



Management & Consulting, LLC

***STONEBRIER COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisor  
Regular Meeting***

***Date & Time:  
Thursday,  
February 10, 2022  
6:30 PM***

***Heritage Harbor Clubhouse  
19502 Heritage Harbor Parkway  
Lutz, FL***

Note: The Advanced Meeting Package is a working document and all materials are considered **DRAFTS** prior to presentationn and Board acceptance, approval or adoption.

# Stonebrier Community Development District

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DPFG Management & Consulting, LLC

[X] 250 International Parkway, Suite 208  
Lake Mary FL 32746  
321-263-0132

Board of Supervisors  
**Stonebrier Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stonebrier CDD is scheduled for **Thursday, February 10, 2022, at 6:30 P.M. at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forward to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

*Howard McGaffney*

Howard McGaffney  
District Manager

Enclosure

Cc: District Attorney  
District Engineer  
District Records

District: **STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, February 10, 2022

Time: 6:30 PM

Location: Heritage Harbor Clubhouse  
19502 Heritage Harbor Parkway  
Lutz, FL

Dial-in Number: (605) 468-8710

Guest Access Code: 5021744

### *Agenda*

**I. Roll Call**

**II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

**III. Vendor Reports**

- A. Steadfast Environmental – Waterway Inspection Report Exhibit 1
- B. DPFG Field Operations Report – *To Be Distributed* Exhibit 2
- C. Yellowstone Landscape Report Exhibit 3
- D. Yellowstone Proposals Exhibit 4
  - 1. Sunlake Sod Replacement - \$7,800.00
  - 2. Bridge Median Annual Enhancement - \$897.50
  - 3. Oak Tree Elevation 2021 - \$30,630.96
- E. District Engineer
  - 1. Discussion of Trash Receptacle Report Exhibit 5

**IV. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 13, 2022 Exhibit 6
- B. Consideration for Acceptance - The January 2022 Unaudited Financial Report Exhibit 7

**V. Business Items**

- A. Consideration & Adoption of **Resolution 2022-03**, Registered Agent Exhibit 8
- B. Consideration & Adoption of **Resolution 2022-04**, Re-Designating Officers Exhibit 9
- C. Presentation of Action Tracker Exhibit 10

**VI. Staff Reports**

- A. District Manager
- B. District Attorney

**VII. Supervisors Requests**

**VIII. Audience Comments – New Business** – *(limited to 3 minutes per individual for non-agenda items)*

**IX. Adjournment**

# EXHIBIT 1



# Stonebrier CDD Aquatics

Steadfast Environmental, LLC  
30435 Commerce Drive Suite 102  
San Antonio, FL 33576  
813-836-7940 | [office@SteadfastAlliance.com](mailto:office@SteadfastAlliance.com)

Joseph Hamilton

02/01/2022 09:37 AM

Steadfast Environmental  
30435 Commerce Drive Suite 102  
San Antonio, FL 33576  
813-836-7940 | office@SteadfastEnv.com



**Site:**



Comments:  
C - Excellent condition. No nuisance grasses or algae observed.

**Site:**



Comments:  
Y - Great condition. The water level is quite low here. Exposed areas of the bank are free of any nuisance vegetation, and the pond itself is free of algae activity. There are still many lilies here, though these continue to be managed per treatment event.

**Site:**



T4 - mixed condition. The majority of the pond is free of any algae. There is however a single patch of surface filamentous algae that has collected on the water's surface. This to be treated during the upcoming maintenance event.

**Site:**



**Comments:**

U - Excellent condition. The pond is free of algae and nuisance grasses. The littoral shelf continues to be managed for invasive grasses, while lilies within reach are routinely treated each maintenance vent. minor spots of shoreline grasses persist, though they appear to have been recently treated.



**Site:**



D04 - Improving condition. Heavy treatment on the previously algae bloom is apparent, there is evidence of treatment among the Chara as well. the algae should finish dissolving within the next few days, as it is already far in the decay process.

**Site:**



D4 - As with the adjacent pond, there are patches of surface filamentous algae which persist from prior treatment. The cold winter weather is extending the usual 7-10 day decay times.

**Site:**



T6 - Near-excellent condition. No surface algae or grasses observed. There is a slightly elevated amount of subsurface algae here, though not too unusual.

**Site:**



T8 - Near-excellent condition. No surface algae or grasses observed. somewhat elevated subsurface algae levels, similar to the previously reviewed pond.

**Site:**



C02 - Excellent condition. No grasses or algae were observed here. There was a sudden and short-lived rain event here.



**Site:**



C03 - Excellent condition. The bank is free of any and all nuisance grasses, while the water is clear of algae. Rain fell here during the inspection, but this did not impact the quality of the evaluation.





### ***Management Summary***

January and February have brought with them increasingly cold temperatures for winter; and with the exception of a few events, rainfall has been minimal to none which contributes to decreased water levels increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, This is a direct result of stagnant water conditions and cold ambient temperatures. Once treated, algae will turn brown, and this can be flagged as a sign of it's successful treatment.

Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Most ponds were in excellent condition on this most recent visit. Minimal algae growth, and nearly no nuisance grasses were noted throughout the community. The only deviation from the norm noted being the residual remains of previously treated algae which continued to persist beyond the usual decay period. Maximum results from treatment will typically be evident within 7-10 days; though this is being extended due to winter conditions, as the lower temperatures cause most bacteria to slow down digestive processes. Rest assured, that the extension is only a few extra days, and the ponds will clear within this time frame.

### ***Recommendations / Action Items***

Continue to treat ponds for algae.

Administer follow-up treatments to nuisance grasses along shorelines.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!



# STONEBRIER CDD



EXHIBIT 2  
*To Be Distributed*

# EXHIBIT 3

A photograph of a large, ornate sign for Stonebrier CDD. The sign is white with a yellow border and features the name 'STONEBRJER' in a stylized font. It is set against a background of palm trees and a clear blue sky. The sign is flanked by two pillars and is situated behind a stone wall and a body of water.

**Stonebrier CDD 2/2/22, 10:01  
AM**

**Chris Van Helden**

**Wednesday, February 2, 2022**

**Prepared For DPF**

**13 Issues Identified**





## February Site Audit



### Observation

Assigned To Community

Damage from hard freeze will be cut back on a agreed upon date.



### Observation

Assigned To Community

Freeze damage also appears to have damaged some of the annuals also. Will have fertilizer sprayed on them to see if they will bounce back.



### Observation

Assigned To Community

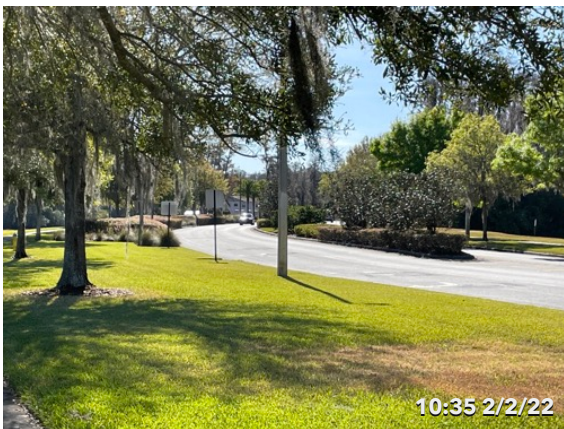
New plant life has endured the freeze with minimal damage. Gold Mound fill in has taken most damage



Observation  
Assigned To Crew  
Cut ropes at bottom of trees.



Observation  
Assigned To Irrigation  
Check to see if tree bubblers are present at tree bases. If turned off please cut out.



Observation  
Assigned To Board  
Awaiting renderings for bridge & bridge to Blvd enhancements. Please ask at Meeting if they have come in?



Observation

Assigned To Board

The older taller plants are thinning out, would you like to entertain a proposal to cut down to rejuvenate or new entrance proposals?



Observation

Assigned To Yellowstone

Propose to cut back wood lines of the Brazilian Peppers



Observation

Assigned To Detail Crew

Prune grasses back to promote new growth.



Observation

Assigned To Crew

Lift trees to top of fence line along fence of field



Observation

Assigned To Board

Contractors installing pools at 2715 & 2711 Winglewood Cir leaving trash in NE Corner of property



Observation

Assigned To Board

Resident at 2717 Winglewood has put a bench within the pine trees that border the farm. Litter is not picked up & is blowing onto the farmer's land

A handwritten signature in black ink, appearing to read "Chris Van Helden".

Chris Van Helden  
Yellowstone Landscape

# EXHIBIT 4



Proposal #171423

Date: 12/02/2021

From: Brandon Padilla

Proposal For

Stonebrier CDD  
 c/o DPGF  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

main:  
 mobile:

Location

21550 County Line Rd W  
 Lutz, FL 33558

Property Name: Stonebrier CDD

Sunlake Sod Replacement After New Irrigation Install

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Price Includes Sod, Removal, Labor and Installation	6500.00	\$1.20	\$7,800.00

Client Notes

Proposal to cut out and remove the thin, weed infested areas of turf along the east side of Sunlake Blvd. These areas are the drought earlier in the year. We will install new St. Augustine sod in the place of the bad turf. - SUNLAKE IRRIGATION PROJECT WILL BE COMPLETED FIRST.

Signature

x

SUBTOTAL	\$7,800.00
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$7,800.00</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Brandon Padilla  
 Office:  
 bpadilla@yellowstonelandscape.com



Proposal #183361

Date: 02/02/2022

From: Chris Van Helden

Proposal For

Stonebrier CDD  
 c/o DPFPG  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

main:  
 mobile:

Location

21550 County Line Rd W  
 Lutz, FL 33558

Property Name: Stonebrier CDD

Bridge Median Annual Enhancement

Terms: Net 30

- Remove all annuals from center of bridge median
- Prep the bed for new plant life
- Installation of Confederate Jasmine
- Dump Fees & Taxes

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1gal Confederate Jasmine	55.00	\$9.50	\$522.50
Removal & Installation of Plants	1.00	\$375.00	\$375.00

Client Notes

Remove annuals & replace with Confederate Jasmine

	SUBTOTAL	\$897.50
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$897.50</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Chris Van Helden

Office:  
cvanhelden@yellowstonelandscape.com





Proposal #171660

Date: 12/04/2021

From: Chris Van Helden

Proposal For

Stonebrier CDD  
 c/o DPGF  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

main:  
 mobile:

Location

21550 County Line Rd W  
 Lutz, FL 33558

Property Name: Stonebrier CDD

Stonebrier CDD - Oak Tree Elevation 2021

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor	344.00	\$89.04	\$30,630.96

Client Notes

**Stonebrier CDD - Oak Tree Elevations:**

- Crown Raise/ Crown Clean of (344) various Oak species along the right of ways throughout the property.
- Elevation of trees to a minimum of 12 ft. over sidewalks and 16 ft. of roadways.
- Deadwood over 2 inches in diameter removed.
- All debris removed

	SUBTOTAL	\$30,630.96
Signature	SALES TAX	\$0.00
x	<b>TOTAL</b>	<b>\$30,630.96</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Chris Van Helden  
 Office:  
 cvanhelden@yellowstonelandscape.com

# EXHIBIT 5



Receptacle Type	Cost	Notes
<b>(3) Flare Round Receptacle</b>	\$2,392	32 Gallon
Weather Lid	\$510	Ships in 10-15 weeks
	<b>\$2,901</b>	<b>Total</b>
<b>(3) Fairfield Side Access</b>	\$2,281	32 Gallon
With In Ground Mount	\$424	Ships in 10-15 Weeks
	<b>\$2,705</b>	<b>Total</b>
<b>(3) Northgate w/ Rain Bonnet (Surface mount)</b>	<b>\$3,407</b>	32 Gallon
		Ships in 3-5 Days
<b>(3) Supersaver w/ Rain Bonnet</b>	\$1,958	32 Gallon
With In Ground Mount	\$195	Ships in 6-8 Weeks
	<b>\$2,153</b>	<b>Total</b>
<b>(3) Preview Round Receptacle w/ hood lid (Surface Mount)</b>	<b>\$3,892</b>	45 Gallon
		Ships in 1-2 Weeks
<b>(3) Two Tone Square Panel w/ Lid</b>	<b>\$2,753</b>	33 Gallon
		Ships in 10-15 Weeks
<b>(3) Edgewater Receptacle w/ Rain Bonnet</b>	<b>\$3,713</b>	32 Gallon
		Ships in 10-15 Weeks
<b>(3) Regal 4 Way Side Load</b>	<b>\$3,041</b>	33 Gallon
		Ships in 10-15 Weeks



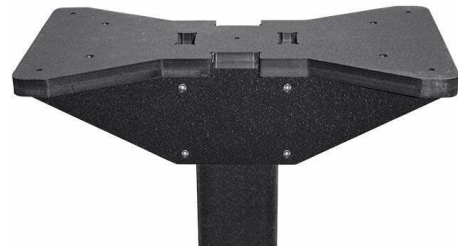
**FLARE ROUND RECEPTACLE**



**WEATHER LID (SOLD SEPARATELY)**

Modern design, ships assembled.

- Popular style, now available in maintenance-free and corrosion-resistant recycled plastic
- 32-gallon capacity
- Flat lid and liner included
- Keep trash dry from elements, add optional weather lid
- Guaranteed Against Breakage for 50 Years
- **No mounting options**



**IN GROUND MOUNT (SOLD SEPARATELY)**

### **FAIRFIELD 32 GALLON**

- Capacity: 10-, 20-, 32-, 45- or 55-gal.
- Material: Recycled plastic
- Liner & flat lid included (Weather lid is sold separately.)
- Receptacles include rigid plastic liner and lid
- Attractive slatted design in popular gallon capacity models
- Also handy as recycling bins
- Equally useful indoors and outdoors
- Recycled plastic lumber never needs painting
- Keep trash dry from elements - add optional weather lid to 20-, 32-, 45-, and 55- gallon models. Does not fit 10-gallon models.
- Rigid HDPE flat lid with 10" dia. opening on top load models
- Ships fully assembled



### **NORTHGATE 32 GALLON**

- Solid steel construction with 1-3/16" w x 3/16" thick slats
- Strong, weather-proof powder-coated finish
- Pre-drilled for **surface mounting**
- Includes rigid plastic liner with either rain bonnet or flat lid
- Also includes assembly hardware and lid security cable



In Ground Mount (Sold Separately)

### **SUPERSAVER 32 GALLON**

- Rust- and weather-resistant thermoplastic coating offered in 3 colors
- Heavy-gauge expanded metal offers superior durability
- 32-gallon commercial capacity is ideal for high-traffic areas
- Black thermoplastic-coated metal flat lid
- Heavy-duty plastic dome lid
- New, thermoplastic-coated steel rain bonnet lid
- Heavy-duty LDPE liner with handles included for easy removal
- Stainless steel assembly hardware included; some assembly required



### PREVIEW ROUND RECEPTACLE 45 GALLON

- Black, 45-gallon, heavy-gauge steel slat receptacle and removable liner
- Includes bag clip holders to secure trash bags
- Weatherproof, powder-coated finish ensures years of use
- Choice of flat or hood lid with 12" opening for trash disposal
- Includes cable to keep lids secure, even while emptying
- **Surface-mount** brackets and bolt-down mounting hardware secure receptacle to surface
- Four ¾" built-in feet add stability and aid in prevention of weather damage





## **TWO TONE SQUARE PANEL RECEPTACLES**

- Capacity: 33-gal.
- Material: Recycled plastic
- Rigid plastic liner & lid (4 options) included
- 64 different color combinations
- Grooved, raised panel design with lift-out liners
- Molded-in color never needs painting
- Ships fully assembled
- Guaranteed against breakage for 50 years!
- **No mounting options**



### **EDGEWATER RECEPTACLE WITH RAIN BONNET**

- Premium wood grain recycled plastic boards and precast concrete base
- Enhances schools, parks or streetscapes
- Heavy-duty steel-reinforced concrete and recycled plastic design is theft- and tamper-resistant (325 lbs each)
- Vertical boards in premium wood grain colors, and concrete base in Exposed Aggregate or smooth Etch colors
- Includes 32-gallon rigid Black liner and choice of metal rain bonnet or flat lid
- Extremely durable and long lasting, with 50-year guarantee against breakage
- Some assembly required with included hardware



### **REGAL 4-WAY SIDE LOAD**

- Looks stylish inside or outside of businesses, government buildings, park facilities, and more
- High grade, recycled plastic slats are long lasting and maintenance-free
- Ships with rigid plastic liner included
- UV and moisture resistant
- Ships assembled
- **No Mounting Options**

# EXHIBIT 6

1 **MINUTES OF MEETING**

2 **STONEBRIER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development  
5 District was held on Thursday, January 13, 2022 at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502  
6 Heritage Harbor Parkway, Lutz, FL.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Analina Medina	Board Supervisor, Chairwoman
11	Brad Cornelius	Board Supervisor, Vice Chairman
12	Michael Kiely	Board Supervisor, Assistant Secretary
13	Zachery Campbell	Board Supervisor, Assistant Secretary
14	Emmanuel Ramos	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Thibault	District Manager, DPFG Management & Consulting
17	Brent Henman	Operations Manager, DPFG Management & Consulting
18	Tucker Mackie <i>(via phone)</i>	District Counsel, Kutak Rock LLP
19	Joe Hamilton <i>(via phone)</i>	Steadfast Environmental
20	Chris Van Helden	Yellowstone

21 *The following is a summary of the discussions and actions taken at the January 13, 2022 Stonebrier CDD*  
22 *Board of Supervisors Regular Meeting.*

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

24 There being none, the next item followed.

25 **THIRD ORDER OF BUSINESS – Vendor Reports**

26 A. Exhibit 1: Steadfast Environmental – Waterway Inspection Report

27 Ms. Medina stated that she wished to meet with someone this month out by the front sign, and Mr.  
28 Hamilton stated that he could work around his schedule to be available at a date and time that  
29 worked for her. Mr. Cornelius added that he was appreciative of work performed at Pond L.

30 B. Exhibit 2: Consideration of Steadfast Fountain Proposal Options

31 ➤ Option 1 - \$27,350.00

32 ➤ Option 2 - \$19,351.75

33 Mr. Hamilton noted that this would be for a larger pond, and recommended the Kasco 7.5 HP  
34 fountain under Option #1 over the Otterbine 5 HP fountain under Option #2. Mr. Hamilton noted  
35 that both options included a \$6,000.00 charge for electrical services through J&N Electrical, which  
36 would include a concrete pole, meter, and County permit to get electrical service to the fountain.  
37 Mr. Hamilton commented that the cost could be variable based on the desired fountain placement,  
38 stating that installing the fountain in front of the sign would be about \$2,000.00 cheaper than  
39 installing the fountain in the middle of the pond for a total cost of approximately \$18,500.00.

40 Ms. Medina asked which option Mr. Hamilton would recommend. Mr. Hamilton clarified that he  
41 would recommend the Kasco 7.5 HP fountain, as he had experienced problems with Otterbine  
42 fountains multiple times in the past.

43 In response to a question from Ms. Medina, Mr. Hamilton confirmed that putting the fountain in  
44 the middle of the pond would cost about \$25,000.00, noting that this would include electrical  
45 services as well.

46 Ms. Medina inquired about converting the plants in front of the bridge area into a fountain or two  
47 and repurposing the plants elsewhere. Mr. Hamilton indicated that he would need to consult with  
48 Yellowstone but that repurposing the plants should not be a problem, given proper irrigation.

49 Ms. Medina asked how the hedges could be cleared out and replaced with fountains. Mr. Hamilton  
50 suggested that Ms. Medina meet him onsite to take a look at the hedges and recommended having  
51 Yellowstone attend a meeting to discuss the removal and repurposing of the hedges. Ms. Medina  
52 stated that she would schedule a time to discuss the hedges onsite with Mr. Hamilton.

53 In response to a question from Mr. Hamilton, Ms. Medina indicated that the Board would be open  
54 to ideas regarding the style of fountain installed. Mr. Hamilton stated that he would put together  
55 photos with examples for the Board to review.

56 C. Exhibit 3: DPFPG Field Operations Report

57 Mr. Henman reviewed his report, noting that a park bench along County Line Rd. had been  
58 damaged. Ms. Medina explained that she believed it was a lawn mower that had damaged the bench  
59 due to the amount of force required to knock over the bench, as well as a tire mark on the bench  
60 that appeared to be from a lawn mower.

61 Mr. Henman stated that he had contacted the manufacturer of the bench and had ordered a  
62 replacement. A supervisor recommended installing a concrete pad in the corner by the bench to  
63 prevent further damage occurring in the future. Ms. Medina suggested having this area edged, rather  
64 than mowed. Ms. Medina noted that the Board was not asking for reimbursement but requested for  
65 the area closest to Sweetgrass to be better maintained, noting that the grass was overgrown.

66 Mr. Henman noted that he had asked for a proposal from Jumbo Painting to be split into two  
67 portions, as requested by the Board. In response to a question from Ms. Medina, Mr. Henman  
68 confirmed that cleaning, pressure washing, patching, mold removal, and a paint touch up would be  
69 included. He added that the sign would be reattached as well.

70 The Board and staff discussed potentially repainting this area a different color. Ms. Medina  
71 requested clarification on the total cost for this project. Ms. Thibault explained that it would be  
72 \$7,000.00 to pressure clean and \$7,000.00 to paint for a total of \$14,000.00.

73 Ms. Medina noted that the columns on the bridge would need to be pressure cleaned and painted  
74 as well and indicated that she would like to discuss this further under the Presentation of Capital  
75 Projects.

76 Ms. Medina inquired about the well pump repairs that had been requested. Mr. Henman explained  
77 the cause of the issue and noted that he was currently waiting on proposals for the repairs to be  
78 made. Comments were made about the functionality of the well area and addressing pressure levels  
79 in the zone.

80 Mr. Henman noted previous requests for pressure cleaning sidewalks, and stated that he had  
81 reached out to three companies but so far only one had provided a quote back.

82 Ms. Medina asked about potentially replacing signs as previously discussed, and additional  
83 discussion ensued about potential work on the outside of the gates particularly with columns.

84

85

86 D. Exhibit 4: Yellowstone Landscape Report

87 Mr. Van Helden introduced himself as the new account manager with Yellowstone for the District  
88 and provided an overview of the prepared report. Ms. Medina asked whether there were any  
89 outstanding projects, and Mr. Van Helden stated that he would like to put renderings together for  
90 work on the bridge, along with potentially meeting with the Chair to have a planning session.

91 E. Exhibit 5: Yellowstone Proposals

92 ➤ Sunlake Blvd Declining Water Oak Tree Removal - \$2,900.00

93 Mr. Van Helden stated that an arborist had recommended removal of the trees due to them  
94 being dead or diseased. Mr. Van Helden noted that there was no proposal for an installation,  
95 and that if the Board wished to replace the trees the proposal may need to be revised to  
96 include some stump grinding. Discussion ensued regarding what the Board wished for the  
97 vendor to return with at the next meeting.

98 ➤ Remove & Replace Plant Life - \$2,809.00

99 Ms. Medina noted discussions with a County Line Road resident expressing concerns  
100 regarding excessively large/mature vegetation being installed. No action was taken by the  
101 Board on this item at this meeting.

102 F. Presentation of Capital Projects

103 **This item, originally Item A under the Fifth Order of Business, Business Items, was presented**  
104 **out of order.**

105 Ms. Thibault gave an overview of budgetary considerations between Fiscal Year 2021 and the  
106 current Fiscal Year. Ms. Thibault explained that the District had options to bring forward  
107 \$100,000.00 or \$70,000.00 related to the reserves. The Board discussed landscaping projects that  
108 they wished to undertake in the CDD, particularly with the bridge, berm, and touchup throughout  
109 the community. The Board additionally discussed cameras and a potential project for some form of  
110 electrical sign to be placed at a location in CDD property.

111 **FOURTH ORDER OF BUSINESS – Consent Agenda**

112 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
113 Held December 9, 2021

114 B. Exhibit 7: Consideration for Acceptance – The December 2021 Unaudited Financial Report

115 On a MOTION by Mr. Cornelius, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
116 the ratification of all items of the Consent Agenda, for the Stonebrier Community Development District.

117 **FIFTH ORDER OF BUSINESS – Business Items**

118 A. Exhibit 8: Presentation of Action Tracker

119 B. Exhibit 9: Consideration of Janus Outdoor Sign Proposal Options

120 ➤ One Sign - \$12,784.00

121 ➤ Two Signs - \$22,492.00

122 C. Exhibit 10: Consideration & Adoption of **Resolution 2022-02**, FY 2022 Budget Amendment

123 On a MOTION by Mr. Cornelius, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adopted  
124 **Resolution 2022-02**, FY 2022 Budget Amendment, for the Stonebrier Community Development District.

125 **SIXTH ORDER OF BUSINESS – Staff Reports**

126 A. District Manager

127 Ms. Thibault noted some applications that had been submitted for the Architectural Review  
128 Committee’s approval, and Ms. Medina gave an overview of each property’s application.

129 On a MOTION by Mr. Kiely, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board approved  
130 for pool builder access at the properties located at 2715 and 2711 Winglewood Circle, pending submission  
131 of correct paperwork, for the Stonebrier Community Development District.

132

133 On a MOTION by Ms. Medina, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board  
134 approved for the use of the form of the documents for future easement agreements, pending legal review  
135 and approval by District Counsel, and removal of references to specific years, for the Stonebrier Community  
136 Development District.

137 B. District Attorney

138 Ms. Mackie stated that the legislative session would open on January 17, and that she would  
139 continue to monitor. Ms. Mackie advised that the constitutional revision commission language  
140 would likely not affect District Supervisors as much as had been anticipated.

141 C. District Engineer

142 There being none, the next item followed.

143 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

144 There being none, the next item followed.

145 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business**

146 There being none, the next item followed.

147 **NINTH ORDER OF BUSINESS – Adjournment**

148 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to  
149 adjourn the meeting. There being none, Mr. Kiely made a motion to adjourn the meeting.

150 On a MOTION by Mr. Kiely, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board adjourned  
151 the meeting for the Stonebrier Community Development District.

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

155 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
156 **meeting held on February 10, 2022.**

157

158



159

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**Signature**

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**Printed Name**

160 **Title:**    **Secretary**    **Assistant Secretary**

---

**Signature**

---

**Printed Name**

**Title:**    **Chairman**    **Vice Chairman**

# EXHIBIT 7

# Stonebrier Community Development District

Financial Statements  
(Unaudited)

Preliminary

Period Ending  
January 31, 2021

**Stonebrier CDD**  
**Balance Sheet**  
**January 31, 2021**

	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND 2016</b>	<b>TOTAL</b>
<b><u>ASSETS:</u></b>			
BU OPERATING	\$ 136,758	\$ -	\$ 136,758
INVESTMENTS:			
BU MMK ACCOUNT	1,258,518	-	1,258,518
BU MMK	104,282	-	104,282
REVENUE	-	45,633	45,633
RESERVE	-	222,719	222,719
PREPAYMENT	-	955	955
DUE FROM OTHER FUNDS	-	436,550	436,550
DS PYMT IN TRANSIT	-	-	-
ASSESSMENTS RECEIVABLE	19,145	14,276	33,420
DEPOSITS	-	-	-
PREPAID ITEMS	3,593	-	3,593
ACCOUNTS RECEIVABLE	-	-	-
DEPOSITS	873	-	873
<b>TOTAL ASSETS</b>	<b>\$ 1,523,169</b>	<b>\$ 720,133</b>	<b>\$ 2,243,302</b>
<b><u>LIABILITIES</u></b>			
ACCOUNTS PAYABLE	1,054	-	1,054
ACCRUED EXPENSES	-	-	-
DUE TO OTHER FUNDS	436,550	-	436,550
DEFERRED REVENUE	19,145	14,276	33,420
<b><u>FUND BALANCE:</u></b>			
NON SPENDABLE (Deposits)	4,467	-	4,467
ASSIGNED:			
OPERATING CAPITAL	85,104	-	85,104
REPLACEMENT & RENEWAL	509,122	-	509,122
UNASSIGNED	467,728	-	467,728
RESERVED FOR DEBT SERVICE	-	705,857	705,857
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,523,169</b>	<b>\$ 720,133</b>	<b>\$ 2,243,302</b>

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the period from October 1, 2021 through January 31, 2021**

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUE</b>				
ASSESSMENT - ON ROLL	\$ 597,442	\$ 238,977	\$ 583,287	\$ 344,310
ASSESSMENT - ON-ROLL EXCESS FEES	-	-	-	-
FUND BALANCE FORWARD	-	-	-	-
INTEREST REVENUE	-	-	385	385
MISCELLANEOUS REVENUE	-	-	240	240
<b>TOTAL REVENUE</b>	<b>597,442</b>	<b>238,977</b>	<b>583,912</b>	<b>344,935</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE:</b>				
BOARD OF SUPERVISORS SALARIES	12,000	4,000	3,600	400
PAYROLL TAXES - FICA & FUTA	918	306	275	31
PAYROLL SERVICE FEE	750	250	200	50
MANAGEMENT CONSULTING SERVICES	31,380	10,460	10,460	-
GENERAL ADMINISTRATIVE	3,765	1,255	1,255	-
GENERAL MASS MAILING	1,000	333	-	333
AUDITING	2,700	2,600	-	2,600
ASSESSMENT ADMINISTRATION	6,800	6,800	6,800	-
MISCELLANEOUS (print & bind, bank fees, misc supplies)	250	250	450	(200)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	2,500	833	-	833
ENGINEERING SERVICES	12,000	7,500	5,905	1,595
LEGAL SERVICES	22,000	7,333	2,266	5,067
WEBSITE DEVELOPMENT & HOSTING	2,015	2,015	2,015	-
EMAIL	720	240	360	(120)
LIABILITY INSURANCE	8,344	7,893	7,850	43
MISCELLANEOUS SERVICES	500	167	213	(46)
<b>TOTAL ADMINISTRATIVE</b>	<b>107,817</b>	<b>52,411</b>	<b>41,824</b>	<b>10,587</b>

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the period from October 1, 2021 through January 31, 2021**

	<b>FY 2022 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>DEBT SERVICE ADMINISTRATION:</b>				
TRUSTEE FEES	3,718	3,718	-	3,718
DISSEMINATION AGENT	1,500	1,500	1,500	-
ARBITRAGE	650	650	-	650
TRUST FUND ACCOUNTING	3,660	3,660	1,220	2,440
<b>TOTAL DEBT SERVICE ADMINISTRATION</b>	<b>9,528</b>	<b>9,528</b>	<b>2,720</b>	<b>6,808</b>
<b>FIELD OPERATIONS:</b>				
PROPERTY TAXES (Streetlights)	19,000	17,000	18,703	(1,703)
ENTRY WALLS & MAINTENANCE	2,500	833	-	833
ELECTRICITY	7,500	2,500	1,317	1,183
POND & LAKE MAINTENANCE	21,628	7,209	5,407	1,802
MITIGATON MONITORING	-	-	-	-
MITIGATON MAINTENANCE	4,400	4,400	-	4,400
LANDSCAPE MAINTENANCE	207,096	69,032	69,396	(364)
LANDSCAPE RENEW & REPLENISHMENT	10,000	3,333	18,589	(15,256)
LANDSCAPE IRRIGATION	8,600	2,867	3,804	(937)
MISC FIELD EXP - REPAIRS, PRESSURE WASH & OTHER MISC	7,584	2,528	-	2,528
SIGNAGE	250	83	-	83
HOLIDAY DECORATIONS	10,250	10,250	10,750	(500)
CAPITAL PROJECTS	90,000	37,277	45,887	(8,610)
CONTINGENCY	4,471	1,490	450	1,040
<b>TOTAL FIELD OPERATIONS</b>	<b>393,279</b>	<b>158,803</b>	<b>174,303</b>	<b>(15,500)</b>
<b>TOTAL EXPENDITURES BEFORE FUND BALANCE RESERVE</b>	<b>510,624</b>	<b>220,742</b>	<b>218,847</b>	<b>1,895</b>

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the period from October 1, 2021 through January 31, 2021**

	FY 2022 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
<b>RENEWAL &amp; REPLACEMENT RESERVE</b>	86,818	86,818	-	86,818
<b>TOTAL EXPENDITURES</b>	597,442	307,560	218,847	88,713
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	(68,583)	365,064	
FUND BALANCE - BEGINNING			701,357	
INC. IN RESERVE FOR R&R			-	-
FUND BALANCE FORWARD	-	-	-	-
<b>FUND BALANCE ENDING</b>	<b>\$</b>	<b>\$ (68,583)</b>	<b>\$ 1,066,421</b>	<b>\$</b>

a) Annual Budget reported at Gross, Prorated Budget adjusted to Net and Actual is reported at Net. Prorated Budget is adjusted to net and reflects the following percentage of the Annual Budget for the respective reporting period: November = 10%, December = 60%, January = 70%, February = 80%, March = 90% and April = 100%. Assessments become delinquent on April 1st.

**Stonebrier CDD**  
**Series 2016 Debt Service**  
**Statement of Revenue, Expenses and Changes in Fund Balance**  
**For the period from October 1, 2021 through January 31, 2021**

	<b>FY 2021 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
ASSESSMENTS ON-ROLL	\$ 473,870	\$ 473,870	\$ 434,883	\$ (38,987)
INTEREST - INVESTMENTS	-	-	6	6
DISCOUNT (ASSESSMENT)	(18,955)	(18,955)	-	18,955
<b>TOTAL REVENUE</b>	<b>454,915</b>	<b>454,915</b>	<b>434,889</b>	<b>(20,026)</b>
<b>EXPENDITURES</b>				
COUNTY COLLECTION FEES (ASSESSMENT)	9,477	-	-	-
INTEREST EXPENSE 2021	183,975	93,450	93,450	-
PRINCIPAL RETIREMENT - MAY 1, 2021	260,000	-	-	-
PREPAYMENT	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>453,452</b>	<b>93,450</b>	<b>93,450</b>	
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>1,463</b>	<b>361,465</b>	<b>341,439</b>	<b>(20,026)</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
BOND PROCEEDS	-	-	-	-
TRANSFER IN (OUT)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
FUND BALANCE - BEGINNING	-	-	364,419	364,419
LESS FUND BALANCE FORWARD	-	-	-	-
<b>FUND BALANCE - ENDING</b>	<b>\$ 1,463</b>	<b>\$ 361,465</b>	<b>\$ 705,857</b>	<b>\$ 344,392</b>

a) Assessments on-roll budget reported at gross, budget year-to-date adjusted to net and actual assessments collected reported at net pending reconciliation of discount and collection fees from County.



**Stonebrier CDD**  
**Bank Reconciliation - Operating Account**  
**January 31, 2021**

	<u><b>Bank United</b></u>
Balance Per Bank Statement	\$ 204,625.15
Less: Outstanding Checks	(67,866.80)
<i><b>Adjusted Bank Balance</b></i>	<u><u><b>\$ 136,758.35</b></u></u>
Beginning Cash Balance Per Books	\$ 152,938.24
Deposits	259.02
Cash Disbursements	(16,438.91)
<i><b>Balance Per Books</b></i>	<u><u><b>\$ 136,758.35</b></u></u>

**STONEBRIER CDD**  
**CHECK REGISTER**  
**FY2022**

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSITS	DISBURSMTS	BANK BALANCE
						<b>161,790.79</b>
10/01/2021	100121ACH1	Tampa Electric	08/05-09/03/21 19640 Sunlake Blvd		19.39	161,771.40
10/01/2021	100121ACH2	Tampa Electric	08/05-09/03/21- 19231 Sunlake Blvd		33.83	161,737.57
10/01/2021	100121ACH3	Tampa Electric	08/05-09/03/21- 19420 Sunlake Bl Irr		40.45	161,697.12
10/01/2021	100121ACH4	Tampa Electric	08/05-09/03/21 19640 Sunlake Blvd- 3150 County Line Road W		55.86	161,641.26
10/01/2021	100121ACH5	Tampa Electric	08/05-09/03/21-19599 Double Tree Way		120.87	161,520.39
10/01/2021	100121ACH6	Tampa Electric	08/05-09/03/21-19451 Sunlake Bl Irr		162.11	161,358.28
10/01/2021	1516	Yellowstone Landscape	Landscape Maint - Oct (invoice dated 10/1/21)		17,258.08	144,100.20
10/01/2021	1518	Vesta Property Services Inc	Street Signs		1,100.00	143,000.20
10/01/2021	1519	Innersync	ADA Website hosting		1,515.00	141,485.20
10/02/2021	1522	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2021/2022		175.00	141,310.20
10/04/2021	1520	U.S. Bank	Trustee Fees (9/01/2021-08/31/2022)		3,717.38	137,592.82
10/04/2021	100421ACH	Tampa Electric	09/04-10/05/21- 19231 Sunlake Blvd-need invoice		126.38	137,466.44
10/06/2021	1521	Site Masters of Florida, LLC	remediated 2 depressions/remediated 2 depressions between 2913/2915 cypress bowl road		7,500.00	129,966.44
10/06/2021	100621ACH	GOOGLE INC.	Email		72.00	129,894.44
10/12/2021	1526	Yellowstone Landscape	Plan Installation		2,969.65	126,924.79
10/12/2021	1527	Yellowstone Landscape	County Line Well Glvanized Repair/Irrigation Repairs		352.46	126,572.33
10/12/2021			Funds Transfer	100,000.00		226,572.33
10/12/2021	1528	DPFG M&C	CDD Mgmt - Oct		3,233.75	223,338.58
10/21/2021	1529	EGIS Insurance & Risk Advisors	Insurance FY 21/22		7,585.00	215,753.58
10/21/2021	1530	Yellowstone Landscape	oct irrig inspection repair		229.63	215,523.95
10/22/2021	102221ACH	Analina Medina	BOS MTG 10/22/21		184.70	215,339.25
10/22/2021	102221ACH1	Bradley Cornelius	BOS MTG 10/22/21		184.70	215,154.55
10/22/2021	102221ACH2	Emmanuel Ramos	BOS MTG 10/22/21		184.70	214,969.85
10/22/2021	102221ACH3	Innovative Employer Solutions	BOS MTG 10/22/21		203.00	214,766.85
10/22/2021	102221ACH4	Michael Kiely	BOS MTG 10/22/21		184.70	214,582.15
10/22/2021	102221ACH5	Zachery Campbell	BOS MTG 10/22/21		184.70	214,397.45
10/25/2021	1531	Cardno, Inc.	Prof services through 10/15/21		2,859.72	211,537.73
10/27/2021	1532	Yellowstone Landscape	new controller at woods entrance		1,466.72	210,071.01
10/27/2021	1533	Steadfast Environmental	Routine Aquatic Maintenance (Nov)		1,802.35	208,268.66
10/28/2021	1534	Hopping Green & Sams, P.A.	General Prof Services Through 9/30/21		1,722.50	206,546.16
10/29/2021	1535	Yellowstone Landscape	Oct Irrigation Inspection Repair		70.00	206,476.16
10/29/2021	1536	Yellowstone Landscape	Landscape Maint - Oct (invoice dated 11/1/21)		17,258.08	189,218.08
10/29/2021	352			0.02		189,218.10
10/31/2021			Interest	16.91		189,235.01
<b>10/31/2021</b>				<b>100,016.93</b>	<b>72,572.71</b>	<b>189,235.01</b>
11/01/2021	110121ACH1	Tampa Electric	09/04-10/05/21- 19231 Sunlake Blvd		35.03	189,199.98
11/01/2021	110121ACH2	Tampa Electric	9/4-10/05/21- 19420 Sunlake Bl Irr		55.74	189,144.24
11/01/2021	110121ACH3	Tampa Electric	9/4-10/05/21-19599 Double Tree Way		96.34	189,047.90
11/01/2021	110121ACH4	Tampa Electric	9/4-10/05/21-19451 Sunlake Bl Irr		118.70	188,929.20
11/01/2021	110121ACH5	Tampa Electric	9/4-10/05/21- 3150 County Line Road W		52.28	188,876.92
11/02/2021	1537	DPFG M&C	CDD Mgmt - Nov		3,233.75	185,643.17
11/03/2021	110321ACH	Tampa Electric	09/04-10/05/21- 19640 Sunlake Blvd		85.18	185,557.99
11/03/2021	1540	Nancy C. Millan, Tax Collector			18,702.63	166,855.36
11/04/2021	1541	DPFG M&C	Annual Website Services Fee		500.00	166,355.36
11/04/2021	1542	DPFG M&C	Annual Assessment Administration Fee FY 21/22		6,800.00	159,555.36
11/04/2021	1544	DPFG M&C	Annual fee: Dissemination Agent		1,500.00	158,055.36
11/16/2021	1545	Yellowstone Landscape	Main line repair county line rd		525.54	157,529.82
11/19/2021	111921ACH	Analina Medina	BOS MTG 11/19/21		184.70	157,345.12
11/19/2021	111921ACH1	Bradley Cornelius	BOS MTG 11/19/21		184.70	157,160.42
11/19/2021	111921ACH2	Emmanuel Ramos	BOS MTG 11/19/21		184.70	156,975.72
11/19/2021	111921ACH3	Innovative Employer Solutions	BOS MTG 11/19/21		203.00	156,772.72
11/19/2021	111921ACH4	Michael Kiely	BOS MTG 11/19/21		184.70	156,588.02
11/19/2021	111921ACH5	Zachery Campbell	BOS MTG 11/19/21		184.70	156,403.32
11/22/2021	1546	Hopping Green & Sams, P.A.	General Prof Services Through 11/12/21		1,195.00	155,208.32
11/22/2021	1547	Vesta Property Services Inc	Billable Expenses: oct		212.96	154,995.36
11/22/2021	1548	Yellowstone Landscape	Nov Irrigation Repair		294.80	154,700.56
11/30/2021	11302021ACH	Tampa Electric	10/06-11/03/21- 3150 County Line Road W		27.31	154,673.25
11/30/2021	113021ACH1	Tampa Electric	10/06-11/03/21 - 19420 Sunlake Bl Irr		46.30	154,626.95
11/30/2021	113021ACH2	Tampa Electric	10/06-11/03/21- 19640 Sunlake Blvd		79.19	154,547.76
11/30/2021	113021ACH3	Tampa Electric	10/6-11/3/21- 19451 Sunlake Bl Irr		80.17	154,467.59
11/30/2021	113021ACH4	Tampa Electric	10/06-11/03/21- 19599 Double Tree Way		164.94	154,302.65
11/30/2021	1549	EGIS Insurance & Risk Advisors	Insurance FY 21/22-remaining bal		265.00	154,037.65
11/30/2021	1550	TreeTop Products Inc.	Madison Bench		1,689.10	152,348.55
11/30/2021	1551	Site Masters of Florida, LLC	Pipe/Road Repair/ Plug/Dewater Pipe		4,700.00	147,648.55
11/30/2021	113021ACH	Google, Inc.	Email		72.00	147,576.55
11/30/2021			Interest	14.31		147,590.86
<b>11/30/2021</b>				<b>14.31</b>	<b>41,658.46</b>	<b>147,590.86</b>
12/01/2021	1552	Illuminations Holiday Lighting	Holiday lighting decoration		5,375.00	142,215.86
12/01/2021	1553	Cardno, Inc.	Prof services through 11/26/21		1,735.40	140,480.46
12/01/2021	120121ACH	Tampa Electric	10/06-11/03/21- 19231 Sunlake Blvd		33.50	140,446.96
12/02/2021	1554	Site Masters of Florida, LLC	construction of slabs/benches		3,000.00	137,446.96
12/02/2021	1555	Heritage Harbor Golf & Country Club	Library Rental		450.00	136,996.96
12/03/2021	1556	Yellowstone Landscape	Irrigation Repairs-Nov		495.66	136,501.30
12/03/2021	1557	Yellowstone Landscape	Irrigation Repairs-Nov		231.58	136,269.72
12/03/2021	1558	Yellowstone Landscape	Irrigation Repairs-Nov		137.39	136,132.33
12/06/2021	1559	DPFG M&C	CDD Mgmt - Dec		3,233.75	132,898.58
12/06/2021	120621ACH	Google, Inc.	Email		72.00	132,826.58
12/14/2021	1560	Site Masters of Florida, LLC	construction of slabs/benches		1,500.00	131,326.58
12/22/2021	1562	Yellowstone Landscape	2 Rotor zones		10,295.44	121,031.14
12/24/2021	122421ACH1	Analina Medina	BOS MTG 12/24/21		184.70	120,846.44
12/24/2021	122421ACH2	Bradley Cornelius	BOS MTG 12/24/21		184.70	120,661.74
12/24/2021	122421ACH3	Innovative Employer Solutions	BOS MTG 12/24/21		141.80	120,519.94
12/24/2021	122421ACH4	Michael Kiely	BOS MTG 12/24/21		184.70	120,335.24
12/27/2021	1561	Yellowstone Landscape			31,491.03	88,844.21
12/27/2021			Funds Transfer	100,000.00		188,844.21
12/28/2021	1563	Yellowstone Landscape	pine bark mulch installation		18,589.00	170,255.21
12/28/2021	1564	Yellowstone Landscape	Landscape Maint - Jan 2022		17,258.08	152,997.13
12/31/2021	123121ACH	Google, Inc.	Email		72.00	152,925.13
12/31/2021			Interest	13.11		152,938.24
<b>12/31/2021</b>				<b>100,013.11</b>	<b>94,665.73</b>	<b>152,938.24</b>

# EXHIBIT 8

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT.**

**WHEREAS**, Stonebrier Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STONEBRIER COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** Tucker F. Mackie of Kutak Rock LLP is hereby designated as the Registered Agent for the Stonebrier Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at the office of Kutak Rock LLP, 113 South Monroe Street, Suite 116, Tallahassee, Florida 32301 until February 15, 2022. Commencing February 16, 2022, the District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Hillsborough County and the Florida Department of Economic Opportunity.

**SECTION 4.** This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of February, 2022.

**ATTEST:**

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# EXHIBIT 9

**RESOLUTION 2022-04**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, AND ASSISTANT SECRETARIES OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Stonebrier Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following are appointed as Officers of the District effective upon the passage of this Resolution:

1. Analina Medina is appointed Chair.
2. Brad Cornelius is appointed Vice Chair.
3. Howard McGaffney is appointed Secretary.
4. Johanna Lee is appointed Treasurer.
5. Howard McGaffney is appointed Assistant Treasurer.
6. Jacquelyn Leger is appointed Assistant Secretary.
7. Michael Kiely is appointed Assistant Secretary.
8. Emmanuel Ramos is appointed Assistant Secretary.
9. Zachery Campbell is appointed Assistant Secretary.

**SECTION 2.** This Resolution supersedes any prior appointments made by the Board for Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and Assistant Treasurer.

**SECTION 3.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**Adopted this 10<sup>th</sup> day of February, 2022.**

**ATTEST:**

**STONEBRIER COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary

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Chair

# EXHIBIT 10



# STONEBRIER ACTION TRACKER

Action Items	Personnel Assigned	Action Task Description	Open/Pending/Closed	Notes
<b>DECEMBER 9, 2021 MEETING</b>				
		Target ponds for excess vegetation for areas that need to be cleaned out - torpedo grass.		Technicians have been utilizing hebicide specifically for Spatterdock (Floating vegetation) & Targeting shoreline Grasses. We may want to keep an eye on the lake ruth shoreline as it will probably need a mowing cycle soon. D1 specifically received additional attention for shoreline grasses.
Excess Vegetation Report	Joe Hamilton	What areas are they specifically addressing	Open	
Garbage can proposals	Greg Woodcock	Garbage can proposals will come to the next meeting	Completed	Proposals are included in the February meeting agenda.
Additional Depressions	Greg Woodcock	Depressions in the grass area - inlets around road ways - especially around old model homes. Greg will do a review	Open	Field work complete. We are preparing our report. We will have the report to present at the March Board Meeting.
Lights	Brent Henman	Lights that are 10 feet above are 10 feet up	Pending	Lights have been scheduled for repairs 1-7-2022
Lights	Brent Henman	Lighting cement boxes	Pending	Trouble shooting and repairs proposals requested.
Clean and Prep	Brent Henman	Go to the clean and repair route versus paint . Brick paver sealers at entrances	Pending	Requested updated proposal for cleaning and repairing with the option to paint at a later date.
Waterbridge Project & Annuals	Brian Mahar	Waterbridge project - demo work startson 12/10. Put mulch in themiddlem median. Brent to check and followup on this project. Annuals to be installed by Dec. 17th. Soil will be tilled	Completed	Demo and Install project completed Dec 17th. Median Mulch completed on Dec 14th. Soil added and tilled on Dec 17th
Enhancement Projects	Brian Mahar	Stonebrier sign and the two sides of the bridge - need proposals for the January meeting . Around the well that exposes to the cow field. Bring proposals	Open	Have had a walk with Analina for clarification of what the Board is looking for. We have brought in a Yellowstone Designer to do renderings of this area. Will send them in as soon as we get the renderings back.
Tree Trimming	Brian Mahar	Trees by pond M . way down the dead end. The NE part of the property . Trees need to be trimmed	Completed	Oak Trees & Pine Trees have been limbed up along the berm on the north east corner.
DO we HAVE to replace dead trees that are removed	Brian/Brent	Confirm with the County if we need to by Statute replace dead oak trees	Pending	Arborist Said They Should Be Replaced. Brent- did not find any statute directing us to replace dead trees.
Mulch	Brian Mahar	Mulch to be installed by Dec 23rd	Completed	Completed on Dec 20th
Fountains	Joe Hamilton	Stonebrier Sign - very steep and difficult - fountain in front of actual stonebrier sign . There is power there and turn it into a pond . Remove plant materials. Likelow fountains	Open	
Landscape Lighting on the Bridge	Brent	Landscape lighting on the bridge . call Blue Wave and see if they can assist	Completed	All lighting on bridge is operational