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**MINUTES OF MEETING
STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the Stonebrier Community
10 Development District was held on Thursday, April 10, 2014 at 9:00 a.m. at the offices of
11 Pulte Homes, 3810 Northdale Boulevard, Tampa, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

The Board members introduced themselves for the record.

20 Present and constituting a quorum were:

21	Carlos Gregory	Chairman
22	Parker Hirons	Vice Chairman
23	Carlos Fisher	Supervisor
24	Avelino Vide	Supervisor

25 Also present were:

26	Bruce St. Denis	Manager
27	Tucker Mackie	District Counsel
28	Sandy Oram	DPFG
29	Patricia Comings-Thibault	DPFG (via telephone)
30	Sarah Sandy	Hopping Green & Sams
31	Michele Rairraigh	Austin Outdoor

Mr. St. Denis established a quorum of the Board was present.

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SECOND ORDER OF BUSINESS – Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of March 13, 2014 Meeting

Mr. St. Denis stated each Board member received a copy of the minutes of the March
13, 2014 Board Meeting and requested any additions, corrections or deletions.

There not being any,

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On MOTION by Mr. Gregory, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board approved the Minutes of the March 13, 2014 Regular Meeting.

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B. Acceptance of February, 2014 Financial Statements and Requisitions.

Ms. Comings-Thibault stated in your general fund balance you have \$680,149. You are 94% collected for the assessments. In review of your expenditures for February, all expenditures are recurring. As to the capital project fund on the balance sheet you are showing a balance of \$7,390. The debt service payment is due May 1st.

Ms. Gregory stated Ms. Comings-Thibault sent me a report that showed how much money has accrued over the years and there is a surplus of income over expenses. I would like to have conversation with Ms. Comings-Thibault so she can present those findings and have Mr. Vide attend the meeting as a resident representative. I want Mr. Vide to understand how we came about that sum of money which I believe is around \$300,000 and what we should do with that money.

Ms. Mackie stated that it would have to be noticed as a workshop since you are both Board members.

On MOTION by Mr. Gregory, SECONDED by Mr. Hiron, WITH ALL IN FAVOR, the Board approved the Financial Statements and Requisitions as of February, 2014.

FOURTH ORDER OF BUSINESS – Business Matters

A. Consideration of Reserve Study Proposals and Analysis

Ms. Oram provided an overview of the reserve study proposals received.

Ms. Oram stated I have worked with all three companies and there is very little difference between them in the service they provide. I believe it will come down to what you want to pay. They are all offering an on site meeting, an inspection by the engineer, a PDF and hard copy of the report, a 30 year cash flow plan, unlimited phone and online support. There is some difference in the annual reserve review, Reserve Advisors is \$450.00 per year, Florida Reserve is \$1,000 and Custom Reserves is \$450. For a non-site update Reserve Advisors is \$750 and it is \$75 for additional copies of the report, but you could make those yourself as you will have the PDF.

Following discussion,

1 On MOTION by Mr. Gregory, SECONDED by Mr. Hirons, WITH ALL IN FAVOR, the
2 Board approved Florida Reserve Study & Appraisal Proposal in the Amount not to exceed
3 \$2,000.
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5 **B. Additional Matters**

6 Mr. Gregory stated regarding the turnover transition, I want to make sure we resolve
7 the completion.

8 Ms. Sandy stated the funds have been zeroed out and the only thing left is some
9 permits that have to be transitioned over by the District Engineer and I believe that is in
10 process.

11 Mr. Gregory asked has all the land been transferred?

12 Ms. Sandy responded yes it has been completed.

13 Mr. Gregory stated the only thing left is the responsibilities of Mr. Plate, the engineer.

14 Ms. Sandy explained the election process.

15 Ms. Rairaiigh gave a report on declining plants in the pool area.

16 Ms. Rairaiigh stated next month I will have the same report for Stonebrier that I
17 produced for Magnolia Park.

18 Ms. Oram stated I will be doing a site visit every two weeks to make sure the ponds
19 and landscaping are kept in good order.

20 Mr. Gregory requested Ms. Oram to contact the pond maintenance company and
21 revise their contract for them to make a site visit three times a month.

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23 **FIFTH ORDER OF BUSINESS -- Staff Reports**

24 **A. Manager**

25 There being no report, the next item followed.

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27 **B. Attorney**

28 **Update on Trespassing Issue**

29 Ms. Sandy reported that the memorial is not in the District's boundaries and it is on
30 land owned by Pasco County. We have drafted a letter to the Pasco County facilities
31 management.

32 Mr. Hirons stated a letter should be sent to Anthony Salzano, the County Attorney.

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1 **B. Engineer**
2 There being no report, the next item followed.
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4 **SIXTH ORDER OF BUSINESS – Audience Comments**
5 There not being any, the next item followed.
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7 **SEVENTH ORDER OF BUSINESS – Supervisor Request**
8 There not being any, the next item followed.
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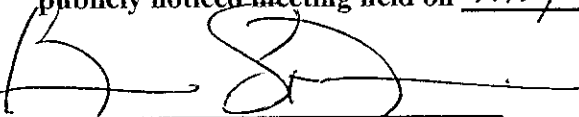
10 **EIGHTH ORDER OF BUSINESS - Adjournment**
11 There being no further business,
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13 On MOTION by Mr. Gregory, SECONDED by Mr. Fisher, WITH ALL IN FAVOR, the
14 Board adjourned the regular meeting.
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16 **These minutes were prepared in summary format.*

17 **Each person who decides to appeal any decision made by the Board with respect to any*
18 *matter considered at the meeting is advised that person may need to ensure that a verbatim*
19 *record of the proceedings is made, including the testimony and evidence upon which such*
20 *appeal is to be based.*
21

22 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
23 publicly noticed meeting held on MAY 8 2014.

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26 _____
27 Signature

28 BRUCE ST. DENIS
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30 Printed Name

31 Title:

- 32 Secretary
33 Assistant Secretary
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26 _____
27 Signature

28 BRUCE ST. DENIS
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30 Printed Name

31 Title:

- 32 Chairman
33 Vice Chairman