 Board to establish a budget for each.

40 Discussion ensued.

1 On a MOTION by Mr. Cornelius, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board
2 accepted the enhancement plan proposals for a set budget in the amount of \$32,000 for the Stonebrier
3 Community Development District.

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5 It was brought to the attention of the Board that the HOA would be interested in conveying
6 property to the District. After discussion, the Board directed Mr. Earlywine to prepare deed conveyances
7 and documents from the HOA for all property outside the gates, except the amenity center, subject to an
8 easement for HOA gates and signs on both sides of the road. Mr. Earlywine will have the deeds drafted
9 and coordinate with the Homeowners' Association.

10 An opportunity for audience comments was provided. Discussion ensued.

11 On a MOTION by Mr. Vide, SECONDED by Mr. Campbell, WITH ALL IN FAVOR, the Board directed
12 Counsel to work with District Management in drafting up the deed documents that will convey the
13 entrances to the Stonebrier Community Development District.

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16 **SIXTH ORDER OF BUSINESS-Staff Reports**

17 **A. Manager**

18 **Review of Task Items**

19 Ms. Comings-Thibault presented the review of task items and asked for questions or comments.

20 **B. Attorney**

21 There being none, the next item followed.

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23 **C. Engineer**

24 There being none, the next item followed.

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26 **SEVENTH ORDER OF BUSINESS- Supervisors Requests**

27 The Board directed Ms. Comings-Thibault to seek proposals for LED lighting for the Stonebrier
28 entrance and for the construction of a sign north of the Amenity Center.

29 The Board inquired about the process of filling seat number #1.

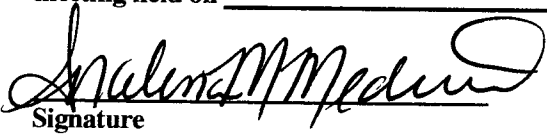
30 Mr. Earlywine was directed to ask Mr. Gregory if he would like to resign from the Board. Ms.
31 Comings-Thibault will extend invitations to candidates to be present at the next meeting of the Board of
32 Supervisors.

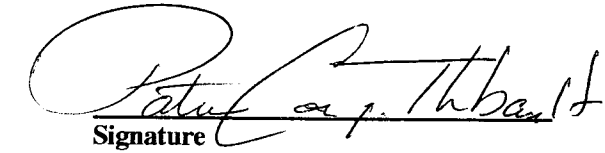
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34 **EIGHTH ORDER OF BUSINESS- Adjournment**

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

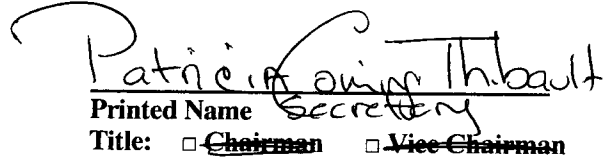
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38 **Each person who decides to appeal any decision made by the Board with respect to any matter*
39 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
40 *proceedings is made, including the testimony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

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
2 meeting held on _____.

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6 Signature


Signature

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8 Analina M. Medina
9 Printed Name Chairwoman
10 Title: Secretary Assistant Secretary


Printed Name Secretary
Title: Chairman Vice Chairman

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