



***STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

Date & Time:

***Thursday,
December 14, 2023
6:30 PM***

***Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL 33558***

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



Stonebrier Community Development District

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, December 14, 2023, at 6:30 P.M. at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

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

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-285 or tdobson@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Tish Dobson

Tish Dobson
District Manager

Enclosure

Cc: District Attorney
District Engineer
District Records

District: **STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, December 14, 2023

Time: 6:30 PM

Location: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, FL 33558

Call-in Number: +1 (929) 205-6099

Meeting ID: 913 989 9080

Passcode: 842235

Zoom Link:

<https://vestapropertyservices.zoom.us/j/9139899080?pwd=aFdWVzFxb3Y0L2w4eG9VTnZRakl0UT09>

Revised Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. Presentation of Proof of Publication(s)** [Exhibit 1](#)
- IV. Vendor Reports**
 - A. Steadfast Environmental – Waterway Inspection Report [Exhibit 2](#)
 - B. Red Tree Report
 - 1. Presentation of County Water Restrictions [Exhibit 3](#)
 - C. Landscape Proposals
 - 1. RedTree [Exhibit 4](#)
 - a. Revised Conservation Area Cutback
 - b. Mulch Installation
 - c. Hardwood Tree Structural Crown Thinning & Elevation
- V. District Engineer’s Report**
- VI. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 9, 2023 [Exhibit 5](#)
 - B. Consideration for Acceptance - The October 2023 Unaudited Financial Report [Exhibit 6](#)
 - C. Consideration for Acceptance – The Operations and Maintenance Expenditures for October 2023 [Exhibit 7](#)
 - D. Ratification of RedTree Irrigation Repair Proposals [Exhibit 8](#)
- VII. Business Items**
 - A. Consideration & Adoption of **Resolution 2024-01**, Appointing Assistant Treasurer [Exhibit 9](#)
 - B. Consideration & Adoption of **Resolution 2024-02**, Designating Signatories [Exhibit 10](#)

VIII. Staff Reports

A. **District Manager & Field Operations Report**

Exhibit 11

B. District Counsel

IX. Supervisors' Requests

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

XI. Action Items

XII. Next Meeting Quorum Check: January 11, 6:30 PM

Analina Medina	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Emmanuel Ramos	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Hari Joshi	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Kiely	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Kristyn Fada	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XIII. Adjournment

EXHIBIT 1

Serial Number
23-03621H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

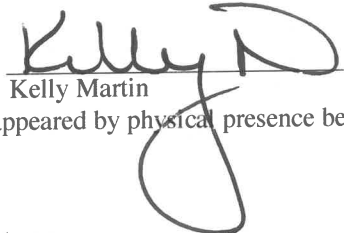
being a Stonebrier CDD Notice of Board of Supervisors Regular Meeting

in the matter of Stonebrier CDD Board of Supervisors Meeting on December 14, 2023 at 6:30 p.m.

in the Court, was published in said newspaper by print in the issues of 12/1/2023

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

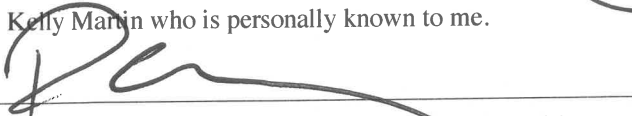


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of December, 2023 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, December 14, 2023, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Stonebrier Community Development District
Tish Dobson, District Manager
(321) 263-0132, Ext. 285
December 1, 2023

23-03621H

EXHIBIT 2



Stonebrier CDD Aquatics

Inspection Date:

12/6/2023 12:45 PM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of subsurface growth observed. Also observed some slender spikerush growth on one side of the exposed bank. Our technician will continue to monitor and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other	

SITE: B2

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Subsurface algae growth was present in moderate amounts around the perimeter. Slender spikerush was also present along the exposed bank in minor amounts. The littoral shelf contains decaying torpedo grass. Our technician will continue to target these nuisance species until this pond is back to an acceptable state.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other	

Inspection Report

SITE: C

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Beneficial fragrant water lilies are in good condition. Subsurface algae growth was observed throughout. Water level is low. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher

SITE: C03

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Surface algae and slender spikerush was present in this pond in minor amounts on one side. These will be addressed during the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher

Inspection Report

SITE: D2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



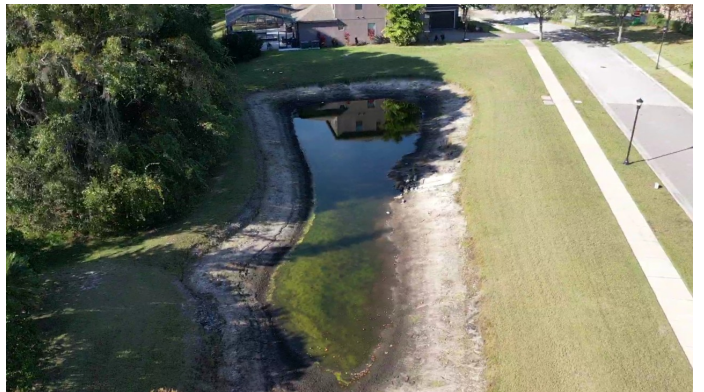
Comments:

Water level is low in this pond. No algae growth observed. Some nuisance grasses on the shoreline will be treated accordingly during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher	

SITE: F

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Submersed weeds were observed throughout this pond, most likely slender spikerush. Technician will target this growth and treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous	
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria	
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher	

Inspection Report

SITE: H2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No water was present in this pond. Slender spikerush and torpedo grass are filling in the middle and along the shoreline. Technician will treat these nuisance species during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Ocher	

SITE: J Sump

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level is very low in this pond. Only thing to note was some nuisance grasses on one side. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Ocher	

Inspection Report

SITE: T6

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. The amount of algae is decreasing, but there is still a very minor amount left that will be addressed during the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara

SITE: T8

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Although the water level is very low, which is typical for December, some nuisance grasses were observed. Our technician will work to eradicate these grasses during the dry months, to be ahead of this growth when the water levels rise again in spring.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara

MANAGEMENT SUMMARY



With December finally here, fall gives way to winter. We can expect mornings and nights, as well as evenings, to have colder temperatures with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rain events are becoming less frequent, leading to extended decay times for surface algae (further extended by the cold weather). Additionally, water levels across most ponds will be/are decreasing.

On this visit, nearly all ponds inspected were in great condition. Nuisance grasses were the main issue observed during this inspection, specifically Torpedo Grass and some slender spikerush. These were present around the perimeter of many ponds and along some of the exposed banks. These grasses will be targeted at full force during these winter months while growth rates are slow. Algae (mainly subsurface) was still present in minor amounts along some shorelines, but has definitely begun to clear up more now that we are entering winter. Any surface growth had been previously treated and was already beginning to decay. We will continue to treat any additional growth that pops up.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

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

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Stonebrier CDD
Sunlake Blvd, Lutz, FL

Gate Code:



EXHIBIT 3

District Water Restrictions

Phase I Water Shortage

Always refer to your "city or county" (business/permitting/local-government-water-restrictions) regulations first.

Effective Dates and Areas

- The District's Phase I water shortage restrictions are in effect Nov. 21, 2023 through July 1, 2024, except where stricter measures have been imposed by local governments.
- The following restrictions apply to all of Charlotte, Citrus, DeSoto, Hardee, Hernando, Highlands, Hillsborough, Manatee, Pasco, Pinellas, Polk, Sarasota and Sumter counties; portions of Lake and Levy counties; The City of Dunnellon and The Villages in Marion County; and the portion of Gasparilla Island in Lee County.
- As of Dec. 1, 2023, Hillsborough, Pasco and Pinellas counties will be under a Modified Phase I Water Shortage Order limiting water restrictions to once per week.
- Some local governments such as unincorporated Citrus, Hernando and Sarasota counties, and the cities of Dunedin and Venice, have local ordinances that remain on one-day-per-week schedules.

Once-Per-Week Lawn Watering Days and Times for Hillsborough, Pasco and Pinellas Counties

- Lawn watering is limited to no more than once per week.
- Lawn watering days and times are as follows unless your city or county has a different schedule or stricter hours in effect:
 - If your address (house number) ends in...

- ...0 or 1, water only on Monday
- ...2 or 3, water only on Tuesday
- ...4 or 5, water only on Wednesday
- ...6 or 7, water only on Thursday
- ...8 or 9*, water only on Friday
- * and locations without a discernible address
- Unless your city or county already has stricter hours in effect, properties under two acres in size may only water before 8 a.m. or after 6 p.m.
- Unless your city or county already has stricter hours in effect, properties two acres or larger may only water before 10 a.m. or after 4 p.m.
- Low-volume watering of plants and shrubs (micro-irrigation, soaker hoses, hand watering) is allowed any day and any time.

Twice-Per-Week Lawn Watering Days and Times

- Lawn watering is limited to no more than twice per week.
- Lawn watering days and times are as follows unless your city or county has a different schedule or stricter hours in effect:
 - Even addresses may water on Thursday and/or Sunday before 10 a.m. or after 4 p.m.
 - Odd addresses may water on Wednesday and/or Saturday before 10 a.m. or after 4 p.m.
 - Locations without a discernible address, such as rights-of-way and common areas inside a subdivision, may water on Tuesday and/or Friday before 10 a.m. or after 4 p.m.
- Hand watering and micro-irrigation of plants (other than lawns) can be done on any day and any time.

New Lawns and Plants

- New lawns and plants have a "30-30" establishment period.

- On the day of installation, watering is allowed on any day at any time.
- During the first 30 days, watering is allowed on any day during the allowable hours.
- During the second 30 days, watering is allowed three days per week: even-numbered addresses may water on Tuesday, Thursday and Sunday; odd-numbered addresses may water Monday, Wednesday and Saturday; and locations without a discernable address may water on Tuesday, Friday and Sunday.

Reclaimed Water

- Reclaimed water is only subject to voluntary watering hours, unless restricted by the local government or utility.

Fountains, Car Washing and Pressure Washing

- There are no specific restrictions on fountains, car washing and pressure washing.
- These and other water uses should be conducted as efficiently as possible, such as using a shutoff nozzle on each hose to adhere to the general restriction prohibiting wasteful water use.

Other Requirements

In addition, the following activities should be executed:

- Test irrigation systems for leaks and efficiencies.
- Agricultural users should comply with all permit conditions and Best Management Practices.
- Golf courses should comply with all water use permit conditions and Best Management Practices; fairways/driving ranges should be irrigated twice per week; tees and green areas three times a week; nonplay areas should follow lawn and landscape irrigation days and times.
- All wasteful water use such as hosing down driveways and impervious surfaces, allowing water to flow unattended and using water in a grossly inefficient manner, is

prohibited.

- Water utilities should review and update enforcement procedures, implement the ability to issue and process citations, refer complaints to the District, submit status report of enforcement activities to the District in 60 days and submit all monthly enforcement data to the District monthly.

Report Watering Violation

Use this service to report a water use violation, or you may call us at 1-800-836-0797 (FL only) or (813) 856-5679 (during business hours). and leave a detailed message.

View Water Restrictions Violation Reporting Form » (</form/water-restrictions-violation>)

Contact Us

If you have additional water restrictions questions, contact us by sending an email to **Water.Restrictions@WaterMatters.org**

EXHIBIT 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

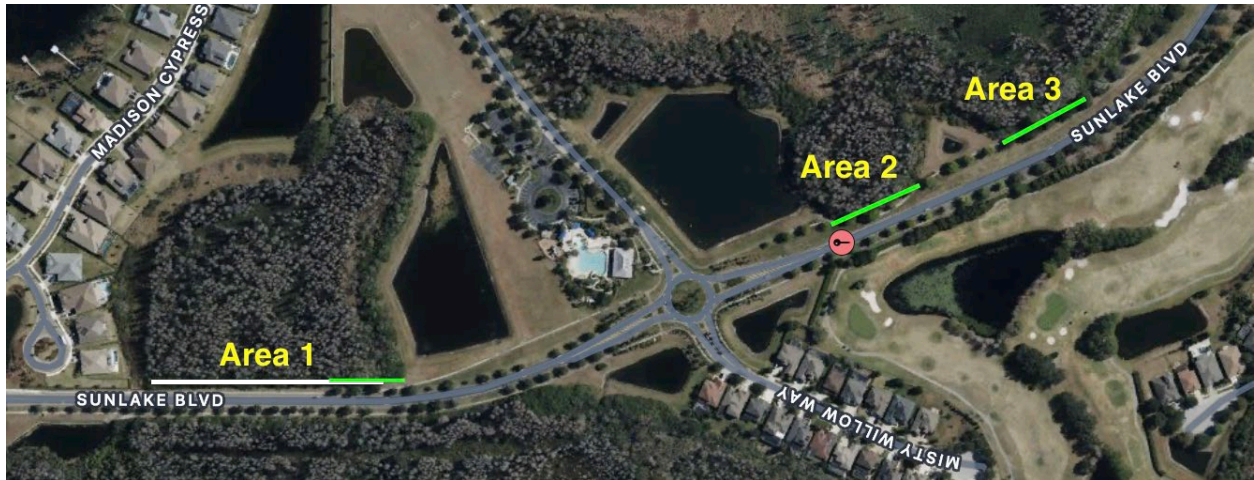
5532 Auld Lane, Holiday FL 34690

REVISED CONSERVATION AREA CUTBACK PROPOSAL FOR STONEBRIER CDD

Attention: Ms. Tish Dobson – District Manager

November 13, 2023

Target Areas



Scope of Work

- Remove all Brazilian Pepper in yellow target area up to 15' in from edge of woodline.
Cut-back of conservation area nuisance vegetation back to woodline and up to 15'.
Application of herbicide on border area after cutback is completed.
Removal, hauling fees and dumping fees.

Table with 3 columns and 2 rows, top row grey, bottom row green.

Total Project: \$9,750.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner
Certified Pest Control Operator L&O and ISA Certified Arborist
peteluke@redtreelandscape.com / Cell Phone: (727) 919-3915

PROJECT: Mulch Installation – All planter beds on property
OWNER: Stonebrier Community Development District
CONTRACTOR: RedTree Landscape Systems

The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and RedTree Landscape Systems." **Dated: 11-13-2023**
- The scope of services under the Contract is hereby amended to additionally include the Mulch Installation services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$20,900.00** **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:
Stonebrier Community Development
District Owner

BY (Authorized Signature)
DATE

ACCEPTED:
RedTree Landscape Systems

Peter Lucadano

CEO / Owner
BY (Authorized
Signature) DATE
11-13-2023



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

MULCH INSTALLATION PROPOSAL
FOR
STONEBRIER CDD

Attention: Ms. Tish Dobson – District Manager

October 28, 2022

Target Area

All planter beds on property.

Scope of Work

- Hand installation of (380) cubic yards of grade “A” mini pine bark nuggets in all planter beds.
- Includes materials, delivery, heavy equipment usage, labor and sales tax.

(380) cubic yards X \$55.00 per cubic yard: \$20,900.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & Florida Certified Horticulture Professional
peteluke@redtreelandscape.com / Cell Phone: (727) 919-3915

PROJECT: Hardwood Tree Structural Crown Thinning and Elevation – CDD Common Areas located on Sunlake Blvd. up to bridge (inbound and outbound sides)
OWNER: Stonebrier Community Development District
CONTRACTOR: RedTree Landscape Systems

The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and RedTree Landscape Systems." **Dated: 11-13-2023**
- The scope of services under the Contract is hereby amended to additionally include the Hardwood Tree Structural Crown Thinning and Elevation services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$32,725.00** **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:
Stonebrier Community Development District
Owner

BY (Authorized Signature)
DATE

ACCEPTED:
RedTree Landscape Systems
Peter Lucadano

CEO / Owner
BY (Authorized
Signature) DATE
11-13-2023



The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

SUN LAKE BOULEVARD
HARDWOOD TREE STRUCTURAL CROWN THINNING & ELEVATION
PROPOSAL

FOR

STONEBRIER CDD

Attention: Ms. Tish Dobson – District Manager

October 12, 2023

Summary

Proper structural hardwood tree crown thinning and crown cleaning is a process that is necessary to be performed every 3 to 5 years for your oak trees. The general purposes of performing this crown thinning and cleaning process are:

- Promote air flow through the canopy to drastically reduce the chances of the tree breaking apart or being ripped out of the ground during high-wind storms.
Promote proper sunlight flow through the canopy to enhance and improve the health of the turfgrass and plant material under the tree canopy.
Reduce the risk of injury or property damage by eliminating hazard broken or dead limbs.
Provide proper clearance for service trucks or emergency vehicles.

Scope of Work

This proposal includes the following functions performed under the watch and instruction of an ISA Certified Arborist:

Diagram of a tree with labels: dead diseased branch, crossed-over branch, watersprouts or watershoots, broken/damaged branch, suckers, weak V-shaped crotch. List of removal tasks: Removal of all damaged limbs, Removal of all diseased limbs, Removal of all dead limbs, Removal of all mistletoe, Removal of all sucker growth, Removal of watersprout growth, Removal of cross-over branches.

<p>A. Targetting the cut</p>	<ul style="list-style-type: none"> • Proper limb removal at the branch bark ridge and collar. • Proper drop-crotch pruning to ensure the health of the tree.
	<ul style="list-style-type: none"> • Structural elevation to provide proper clearance for pedestrians on landscape areas. • Structural elevation to provide proper clearance for trucks and emergency vehicles on roadways. • Includes debris removal, hauling fees and dumping fees for all debris.

WORK SUMMARY

- Crown thinning
- Crown cleaning
- Hazard limb removal
- Corrective pruning (from damage done by county crews)
- Structural elevation
- Drop-crotch pruning away from light poles
- All work performed under the direction of a nationally Certified Arborist.

Includes debris removal, hauling fees & dumping fees.

TARGET WORK AREA

All CDD common areas located on Sun Lake Blvd. up to bridge (inbound and outbound sides).

(119) trees X \$275.00 per tree: \$32,725.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscape.systems / Cell phone: (727) 919-3915

EXHIBIT 5

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, November 9, 2023 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. Dobson called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Analina Medina	Board Supervisor, Chairwoman
11	Michael Kiely	Board Supervisor, Vice Chairman
12	Hari Joshi	Board Supervisor, Assistant Secretary
13	Emmanuel Ramos (<i>via phone</i>)	Board Supervisor, Assistant Secretary

14 Also, present were:

15	Tish Dobson	District Manager, Vesta District Services
16	Barry Jeskewich	District Manager, Vesta District Services
17	Ryan Dugan (<i>via phone</i>)	Kutak Rock LLP
18	Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
19	John Burkett	RedTree Landscaping
20	Pete Lucadano (<i>joined in progress</i>)	RedTree Landscaping
21	Kevin Smith	RedTree Landscaping
22	Stephen Moore	Resident
23	Joseph Traugott	Resident

24 *The following is a summary of the discussions and actions taken at the November 9, 2023 Stonebrier CDD*
25 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

26 **SECOND ORDER OF BUSINESS – Audience Comments – (*limited to 3 minutes per individual for***
27 ***agenda items*)**

28 Mr. Moore asked about the sidewalks that have been in disrepair for months. Discussion ensued.
29 He also noted that he went through the process of requesting signage on Sunlake Blvd. for No Thru
30 Trucks. Discussion ensued.

31 **THIRD ORDER OF BUSINESS – Presentation of Proof of Publication(s)**

32 **FOURTH ORDER OF BUSINESS – Vendor Reports**

33 **The meeting moved to the RedTree Landscape Report at this time.**

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

35 There being none, the next item followed.

36 B. Consideration of Steadfast Environmental Proposals

37 1. Exhibit 2: Fountain Maintenance

38 Discussion ensued regarding the cutbacks on Waterbridge.

39

40

41 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
42 the Steadfast Environmental Fountain Maintenance proposal, contingent on the verification of no
43 incremental charges for assessing issues, to be pulled out of Misc. Contingency, for the Stonebrier
44 Community Development District.

45 2. Exhibit 3: #007 – Clearing
46 Discussion ensued regarding the cost.

47 3. Exhibit 4: #008 – Conservation
48 Discussion ensued.

49 **The meeting moved to Supervisor Requests at this time.**

50 C. Red Tree Report

51 Mr. Burkett provided his report for the month of October. Discussion ensued regarding the
52 stone/rock that was installed in the center of the Sunlake Blvd. medians.

53 D. Exhibit 5: RedTree Landscape Proposals

54 1. Hardwood Tree Structural Crown Thinning & Elevation – 119 Trees
55 Discussion ensued.

56 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
57 the RedTree Hardwood Tree Structural Crown Thinning & Elevation proposal with the request for a
58 corresponding Change Order, at \$275.00 per tree for a total of \$35,000.00, for the Stonebrier Community
59 Development District.

60 Discussion ensued regarding the Magnolias in the center island.

61 Discussion ensued regarding the Crepe Myrtles from proposal #0016.

62 Discussion ensued regarding the Holiday events.

63 **This item was not originally on the agenda.**

64 Consideration of RedTree Installation of 380 Cubic Years of Mulch Proposal

65 Discussion ensued.

66 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
67 the RedTree Installation of 380 cubic yards of mulch proposal, at \$55.00 per cubic yard for a total of
68 \$22,900.00, for the Stonebrier Community Development District.

69 2. CO Land #008 – Woodside Entrance – 2 Japanese Blueberry

70 This item was tabled until further notice.

71 3. CO Land #009 – Sunlake Blvd. – 3 Japanese Blueberry

72 This item was tabled until further notice.

73 4. CO Land #0010 – Sunlake Blvd. – 5 Japanese Blueberry

74 This item was tabled until further notice.

75

- 76 5. CO Land #0011 – Evergreen Oaks & Sunlake Blvd. – 2 Japanese Blueberry
77 This item was tabled until further notice.
- 78 6. CO Land #0012 – Evergreen Oaks – 3 Japanese Blueberry
79 This item was tabled until further notice.
- 80 7. CO Land #0013 – Landscape Enhancement – 4 Japanese Blueberry
81 This item was tabled until further notice.
- 82 8. CO Land #0014 – Evergreen Oaks Entrance – 1 Japanese Blueberry
83 This item was tabled until further notice.
- 84 9. CO Land #0015 – Evergreen Oaks Entrance – 1 Japanese Blueberry
85 This item was tabled until further notice.
- 86 10. CO Land #0016 – Evergreen Oaks Entrance – 3 Natchez Crape
87 This item was tabled until further notice.
- 88 11. CO Land #0017 – Sunlake Blvd. Pump – 9 Sweet Viburnum
89 This item was tabled until further notice.
- 90 12. CO Land #0018 – Countyline Rd. Pump – 9 Sweet Viburnum
91 This item was tabled until further notice.
- 92 13. CO Land #0019 – Countyline Rd. – 2 Japanese Blueberry & 9 Indian Hawthorn
93 This item was tabled until further notice.
- 94 14. CO Land #0020 – Countyline Rd. Berm – 25 Indian Hawthorn
95 This item was tabled until further notice.
- 96 15. CO Land #0021 – Countyline & Doubletree – 3 Brackens Brown Beauty Magnolia
97 This item was tabled until further notice.
- 98 16. CO Land #0022 – Winglewood Pump – 15 Sweet Viburnum
99 This item was tabled until further notice.
- 100 17. CO Land #0023 – Countyline Rd. – 3 Japanese Blueberry
101 This item was tabled until further notice.
- 102 18. CO Land #0024 – Balley Flats Entrance – 3 Japanese Blueberry
103 This item was tabled until further notice.
- 104 19. CO Land #0025 – Balley Flats Entrance – 3 Japanese Blueberry
105 This item was tabled until further notice.
- 106 20. CO Land #0026 – Stump Field Entrance – 5 Japanese Blueberry
107 This item was tabled until further notice.
- 108 21. CO Land #0027 – Stump Field Entrance – 5 Japanese Blueberry
109 This item was tabled until further notice.

110 22. CO Land #0028 – Countyline near Stump field – 1 Japanese Blueberry & 15 Indian
111 Hawthorn

112 This item was tabled until further notice.

113 23. CO Land #0029 – Countyline Rd. – 3 Japanese Blueberry

114 This item was tabled until further notice.

115 **FIFTH ORDER OF BUSINESS – District Engineer’s Report**

116 Mr. Woodcock provided updates regarding projects to be considered at a later meeting.

117 **SIXTH ORDER OF BUSINESS – Consent Agenda**

118 A. Exhibit 6: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
119 Held October 12, 2023

120 B. Exhibit 7: Consideration for Acceptance – The September 2023 Unaudited Financial Report

121 Discussion ensued regarding Money Market accounts.

122 Discussion ensued regarding projects such as additional fountains and a dog park.

123 Discussion ensued regarding cut back on Sunlake Blvd.

124 C. Exhibit 8: Consideration for Acceptance – The Operations and Maintenance Expenditures for
125 September 2023

126 On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board approved
127 the Consent Agenda, in substantial form, with revisions to the financials, for the Stonebrier Community
128 Development District.

129 Discussion continued regarding areas to be cut back.

130 **SEVENTH ORDER OF BUSINESS – Business Items – N/A**

131 **EIGHTH ORDER OF BUSINESS – Staff Reports**

132 A. Exhibit 9: District Manager & Field Operations Report

133 Discussion ensued regarding the state of ponds and lack of water in them due to lack of rain and
134 other issues.

135 Discussion ensued regarding having RedTree inventory all of the broken irrigation.

136 B. District Counsel

137 There being none, the next item followed.

138 **NINTH ORDER OF BUSINESS – Supervisors’ Requests**

139 **The meeting moved to the Steadfast Report at this time.**

140 Discussion ensued regarding the holiday lighting schedule.

141 **TENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per
142 individual for non-agenda items)**

143 There being none, the next item followed.

144 **ELEVENTH ORDER OF BUSINESS – Action Items**

145 Ms. Dobson stated that the Action Items would be emailed to the Board.

146 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: December 14, 6:30 PM**

147 Supervisor Medina, Supervisor Joshi, Supervisor Ramos, and Supervisor Kiely indicated that they
148 would attend the board meeting on December 14 at 6:30 PM. Supervisor Fada was not present to
149 indicate as such.

150 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

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

153 On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board adjourned
154 the meeting at 8:21 p.m. for the Stonebrier Community Development District.

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

158 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
159 **meeting held on December 14, 2023.**

160
161

Signature

Signature

Printed Name

Printed Name

162 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 6

Stonebrier Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
October 31, 2023**

Stonebrier CDD
Balance Sheet
October 31, 2023

	<u>General Fund</u>	<u>Capital Reserve Fund</u>	<u>2016 Debt Service Fund</u>	<u>Total</u>
1 Assets:				
2 Operating Account	\$ 91,278	\$ 4,893	\$ -	\$ 96,171
3 Money Market #1	619,136	-	-	619,136
4 Money Market #2	108,907	-	-	108,907
5 Trust Accounts:				
6 Reserve Fund	-	-	222,719	222,719
7 Prepayment Fund	-	-	989	989
8 Revenue Fund	-	-	165,717	165,717
9 Sinking Fund	-	-	-	-
10 Interest Fund	-	-	-	-
11 Accounts Receivable	-	-	-	-
12 On Roll Assessments Receivable	451,211	177,045	445,438	1,073,694
13 Due From Other	121,768	179,053	3,622	304,442
14 Prepaid Items	9,204	-	-	9,204
15 Deposits	873	-	-	873
16 Total Assets	<u>1,402,377</u>	<u>360,990</u>	<u>838,485</u>	<u>2,436,135</u>
17 Liabilities:				
18 Accounts Payable	28,498	-	-	28,498
19 Due to Other	182,675	121,768	-	304,442
20 Deferred Revenue	451,211	177,045	445,438	1,073,694
21 Total Liabilities	<u>662,384</u>	<u>298,813</u>	<u>445,438</u>	<u>1,406,634</u>
22 Fund Balance:				
23 Non-Spendable:				
24 Prepaid & Deposits	10,078	-	-	10,078
25 Assigned:				
26 Capital Reserves	509,123	-	-	509,123
27 Operating Capital	85,104	-	-	85,104
28 Unassigned	135,688	62,178	393,047	425,196
29 Total Fund Balance	<u>739,993</u>	<u>62,178</u>	<u>393,047</u>	<u>1,029,500</u>
30 Total Liabilities & Fund Balance	<u>\$ 1,402,377</u>	<u>\$ 360,990</u>	<u>\$ 838,485</u>	<u>\$ 2,436,135</u>

Stonebrier CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2023 through October 31, 2023

	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance + / (-)</u>	<u>% of Budget</u>
1 Revenues:					
2 Assessments On-Roll	\$ 45,121	\$ -	\$ -	\$ (45,121)	0.00%
3 Interest	-	2,989	2,989	2,989	0.00%
4 Miscellaneous	-	-	-	-	0.00%
5 Total Revenues	<u>\$ 45,121</u>	<u>\$ 2,989</u>	<u>\$ 2,989</u>	<u>\$ (42,132)</u>	<u>6.62%</u>
6 Expenditures:					
7 Administrative					
8 Supervisor Compensation	13,000	1,000	1,000	(12,000)	7.69%
9 Payroll Taxes	995	77	77	(919)	7.69%
10 Payroll Services	750	50	50	(700)	6.67%
11 District Management	12,000	1,000	1,000	(11,000)	8.33%
12 Administrative Services	10,000	833	833	(9,167)	8.33%
13 Accounting Services	10,000	833	833	(9,167)	8.33%
14 Assessment Roll Preparation	5,500	458	458	(5,042)	8.33%
15 General Mass Mainling	1,000	-	-	(1,000)	0.00%
16 Auditing	2,950	-	-	(2,950)	0.00%
17 Miscellaneous Bank Fees	500	-	-	(500)	0.00%
18 Regulatory & Permit Fees	175	175	175	-	100.00%
19 Legal advertisments	2,500	61	61	(2,439)	2.45%
20 Engineering Services	22,000	319	319	(21,681)	1.45%
21 Legal Services	26,000	914	914	(25,087)	3.51%
22 Website Development & Hosting	2,400	200	200	(2,200)	8.33%
23 Email	1,140	95	95	(1,045)	8.33%
24 Insurance	9,596	9,283	9,283	(313)	96.74%
25 Miscellaneous Services	975	-	-	(975)	0.00%
26 Total Administrative	<u>121,481</u>	<u>15,298</u>	<u>15,298</u>	<u>(106,183)</u>	<u>12.59%</u>
27 Debt Service Administration					
28 Trustee Fees	4,300	-	-	(4,300)	0.00%
29 Dissemination Agent	1,500	1,500	1,500	-	100.00%
30 Arbitrage	500	-	-	(500)	0.00%
31 Total Debt Service Administration	<u>6,300</u>	<u>1,500</u>	<u>1,500</u>	<u>(4,800)</u>	<u>23.81%</u>
32 Field Operations					
33 Field Operations Series (Part-time)	10,000	-	-	(10,000)	0.00%
34 Property Taxes (Streetlights)	19,000	-	-	(19,000)	0.00%
35 Entry & Walls Maintenance	2,500	-	-	(2,500)	0.00%
36 Electricity-(Irrigation System)	7,500	830	830	(6,670)	11.07%
37 Pond & Lake Maintenance	21,628	1,802	1,802	(19,826)	8.33%
38 Landscape Maintenance	181,400	27,867	27,867	(153,533)	15.36%
39 Landscape Replenishment	12,000	13,950	13,950	1,950	116%
40 Landscape Irrigation	14,000	395	395	(13,605)	2.82%
41 Miscellaneous Repairs & Pressure Washing	7,584	18	18	(7,566)	0.23%

42	Signage	250	-	-	(250)	0.00%
43	Holiday Decorations	11,000	-	-	(11,000)	0.00%
44	Dog Waste Services	4,164	347	347	(3,817)	8.33%
45	Porter	780	65	65	(715)	8.33%
46	Field Contingency	31,624	833	833	(30,791)	2.64%
47	Total Field Operations	<u>323,430</u>	<u>46,107</u>	<u>46,107</u>	<u>(277,323)</u>	<u>14.26%</u>
48	Total Expenditures	<u>\$ 451,211</u>	<u>\$ 62,905</u>	<u>\$ 62,905</u>	<u>\$ (388,306)</u>	<u>13.94%</u>
49	Excess of Revenues Over (Under) Expenditures			\$ (59,916)		
50	Other Financing Sources (Uses)					
51	Transfer In	-		-		
52	Transfer Out (To Capital Reserve Fund)			-		
53	Total Other Financing Sources (Uses)	<u>\$ -</u>		<u>\$ -</u>		
54	Fund Balance - Beginning			799,909		
55	Fund Balance - Ending			<u>\$ 739,993</u>		

Stonebrier CDD
Capital Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2023 through October 31, 2023

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 177,045	\$ -	\$ (177,045)
3 Interest	-	-	-
4 Total Revenues	<u><u>\$ 177,045</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (177,045)</u></u>
5 Expenditures:			
6 Renewal & Replacement (Reserve Study)	-	-	\$ -
7 Capital Improvement Plan (Annual Enhancements)	-	-	-
8 Total Expenditures	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
9 Excess of Revenues Over (Under) Expenditures	\$ 177,045	\$ -	
10 Other Financing Sources (Uses)			
11 Transfer In		-	
12 Transfer Out		-	
13 Total Other Financing Sources (Uses)		<u><u>\$ -</u></u>	
14 Fund Balance - Beginning		62,178	
15 Fund Balance - Ending		<u><u>\$ 62,178</u></u>	

Stonebrier CDD
Debt Service Fund - Series 2016
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period from October 1, 2023 through October 31, 2023

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>
1 Revenues:			
2 Special Assessments (Net)	\$ 445,438	\$ -	\$ (445,438)
3 Interest	-	1,686	1,686
4 Miscellaneous Revenue	-	4,041	
5 Total Revenues	<u>\$ 445,438</u>	<u>\$ 5,727</u>	<u>\$ (443,752)</u>
 6 Expenditures:			
7 Interest:			
8 May 1, 2024	87,213	-	(87,213)
9 November 1, 2024	83,838	-	(83,838)
10 Principal Retirement			
11 May 1, 2024	270,000	-	(270,000)
12 Total Expenditures	<u>\$ 441,051</u>	<u>\$ -</u>	<u>\$ (441,051)</u>
 13 Excess of Revenues Over (Under) Expenditures	\$ 4,387	\$ 5,727	
 14 Other Financing Sources (Uses)			
15 Transfer In		-	
16 Transfer Out		-	
17 Total Other Financing Sources (Uses)		<u>\$ -</u>	
 18 Fund Balance - Beginning		387,320	
 19 Fund Balance - Ending		<u>\$ 393,047</u>	

Stonebrier CDD
Check Reister
FY2024

Date	Num	Name	Memo	Receipts	Disbursements	Balance
9/30/2023		Balance Forward				\$ 46,662.28
10/01/2023	1656	EGIS INSURANCE & RISK ADVISORS	Insurance Policy #100123103 10/1/23 - 10/1/24		9,283.00	37,379.28
10/02/2023			Funds Transfer	100,000.00		137,379.28
10/02/2023	100139	BUSINESS OBSERVER	Invoice: 23-03005H (Reference: Legal Advertising.)		61.25	137,318.03
10/02/2023	100140	Himes Electrical Services, Inc	Invoice: 23667 (Reference: Miscellaneous Field Expense.)		205.11	137,112.92
10/02/2023	100141	RedTree Landscape Systems	Invoice: 14821 (Reference: Landscape Irrigation.) Invoice: 14820 (Reference: Landscape Irriga...		1,011.75	136,101.17
10/03/2023	1ACH100323	TAMPA ELECTRIC	08/05/2023-09/06/23- 19420 Sunlake BI Irr		28.34	136,072.83
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 19451 Sunlake BI Irr		182.76	135,890.07
10/03/2023	ACH100323	TAMPA ELECTRIC			193.92	135,696.15
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/23-09/06/23 19231 Sunlake Blvd		59.04	135,637.11
10/03/2023	ACH100323	TAMPA ELECTRIC	8/05/2023-09/06/2023 3150 County Line Road W		143.06	135,494.05
10/10/2023	100142	Steadfast Environmental	Invoice: SE-22892 (Reference: Pond & Lake Maintenance.)		1,802.35	133,691.70
10/10/2023	100143	VGlobalTech	Invoice: 5499 (Reference: Website Hosting & Management.)		295.00	133,396.70
10/10/2023	100144	Vesta District Services	Invoice: 413532 (Reference: District Management Services.) Invoice: 413533 (Reference: Dissem...		5,458.33	127,938.37
10/16/2023	100145	Stantec Consulting Services, Inc	Invoice: 2135926 (Reference: Profserv Engineering Services.)		3,113.64	124,824.73
10/16/2023	100146	DIBARTOLOMEO, McBEE, HARTLEY, & BA	Invoice: 90093308 (Reference: Auditing Services.)		2,850.00	121,974.73
10/16/2023	100147	Kutak Rock LLP	Invoice: 3283479 (Reference: Profserv Legal Services.)		1,025.00	120,949.73
10/16/2023	100148	TAMPA BAY POO PATROL	Invoice: 182 (Reference: Waste Station Maintenance.)		412.00	120,537.73
10/16/2023	100149	RedTree Landscape Systems	Invoice: 14959 (Reference: Landscape Maintenance.) Invoice: 14978 (Reference: R&M-Palm & Oak ...		19,220.67	101,317.06
10/20/2023	1020ACH1	ANALINA MEDINA	BOS MTG 10/12/23		184.70	101,132.36
10/20/2023	1020ACH2	EMMANUEL RAMOS	BOS MTG 10/12/23		184.70	100,947.66
10/20/2023	1020ACH3	Engage PEO	BOS MTG 10/12/23		203.00	100,744.66
10/20/2023	24	Harikrishna Joshi	BOS MTG 10/12/23		184.70	100,559.96
10/20/2023	23	Kristyn Fada	BOS MTG 10/12/23		184.70	100,375.26
10/20/2023	1020ACH4	Michael Kiely	BOS MTG 10/12/23		184.70	100,190.56
10/24/2023	1657	Solterra Resort CDD	Reimbursement for Vesta Invoice #412536 paid out wrong CDD		3,958.33	96,232.23
10/24/2023	100150	Kutak Rock LLP	Invoice: 3295398 (Reference: Profserv Legal Services.)		913.50	95,318.73
10/27/2023	1578	U.S. Bank	Trustee Fees Series 2016 (9/01/23-08/31/24)		4,040.63	91,278.10
10/31/2023			Interest	10.83		91,288.93
10/31/2023				100,010.83	55,384.18	91,288.93

EXHIBIT 7

Stonebrier CDD Check Detail October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1020ACH1	10/20/2023	ANALINA MEDINA		1100100 · Cash - B...		-184.70
Bill	202310	10/20/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1020ACH2	10/20/2023	EMMANUEL RAMOS		1100100 · Cash - B...		-184.70
Bill	202310	10/20/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1020ACH3	10/20/2023	Engage PEO		1100100 · Cash - B...		-203.00
Bill	105348	10/20/2023			1511117 · Payroll S...	-50.00	50.00
					1511115 · Payroll T...	-76.50	76.50
					1511001 · Board of ...	-76.50	76.50
TOTAL						-203.00	203.00
Bill Pmt -Check	1020ACH4	10/20/2023	Michael Kiely		1100100 · Cash - B...		-184.70
Bill	202310	10/20/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	23	10/20/2023	Kristyn Fada		1100100 · Cash - B...		-184.70
Bill	202310	10/20/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	24	10/20/2023	Harikrishna Joshi		1100100 · Cash - B...		-184.70
Bill	202310	10/20/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1577	10/27/2023	U.S. Bank		1100100 · Cash - B...		0.00
TOTAL						0.00	0.00

P/R

P/R

P/R

P/R

P/R

P/R

X

Stonebrier CDD Check Detail October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1578	10/27/2023	U.S. Bank		1100100 · Cash - B...		-4,040.63
Bill	7067698	09/25/2023			1513030 · Trustee F... 1155000 · Prepaid It...	-336.22 -3,704.41	336.22 3,704.41
TOTAL						-4,040.63	4,040.63
Bill Pmt -Check	1656	10/01/2023	EGIS INSURANCE ...		1100100 · Cash - B...		-9,283.00
Bill	20078	10/01/2023			1511280 · Insurance...	-9,283.00	9,283.00
TOTAL						-9,283.00	9,283.00
Bill Pmt -Check	1657	10/24/2023	Solterra Resort CDD		1100100 · Cash - B...		-3,958.33
Bill	412536	10/24/2023			1207004 · Due to Ot...	-3,958.33	3,958.33
TOTAL						-3,958.33	3,958.33
Bill Pmt -Check	100139	10/02/2023	BUSINESS OBSER...		1100100 · Cash - B...		-61.25
Bill	23-03005H	09/29/2023			1511200 · Legal Adv...	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	100140	10/02/2023	Himes Electrical S...		1100100 · Cash - B...		-205.11
Bill	23667	09/22/2023			1530240 · Miscellan...	-205.11	205.11
TOTAL						-205.11	205.11
Bill Pmt -Check	100141	10/02/2023	RedTree Landscap...		1100100 · Cash - B...		-1,011.75
Bill	14819	09/25/2023			1530160 · Landscap...	-218.75	218.75
Bill	14821	09/25/2023			1530160 · Landscap...	-333.00	333.00
Bill	14820	09/25/2023			1530160 · Landscap...	-460.00	460.00
TOTAL						-1,011.75	1,011.75

Stonebrier CDD Check Detail October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100142	10/10/2023	Steadfast Environ...		1100100 - Cash - B...		-1,802.35
Bill	SE-22892	10/01/2023			1530060 - Pond & L...	-1,802.35	1,802.35
TOTAL						-1,802.35	1,802.35
Bill Pmt -Check	100143	10/10/2023	VGlobalTech		1100100 - Cash - B...		-295.00
Bill	5499	10/01/2023			1511260 - Website ... 1511270 - E-Mail	-200.00 -95.00	200.00 95.00
TOTAL						-295.00	295.00
Bill Pmt -Check	100144	10/10/2023	Vesta District Servi...		1100100 - Cash - B...		-5,458.33
Bill	413532	10/01/2023			1511125 - Managem... 1511141 - Accountin... 1511135 - General ... 1511165 - Assessm...	-1,000.00 -833.34 -833.33 -458.33	1,000.00 833.34 833.33 458.33
Bill	413533	10/01/2023			1160000 - Field Ope... 1513040 - Dissemin...	-833.33 -1,500.00	833.33 1,500.00
TOTAL						-5,458.33	5,458.33
Bill Pmt -Check	100145	10/16/2023	Stantec Consulting...		1100100 - Cash - B...		-3,113.64
Bill	2135926	09/26/2023			1511220 - Profserv -...	-3,113.64	3,113.64
TOTAL						-3,113.64	3,113.64
Bill Pmt -Check	100146	10/16/2023	DIBARTOLOMEO, ...		1100100 - Cash - B...		-2,850.00
Bill	90093308	06/19/2023			1511155 - Auditing ...	-2,850.00	2,850.00
TOTAL						-2,850.00	2,850.00
Bill Pmt -Check	100147	10/16/2023	Kutak Rock LLP		1100100 - Cash - B...		-1,025.00
Bill	3283479	09/30/2023			1511240 - Profserv -...	-1,025.00	1,025.00
TOTAL						-1,025.00	1,025.00

Stonebrier CDD Check Detail October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100148	10/16/2023	TAMPA BAY POO ...		1100100 · Cash - B...		-412.00
Bill	182	10/01/2023			1530250 · Pet Wast...	-347.00	347.00
					1530260 · Porter Se...	-65.00	65.00
TOTAL						-412.00	412.00
Bill Pmt -Check	100149	10/16/2023	RedTree Landscap...		1100100 · Cash - B...		-19,220.67
Bill	15030	09/30/2023			1530160 · Landscap...	-2,350.00	2,350.00
Bill	15064	09/30/2023			1530160 · Landscap...	-104.00	104.00
Bill	14978	09/30/2023			1546005 · R&M - Pa...	-1,650.00	1,650.00
Bill	14959	10/01/2023			1530120 · Landscap...	-15,116.67	15,116.67
TOTAL						-19,220.67	19,220.67
Bill Pmt -Check	100150	10/24/2023	Kutak Rock LLP		1100100 · Cash - B...		-913.50
Bill	3295398	10/16/2023			1511240 · Profserv ...	-913.50	913.50
TOTAL						-913.50	913.50
Bill Pmt -Check	1ACH100323	10/03/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-28.34
Bill	211002773607-SEP	09/12/2023			1530040 · Electricity...	-28.34	28.34
TOTAL						-28.34	28.34
Bill Pmt -Check	ACH100323	10/03/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-182.76
Bill	211002773839-SEP	09/12/2023			1530040 · Electricity...	-182.76	182.76
TOTAL						-182.76	182.76
Bill Pmt -Check	ACH100323	10/03/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-193.92
Bill	211002774050-SEP	09/12/2023			1530040 · Electricity...	-193.92	193.92
TOTAL						-193.92	193.92

Stonebrier CDD
Check Detail
 October 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH100323	10/03/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-59.04
Bill	211002774860-SEP	09/12/2023			1530040 · Electricity...	-59.04	59.04
TOTAL						-59.04	59.04
Bill Pmt -Check	ACH100323	10/03/2023	TAMPA ELECTRIC		1100100 · Cash - B...		-143.06
Bill	211002774365-SEP	10/03/2023			1530040 · Electricity...	-143.06	143.06
TOTAL						-143.06	143.06



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7067698
Account Number: 247795000
Invoice Date: 09/25/2023
Direct Inquiries To: James J. Audette
Phone: 407-835-3820

Vesta District Services
250 International Parkway, Suite 208
Lake Mary Florida 32746

RECEIVED OCT 10 2023

STONEBRIER CDD SERIES 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

STONEBRIER CDD SERIES 2016

Invoice Number: 7067698
Account Number: 247795000
Current Due: \$4,040.63

Direct Inquiries To: James J. Audette
Phone: 407-835-3820

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 247795000
Invoice # 7067698
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7067698
 Invoice Date: 09/25/2023
 Account Number: 247795000
 Direct Inquiries To: James J. Audette
 Phone: 407-835-3820

STONEBRIER CDD SERIES 2016

Accounts Included 247795000 247795001 247795002 247795003 247795004 247795006
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 09/01/2023 - 08/31/2024				\$3,750.00
Incidental Expenses 09/01/2023 to 08/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



INVOICE



Stonebrier Community Development District
 Development Planning & Financing Group
 250 International Parkway, Suite 280
 Lake Mary, FL 32746

Customer	Stonebrier Community Development District
Acct #	166
Date	09/22/2023
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 9,283.00
Payment Amount	
Payment for:	Invoice#20078
	100123103

Thank You

Please detach and return with payment



Customer: Stonebrier Community Development District

Invoice	Effective	Transaction	Description	Amount
20078	10/01/2023	Renew policy	Policy #100123103 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/22/2023	9,283.00
				Total
				\$ 9,283.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/22/2023
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 09/01/2023

Invoice # 412536

Bill To

Stonebrier Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary FL 32746

In Reference To:

Monthly contracted management fees, as follows:

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
District Management Services	1		1,000.00
Government & Trust Fund Accounting Services	1		833.34
General Administration Services	1		833.33
Assessment Preparation	1		458.33
Field Operations	1		833.33

Total 3,958.33

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 23-03005H

Date 09/29/2023

Attn:
Stonebrier CDD DPGF
250 INTERNATIONAL PARKWAY, STE. 208
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Serial # 23-03005H

Stonebrier CDD Notice of Board of Supervisors Regular Meeting

RE: Stonebrier CDD Board of Supervisors Meeting on October 12, 2023 at 6:30 p.m.

Published: 9/29/2023

Amount

\$61.25

Important Message	
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Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Paid Total	() \$61.25
--	---	----------------------	-----------------------

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, October 12, 2023, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 285.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 285. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

Stonebrier Community Development District

Tish Dobson, District Manager
(321) 263-0132, Ext. 285
September 29, 2023

23-03005H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Himes Electrical Service, Inc.

P. O. Box 516
Lutz, Florida 33548

Invoice

Date	Invoice
9/22/2023	23667

Bill To
Stonebrier CDD c/o DPFPG 250 International Pkwy Ste 208 Lake Mary, FL 32746

Ship To

Work Order	Purchase Order	Terms	Due Date	Rep
12399		Due on receipt	9/22/2023	JKH

Quantity	Description	Rate	Amount
1	Service Call 9/20	45.00	45.00
1.5	Electrician	95.00	142.50
1	Materials - in use cover	17.61	17.61
Troubleshoot monument lights not working. Replaced broken in use cover on receptacle feeding low voltage transformer. Found and repaired broken 12-volt cabling between transformer and 1st set of 4 lights. All work is complete.			

Thank you for your business.	Total	\$205.11
	Payments/Credits	\$0.00
	Balance Due	\$205.11

Phone #	Fax #
813-909-1927	813-909-9776

RedTree Landscape Systems
 5532 Auld Lane
 Holiday, FL 34690
 727-810-4464
 service@redtreelandscape.systems
 redtreelandscape.com

Invoice 14819



BILL TO

Tish Dobson
 Stonebrier CDD
 c/o DPGF Management & Consulting
 LLC
 250 International Parkway, Suite 208
 Lake Mary, FL 32746

DATE 09/25/2023	PLEASE PAY \$218.75	DUE DATE 09/25/2023
---------------------------	-------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/7/23:			
County Line Rd - Pump/Controller A			
Repairs made on County Line Road, pump leaking pressure tank connection			
Sales 1 1/4 tee	1	2.50	2.50
Sales 1 1/4 x 1/2 RB	1	1.50	1.50
Sales 1/2 x 1/4 RB	1	1.25	1.25
Sales 6" 1/4 nipples, galvanized	2	8.00	16.00
Sales 1/4 tee, galvanized	1	12.50	12.50
Sales Liquid filled pressure gauge 0-100	1	25.00	25.00
Sales 1/2 hose bib	1	15.00	15.00
Sales 1 1/4 x 1/2 threaded tee	1	3.50	3.50
Sales 1 1/4 male adapter	1	1.50	1.50
Sales 1 1/4 90	1	2.00	2.00
Sales 1 1/4 coup	1	2.00	2.00
Sales 1 1/4 pipe SCH 40, per foot	5	1.20	6.00

ACTIVITY	QTY	RATE	AMOUNT
Sales Labor - technician	2	65.00	130.00

TOTAL DUE

\$218.75

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 14821



BILL TO

Tish Dobson
Stonebrier CDD
c/o DPF Management & Consulting
LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

DATE
09/25/2023

PLEASE PAY
\$333.00

DUE DATE
09/25/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/9/23:			
Added battery controller at new plants and annuals at the round-a-bout across from the Clubhouse			
Sales Hunter Node 100	1	190.00	190.00
Sales RB DC Solenoid	1	75.00	75.00
Sales Blue wire nuts	2	1.50	3.00
Sales Labor to locate valve and add timer	1	65.00	65.00

TOTAL DUE

\$333.00

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 14820



BILL TO

Tish Dobson
Stonebrier CDD
c/o DPGF Management & Consulting
LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

DATE
09/25/2023

PLEASE PAY
\$460.00

DUE DATE
09/25/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/8/23:			
Repaired mainline leak on county line road			
Sales 2" ball valve	1	22.50	22.50
Sales 2" tee	1	4.50	4.50
Sales 2" coupling	2	2.00	4.00
Sales 2" slip fix	1	25.00	25.00
Sales 2" pipe, per foot	8	1.75	14.00
Sales Labor to repair and repressure system	6	65.00	390.00

TOTAL DUE

\$460.00

THANK YOU.



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

Invoice

Date	Invoice #
10/1/2023	SE-22892

Bill To
Stonebrier CDD DPFPG, Inc. 250 International Parkway Suite 208 Lake Mary, FL 32746

Please make all Checks payable to:
Steadfast Environmental

Ship To
SE1026 Stonebrier CDD Gate Code: #3339 3741 W County Line Rd Lutz, FL 33558

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
			4001	Net 30	SE1026 Stonebrier CDD Aquatics	
Quantity	Description		U/M	Rate	Serviced Date	Amount
	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.			1,802.35		1,802.35

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Project Total Balance \$1,802.35 **Customer Total Balance** \$28,850.15

Total	\$1,802.35
Payments/Credits	\$0.00
Balance Due	\$1,802.35

VGlobalTech
 636 Fanning Drive
 Winter Springs, FL 32708 US
 contact@vglobaltech.com
 www.vglobaltech.com



INVOICE

BILL TO

Tish Dobson
 District Manager
 Stone Brier CDD
 250 International Parkway,
 Suite 208
 Lake Mary, FL 32746 USA

INVOICE # 5499

DATE 10/01/2023

DUE DATE 10/15/2023

TERMS 15th of the Month

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	125.00	125.00
	Web Maintenance:Web Hosting, Server Maintenance, Storage Domain Hosting, Website Hosting services on our industry leading, Secure Private Servers including control panel, Backups, OS Updates, Virus checks, and system administration tasks for 99.9% server uptime guarantee	1	50.00	50.00
	Security Services:DNS Management, SSL and Firewall Update and manage DNS settings as per customer needs (domain security etc)., SSL Certificate for website, Firewall with Geolocations settings (for instance block hits from certain locations) , IP filtering capability as needed. Industry leading web security, virus protection, hacking / phishing attack protection.	1	25.00	25.00
	Email:VGlobalTech Managed - Microsoft Business Standard Email Hosting - Monthly Discounted with	1	95.00	95.00

DATE

ACTIVITY

QTY

RATE

AMOUNT

Webhosting

Discounted (due to web hosting and maintenance) Monthly Charge
Total 5 Email Inboxes
Yourname@Yourdomain.com setup
Email hosting with 50 GB mailbox / user
Business-class email on mobile devices, tablets, desktops, and the web with Exchange
Included
Manage your calendar, share available meeting times, schedule meetings, and get reminders
Outlook access, Client setup help, Web Email Access
Schedule meetings and respond to invitations with ease using shared calendars

Make checks payable to "VGlobalTech" and post to the address on the invoice. You may also elect to pay online.

BALANCE DUE

\$295.00



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Bill To

Stonebrier Community Development District
 c/o Vesta District Services
 250 International Parkway, Suite 208
 Lake Mary FL 32746

Invoice

Date 10/01/2023

Invoice # 413532

In Reference To:

Monthly contracted management fees, as follows:

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
 VESTA DISTRICT SERVICES
 c/o Vesta Property Services, Inc.
 245 Riverside Avenue, Suite 300
 Jacksonville, FL 32202

Description	Quantity	Rate	Amount
District Management Services	1		1,000.00
Government & Trust Fund Accounting Services	1		833.34
General Administration Services	1		833.33
Assessment Preparation	1		458.33
Field Operations	1		833.33

Total 3,958.33



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 10/01/2023

Invoice # 413533

Bill To

Stonebrier Community Development District
c/o DPF&G M&C, LLC
250 International Parkway, Suite 208
Lake Mary FL 32746

PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
VESTA DISTRICT SERVICES
c/o Vesta Property Services, Inc.
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

In Reference To:

Annual contracted management fess, as follows:

Description	Quantity	Rate	Amount
Dissemination Agent	1		1,500.00

Total 1,500.00



INVOICE

Invoice Number 2135926
Invoice Date September 26, 2023
Customer Number 182095
Project Number 238200390

Bill To

Stonebrier Community Development District
Accounts Payable
250 International Parkway
Suite 280
Lake Mary FL 33647
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$3,113.64

For Period Ending:

September 22, 2023

INVOICE

Invoice Number
Project Number

2135926
238200390

Top Task 000A Stonebrier CDD

Professional Services

Category/Employee	Hours	Rate	Current Amount
Nolte, Robert (Frank)	5.00	110.00	550.00
	5.00		550.00
Nurse, Vanessa M	2.00	94.50	189.00
Nurse, Vanessa M	0.25	94.56	23.64
	2.25		212.64
Woodcock, Braydon	23.50	85.00	1,997.50
	23.50		1,997.50
Woodcock, Gregory (Greg)	2.50	135.00	337.50
	2.50		337.50
Professional Services Subtotal	33.25		3,097.64

Disbursements

	Current Amount
Direct - Meals & Entertainment	16.00
Disbursements Subtotal	16.00

Top Task 000A Total **3,113.64**

Total Fees & Disbursements \$3,113.64

INVOICE TOTAL (USD) **\$3,113.64**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-09-07	238200390	000A.000A	Direct - Regular	NOLTE, ROBERT (FRANK)	1.00	110.00	110.00	PREPARING DEVELOPMENT PLANS FOR UPCOMING O&M INSPECTION.	
2023-09-08	238200390	000A.000A	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	110.00	440.00	O&M INSPECTION	
2023-09-20	238200390	000A.000A	Direct - Regular	NURSE, VANESSA M	2.00	94.50	189.00	UPDATED WMD INSPECTION SPREADSHEET	
2023-09-22	238200390	000A.000A	Direct - Regular	NURSE, VANESSA M	0.25	94.56	23.64	UPDATED WMD INSPECTION SPREADSHEET	
2023-09-06	238200390	000A.000A	Direct - Regular	WOODCOCK, BRAYDON	1.50	85.00	127.50	PREPARE FOR O AND M INSPECTION	
2023-09-07	238200390	000A.000A	Direct - Regular	WOODCOCK, BRAYDON	3.00	85.00	255.00	O AND M INSPECTION	
2023-09-08	238200390	000A.000A	Direct - Regular	WOODCOCK, BRAYDON	5.00	85.00	425.00	O AND M INSPECTION.	
2023-09-11	238200390	000A.000A	Direct - Regular	WOODCOCK, BRAYDON	5.50	85.00	467.50	O AND M INSPECTION	
2023-09-12	238200390	000A.000A	Direct - Regular	WOODCOCK, BRAYDON	4.00	85.00	340.00	O AND M REPORT	
2023-09-13	238200390	000A.000A	Direct - Regular	WOODCOCK, BRAYDON	4.50	85.00	382.50	O AND M REPORT	
2023-09-13	238200390	000A.000A	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	REVIEW AND UPDATE SWFWMD AND BOND REVIEW REPORTS AS NEEDED.	
2023-09-19	238200390	000A.000A	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.50	135.00	202.50	FINALIZE SWFWMD O AND M REPORT AND 2016 BOND ANNUAL REPORT AND SEND TO TISH.	
Total Labor:					33.25		\$3,097.64		
2023-09-09	238200390	000A.000A	Direct - Meals & Entertainment	NOLTE, ROBERT (FRANK)	16.00	1.00	16.00	SITE VISIT LUNCH - FRANK NOLTE	U54489935
Total Direct - Meals & Entertainment					16.00		\$16.00		
Total Project 238200390					49.25		\$3,113.64		

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 200
Fort Pierce, FL 34950
Tel: 461-8833
Fax: (772) 461-8872

Stonebrier Community Development District
Vesta Property Services
245 Riverside Avenue Suite 300
Jacksonville, FL 32202

June 19, 2023
Invoice: 90093308

Services rendered regarding audited financial statements for the year ended
September 30, 2022. \$2,850.00

Invoice Total \$2,850.00

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

Current	31 to 60	61 to 90	91 and Over	Total
2,850.00	0.00	0.00	0.00	2,850.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 30, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3283479

Client Matter No. 19323-1

Notification Email: eftgroup@kutakrock.com

Stonebrier CDD

Vesta District Services

Suite 280

250 International Parkway

Lake Mary, FL 32746

Invoice No. 3283479

19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

08/01/23	R. Dugan	0.30	75.00	Review meeting minutes; correspondence regarding same
08/04/23	R. Dugan	0.50	125.00	Review agenda package and prepare for board meeting
08/08/23	R. Dugan	0.50	125.00	Review agenda package and prepare for board meeting
08/10/23	R. Dugan	2.50	625.00	Attend board meeting
08/21/23	R. Dugan	0.30	75.00	Review district manager meeting notes

TOTAL HOURS 4.10

TOTAL FOR SERVICES RENDERED \$1,025.00

TOTAL CURRENT AMOUNT DUE \$1,025.00



INVOICE #182

ISSUED:

Oct 01, 2023

DUE:

Oct 01, 2023

RECIPIENT:

**Stonebrier CDD DPFM Management & Consulting
LLC**

3741 West County Line Road
Lutz, Florida 33549

SENDER:

Tampa Bay Poo Patrol

913 East New Orleans Avenue
Tampa, Florida 33603

Phone: (813)485-6740

Email: tbpoopatrol@gmail.com

Website: www.tampabaypoopatrol.com

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Pet Waste Station Maintenance	Service and maintain 10 waste stations weekly - includes removing waste, replacing liner and disposal bags.	1	\$347.00	\$347.00*
Trash Can Service		1	\$65.00	\$65.00

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Tampa Bay Poo Patrol, LLC 861364653

Total \$412.00

Account balance \$412.00

[Pay Now](#)

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 15030



BILL TO

Tish Dobson
Stonebrier CDD
c/o DPG Management & Consulting
LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

DATE 09/30/2023	PLEASE PAY \$2,350.00	DUE DATE 09/30/2023
---------------------------	---------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
Completed 9/13/23 from estimate #1543			
IRRIGATION PROPOSAL FOR WELL/CONTROLLER A ON COUNTY LINE ROAD			
Sales 2" PVB	1		
Sales 2" die electric union	2		
Sales 2" die electric nipples	2		
Sales Includes all labor and materials Also includes (1) year warranty			2,350.00

TOTAL DUE \$2,350.00

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscape.com

Invoice 15064



BILL TO

Tish Dobson
Stonebrier CDD
c/o DPF Management & Consulting
LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

DATE
09/30/2023

PLEASE PAY
\$104.00

DUE DATE
09/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 9/12/23:			
Repairs made to tank at Sunlake, pump C			
Sales 1 1/2" PVC, per foot	1	1.00	1.00
Sales 1 1/4 MA	1	3.50	3.50
Sales 1 1/4 coupler	1	2.00	2.00
Sales Labor - technician	1.50	65.00	97.50

TOTAL DUE

\$104.00

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 14978



BILL TO

Tish Dobson
Stonebrier CDD
c/o DPG Management & Consulting
LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

DATE	PLEASE PAY	DUE DATE
09/30/2023	\$1,650.00	09/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as follows:			
Arbor Care	6	275.00	1,650.00
Center prune selected oaks			

TOTAL DUE \$1,650.00

THANK YOU.

RedTree Landscape Systems
5532 Auld Lane
Holiday, FL 34690
727-810-4464
service@redtreelandscape.systems
redtreelandscapesystems.com

Invoice 14959



BILL TO

Tish Dobson
Stonebrier CDD
c/o DPGF Management & Consulting
LLC
250 International Parkway, Suite 208
Lake Mary, FL 32746

DATE
10/01/2023

PLEASE PAY
\$15,116.67

DUE DATE
10/01/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance:Grounds Maintenance Services Grounds Maintenance Services	1	15,116.67	15,116.67

TOTAL DUE

\$15,116.67

THANK YOU.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

October 16, 2023

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470

Reference: Invoice No. 3295398

Client Matter No. 19323-1

Notification Email: eftgroup@kutakrock.com

Stonebrier CDD
Vesta District Services
Suite 280
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3295398
19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

09/06/23	R. Dugan	0.30	75.00	Review meeting minutes; correspondence regarding same
09/09/23	L. Whelan	0.10	38.50	Research matters pertaining to noticing of meetings following Testa decision
09/14/23	R. Dugan	2.50	625.00	Review agenda package and prepare for board meeting; attend board meeting
09/17/23	R. Dugan	0.20	50.00	Review open meetings laws; correspondence regarding same
09/21/23	R. Dugan	0.20	50.00	Review district manager meeting notes
09/25/23	R. Dugan	0.10	25.00	Correspondence regarding sunshine laws
09/27/23	R. Dugan	0.20	50.00	Telephone conference with district manager regarding sunshine laws
TOTAL HOURS		3.60		

KUTAK ROCK LLP

Stonebrier CDD

October 16, 2023

Client Matter No. 19323-1

Invoice No. 3295398

Page 2

TOTAL FOR SERVICES RENDERED \$913.50

TOTAL CURRENT AMOUNT DUE \$913.50



STONEBRIER CDD
 19420 SUNLAKE BL IRRRI
 LUTZ, FL 33558-0000

Statement Date: September 12, 2023

Amount Due:	\$28.34
Due Date: October 03, 2023	
Account #: 211002773607	

DO NOT PAY. Your account will be drafted on October 03, 2023


Account Summary

Current Service Period: August 05, 2023 - September 06, 2023	
Previous Amount Due	\$36.73
Payment(s) Received Since Last Statement	-\$36.73
Current Month's Charges	\$28.34
Amount Due by October 03, 2023	\$28.34

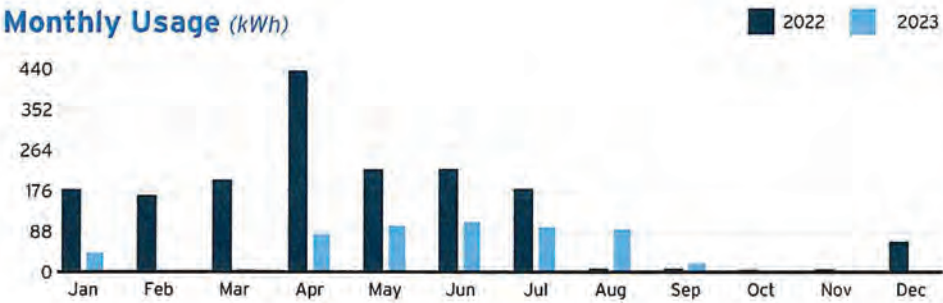
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **200% higher** than the same period last year.
- Your average daily kWh used was **80% lower** than it was in your previous period.



Scan here to view your account online.



SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002773607
Due Date: October 03, 2023

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.
 Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$28.34
Payment Amount:	\$ _____

608174240506
 Your account will be drafted on October 03, 2023

STONEBRIER CDD
 250 INTERNATIONAL PKWY, STE 208
 LAKE MARY, FL 32746-5062

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.



Service For:
19420 SUNLAKE BL IRRI
LUTZ, FL 33558-0000

Account #: 211002773607
Statement Date: September 12, 2023
Charges Due: October 03, 2023

Meter Read

Service Period: Aug 05, 2023 - Sep 06, 2023

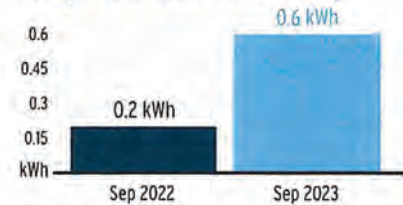
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000812523	09/06/2023	7,522	7,503	19 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	19 kWh @ \$0.07990/kWh	\$1.52
Fuel Charge	19 kWh @ \$0.05239/kWh	\$1.00
Storm Protection Charge	19 kWh @ \$0.00400/kWh	\$0.08
Clean Energy Transition Mechanism	19 kWh @ \$0.00427/kWh	\$0.08
Storm Surcharge	19 kWh @ \$0.01061/kWh	\$0.20
Florida Gross Receipt Tax		\$0.71
Electric Service Cost		\$28.34

Avg kWh Used Per Day



Total Current Month's Charges \$28.34

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



STONEBRIER CDD
 19451 SUNLAKE BL IRRI
 LUTZ, FL 33558-0000

Statement Date: September 12, 2023

Amount Due:	\$182.76
Due Date: October 03, 2023	
Account #: 211002773839	

DO NOT PAY. Your account will be drafted on October 03, 2023

Account Summary

Current Service Period: August 05, 2023 - September 06, 2023	
Previous Amount Due	\$180.14
Payment(s) Received Since Last Statement	-\$180.14
Current Month's Charges	\$182.76
Amount Due by October 03, 2023	\$182.76

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

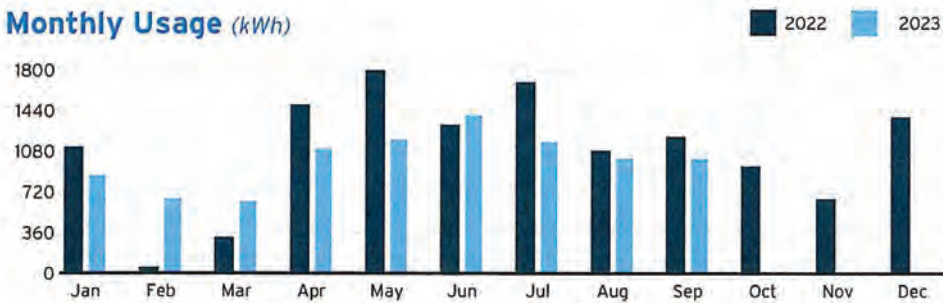
Your Energy Insight

- Your average daily kWh used was **13.89% lower** than the same period last year.
- Your average daily kWh used was **11.43% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211002773839
Due Date: October 03, 2023

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$182.76
Payment Amount: \$	_____

608174240507

Your account will be drafted on October 03, 2023

STONEBRIER CDD
 250 INTERNATIONAL PKWY, STE 208
 LAKE MARY, FL 32746-5062

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.



Service For:
19451 SUNLAKE BL IRR1
LUTZ, FL 33558-0000

Account #: 211002773839
Statement Date: September 12, 2023
Charges Due: October 03, 2023

Meter Read

Service Period: Aug 05, 2023 - Sep 06, 2023

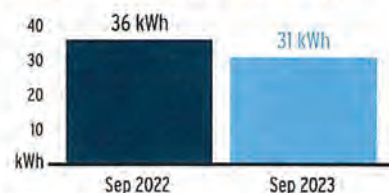
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797658	09/06/2023	28,872	27,857	1,015 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,015 kWh @ \$0.07990/kWh	\$81.10
Fuel Charge	1,015 kWh @ \$0.05239/kWh	\$53.18
Storm Protection Charge	1,015 kWh @ \$0.00400/kWh	\$4.06
Clean Energy Transition Mechanism	1,015 kWh @ \$0.00427/kWh	\$4.33
Storm Surcharge	1,015 kWh @ \$0.01061/kWh	\$10.77
Florida Gross Receipt Tax		\$4.57
Electric Service Cost		\$182.76

Avg kWh Used Per Day



Total Current Month's Charges \$182.76

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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STONEBRIER CDD
 19640 SUNLAKE BL IRRI
 LUTZ, FL 33558-0000

Statement Date: September 12, 2023

Amount Due: \$193.92

Due Date: October 03, 2023
Account #: 211002774050

DO NOT PAY. Your account will be drafted on October 03, 2023

Account Summary

Current Service Period: August 05, 2023 - September 06, 2023	
Previous Amount Due	\$573.64
Payment(s) Received Since Last Statement	-\$573.64
Current Month's Charges	\$193.92
Amount Due by October 03, 2023	\$193.92

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

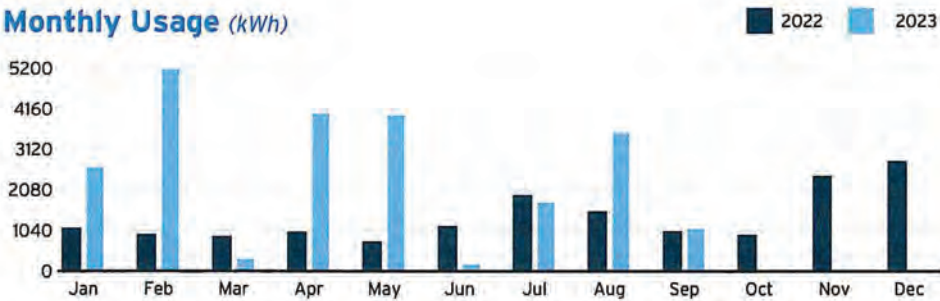
Your Energy Insight

- Your average daily kWh used was **10% higher** than the same period last year.
- Your average daily kWh used was **73.17% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211002774050
Due Date: October 03, 2023

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.
 Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$193.92

Payment Amount: \$ _____

608174240508
 Your account will be drafted on October 03, 2023

STONEBRIER CDD
 250 INTERNATIONAL PKWY, STE 208
 LAKE MARY, FL 32746-5062

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.



Service For:
19640 SUNLAKE BL IRRI
LUTZ, FL 33558-0000

Account #: 211002774050
Statement Date: September 12, 2023
Charges Due: October 03, 2023

Meter Read

Service Period: Aug 05, 2023 - Sep 06, 2023

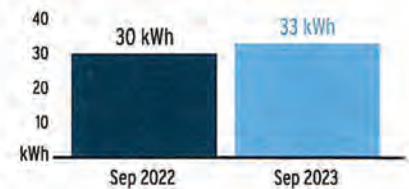
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797691	09/06/2023	43,182	42,095	1,087 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,087 kWh @ \$0.07990/kWh	\$86.85
Fuel Charge	1,087 kWh @ \$0.05239/kWh	\$56.95
Storm Protection Charge	1,087 kWh @ \$0.00400/kWh	\$4.35
Clean Energy Transition Mechanism	1,087 kWh @ \$0.00427/kWh	\$4.64
Storm Surcharge	1,087 kWh @ \$0.01061/kWh	\$11.53
Florida Gross Receipt Tax		\$4.85
Electric Service Cost		\$193.92

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

Total Current Month's Charges

\$193.92

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



STONEBRIER CDD
19231 SUNLAKE BLVD
LUTZ, FL 33558-4930

Statement Date: September 12, 2023

Amount Due: \$59.04

Due Date: October 03, 2023

Account #: 211002774860

DO NOT PAY. Your account will be drafted on October 03, 2023

Account Summary

Current Service Period: August 05, 2023 - September 06, 2023

Previous Amount Due	\$37.34
Payment(s) Received Since Last Statement	-\$37.34
Current Month's Charges	\$59.04

Amount Due by October 03, 2023 **\$59.04**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **40% higher** than the same period last year.

Your average daily kWh used was **133.33% higher** than it was in your previous period.



Scan here to view your account online.

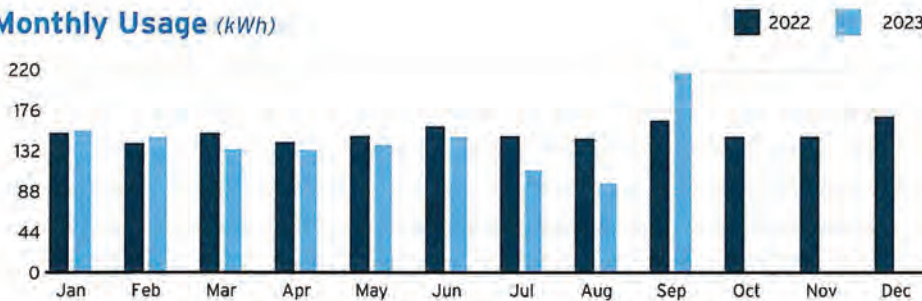
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211002774860

Due Date: October 03, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$59.04

Payment Amount: \$ _____

608174240511

Your account will be drafted on October 03, 2023

STONEBRIER CDD
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746-5062

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
19231 SUNLAKE BLVD
LUTZ, FL 33558-4930

Account #: 211002774860
Statement Date: September 12, 2023
Charges Due: October 03, 2023

Meter Read

Meter Location: Gate

Service Period: Aug 05, 2023 - Sep 06, 2023

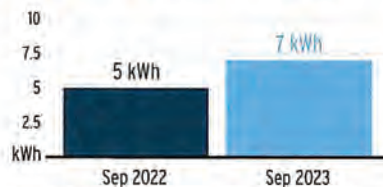
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000195096	09/06/2023	6,911	6,694	217 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	217 kWh @ \$0.07990/kWh	\$17.34
Fuel Charge	217 kWh @ \$0.05239/kWh	\$11.37
Storm Protection Charge	217 kWh @ \$0.00400/kWh	\$0.87
Clean Energy Transition Mechanism	217 kWh @ \$0.00427/kWh	\$0.93
Storm Surcharge	217 kWh @ \$0.01061/kWh	\$2.30
Florida Gross Receipt Tax		\$1.48
Electric Service Cost		\$59.04

Avg kWh Used Per Day



Total Current Month's Charges \$59.04

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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STONEBRIER CDD
3150 COUNTY LINE RD W
LUTZ, FL 33559-0000

Statement Date: September 12, 2023

Amount Due:	\$143.06
Due Date:	October 03, 2023
Account #:	211002774365

DO NOT PAY. Your account will be drafted on October 03, 2023

Account Summary

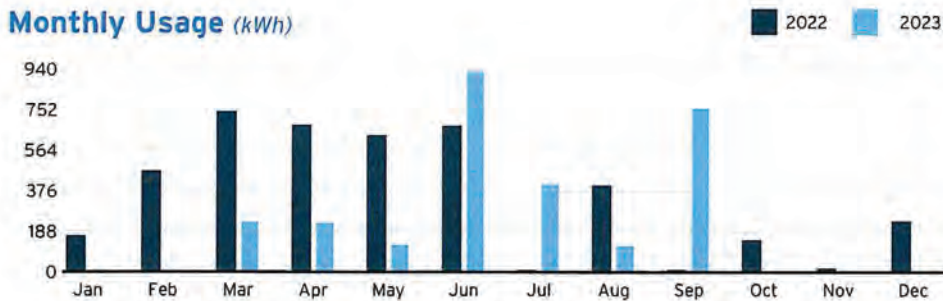
Current Service Period: August 05, 2023 - September 06, 2023	
Previous Amount Due	\$41.22
Payment(s) Received Since Last Statement	-\$41.22
Current Month's Charges	\$143.06
Amount Due by October 03, 2023	\$143.06

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **11400%** higher than the same period last year.
- Your average daily kWh used was **475%** higher than it was in your previous period.

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

SEE HOW YOU CAN SAVE

with tips from our energy experts.

TampaElectric.com/BizSavingsTips

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211002774365
Due Date: October 03, 2023

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.
Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due:	\$143.06
Payment Amount:	\$ _____

608174240509
Your account will be drafted on October 03, 2023

STONEBRIER CDD
250 INTERNATIONAL PKWY, STE 208
LAKE MARY, FL 32746-5062

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
3150 COUNTY LINE RD W
LUTZ, FL 33559-0000

Account #: 211002774365
Statement Date: September 12, 2023
Charges Due: October 03, 2023

Meter Read

Meter Location: Irrigation

Service Period: Aug 05, 2023 - Sep 06, 2023

Rate Schedule: General Service - Non Demand

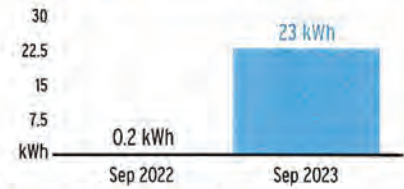
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000762121	09/06/2023	10,679	9,920	759 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	759 kWh @ \$0.07990/kWh	\$60.64
Fuel Charge	759 kWh @ \$0.05239/kWh	\$39.76
Storm Protection Charge	759 kWh @ \$0.00400/kWh	\$3.04
Clean Energy Transition Mechanism	759 kWh @ \$0.00427/kWh	\$3.24
Storm Surcharge	759 kWh @ \$0.01061/kWh	\$8.05
Florida Gross Receipt Tax		\$3.58
Electric Service Cost		\$143.06

Total Current Month's Charges \$143.06

Avg kWh Used Per Day



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Great News! You're in control of when we communicate with you. Log into TECOaccount.com/Notifications to select when you want to receive our electronic account notifications.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com
- Phone:**
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Residential Customer Care: 813-223-0800 (Hillsborough)
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- Hearing Impaired/TTY:** 7-1-1
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EXHIBIT 8

PROJECT: Irrigation Repairs – mainline leak in front of Well A& cracked fitting at pressure switch.
OWNER: Stonebrier Community Development District
CONTRACTOR: RedTree Landscape Systems

The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and RedTree Landscape Systems." **Dated: 11-16-2023**
- The scope of services under the Contract is hereby amended to additionally include the Irrigation Repair services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$631.75 Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:
Stonebrier Community Development District
Owner

BY (Authorized Signature)
DATE

ACCEPTED:
RedTree Landscape Systems
John Moylan,

Senior Irrigation Lead
BY (Authorized Signature)
DATE 11-16-2023



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Irrigation Repairs Proposal

FOR

Stonebrier CDD

Mainline leak in front of well A and cracked fitting at pressure switch

Attention: Tish Dobson, District Manager

November 16, 2023

Scope of Work

Repaired mainline leak in front of Well A & repaired cracked fitting at pressure switch.

QTY	DESCRIPTION	COST	TOTAL
2	3" slip-fix	\$75.00	\$150.00
1	3" coupler	\$6.50	\$6.50
1'	3" PVC	\$5.25/LF	\$5.25
2	DBY connectors	\$3.00	\$6.00
6'	14-1 single strain wire	\$0.25/LF	\$1.50
1	1 1/4" x 1/2" tee slip	\$3.50	\$3.50
1	1/2" x 1/4" Rain Bird SxT	\$4.00	\$4.00
7.0	Tech hrs	\$65.00/ hr	\$455.00
		PARTS	\$176.75
		LABOR	\$455.00
		TOTAL	\$631.75

TOTAL PRICE: \$631.75

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Moylan, Senior Irrigation Leader
irrigation@redtreelandscape.com

PROJECT: Irrigation Repairs – zones 23, 22, 6, and 27.
OWNER: Stonebrier Community Development District
CONTRACTOR: RedTree Landscape Systems

The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape and Irrigation Maintenance Services by and between the Stonebrier Community Development District and RedTree Landscape Systems." **Dated: 11-16-2023**
- The scope of services under the Contract is hereby amended to additionally include the irrigation repair services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$1,634.75 Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:
Stonebrier Community Development District
Owner

BY (Authorized Signature)
DATE

ACCEPTED:
RedTree Landscape Systems
John Moylan,

Senior Irrigation Lead
BY (Authorized
Signature) DATE
11-16-2023



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1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Irrigation Repairs Proposal

FOR

Stonebrier CDD

Zones 23, 22,6 and 27

Attention: Tish Dobson, District Manager

November 16, 2023

Scope of Work

Repairs made on zones 23, 22, 6, and 27 on controller B on Sunlake Boulevard.

- Zone 23 – Valve was bad & needed replacement. Wire from valve to controller was bad under the road. Tied zone 23 into zone 24. Plenty of pressure.
- Zone 6 – Bad common wire. Ran 15’ of wire to get zone 6 to wok.
- Additional repairs on zones listed above.

QTY	DESCRIPTION	COST	TOTAL
1	2" RB scrubber valve	\$300.00	\$300.00
3	Peb/Pga Rain Bird solenoids	\$75.00	\$225.00
20	DBY connectors	\$3.00	\$60.00
15'	14/1 single strain wire	\$0.25/LF	\$3.75
20	Rain Bird nozzles	\$2.50	\$50.00
3	1806	\$18.75	\$56.25
10	Drip couplers	\$0.50	\$5.00
1	Rain Bird 4" rotor	\$25.00	\$25.00
14.0	Tech hrs	\$65.00/ hr	\$910.00
PARTS			\$724.25
LABOR			\$910.00
TOTAL			\$1,634.75

TOTAL PRICE: \$1,634.75

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Moylan, Senior Irrigation Leader
irrigation@redtreelandscape.com

EXHIBIT 9

RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT ADDING
AN OFFICER OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, Stonebrier Community Development District (hereinafter 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 Board of Supervisors of the District desires to add an additional Officer of the District by appointment.

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

1. Scott Smith is added as an additional Assistant Treasurer by appointment.
2. This Resolution shall become effective at 12:01 a.m. on December 14, 2023.

PASSED AND ADOPTED THIS 14th DAY OF DECEMBER, 2023.

**STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT
CHAIRMAN / VICE CHAIRMAN**

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT 10

RESOLUTION 2024-02

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING SIGNATORIES FOR THE DISTRICT'S
OPERATING BANK ACCOUNT(S); AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the 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;

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

Section 1. The Chair and Vice-Chair of the District's Board of Supervisors, Scott Smith and Johanna Lee and Bridgett Alexander of DPGF Management and Consulting, LLC, are hereby designated as authorized signatories on the District's operating bank account.

Section 2. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. Further, upon its passage, any previously adopted resolution designating signatories on bank accounts for the District is rescinded and repealed.

PASSED AND ADOPTED this 14th day of December, 2023.

ATTEST:

**STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

EXHIBIT 11

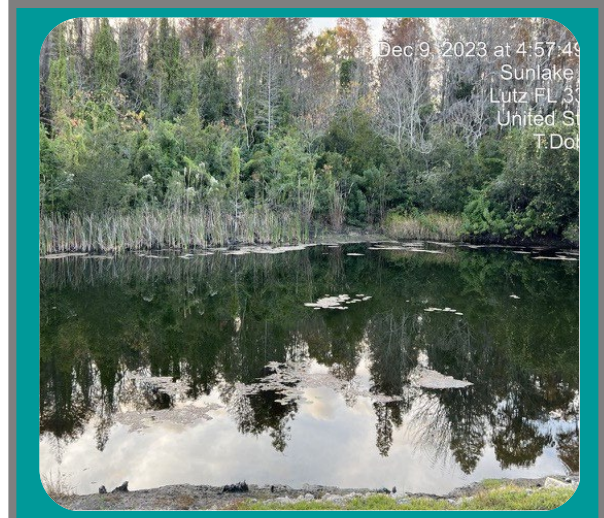


Stonebrier Community Development District Field Operations & District Manager's Report

Aquatics Maintenance

Pond Management: Algae blooms are on the decline as the weather continues to cool down. Recommend thinning out some of the vegetation while the ponds are low enough to address.

Fountains: The fountains are functioning; however, at times the center fountain illumination appears to be dimmer. Steadfast increased the lighting intensity to overcome the lower level of illumination.



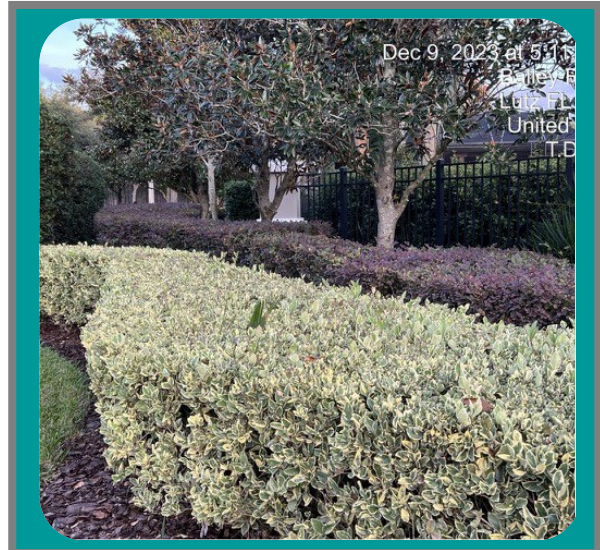


Stonebrier Community Development District Field Operations & District Manager's Report

Landscape Maintenance

Annuals: The holiday annual installation is beginning to flourish offering a well-balanced bouquet for the holiday season.

Hedge Line and Small Shrub Trimming: The hedges and shrubs continue to improve as the cooler months offer an opportunity to overcome the drought stress. Recommend maintaining the tiered appearance to allow the Loropetalum to offset all the green vegetation.





Stonebrier Community Development District Field Operations & District Manager's Report

Landscape Maintenance (Continued)

Maintenance of Beds: The maintenance of the beds continues to improve, along with weed control.

Declining Vegetation: A few of the beds have vegetation that should be replaced next growing season. This vegetation has exhausted the expected life span. Recommend the removal of dead material to improve the overall appearance.





Stonebrier Community Development District Field Operations & District Manager's Report

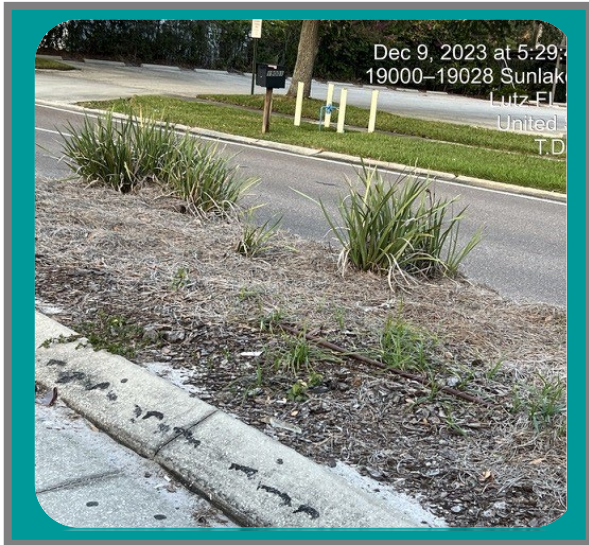
Landscape Maintenance (Continued)

Pine Straw: The Pine Straw Mulch may need to be removed from the median in which it continues to wash / blow away. The beds are dull and messy.

Turf: There are a few areas that are still struggling with the drought conditions.

New Plants: Recommend adding an additional section of drip in the Sandhurst new installation bed. A few shrubs are still struggling.

Grasses: It appears that some of the grasses in one of the beds on Sunlake Blvd. was overlooked during the recent pruning.





Stonebrier Community Development District Field Operations & District Manager's Report

District Manager Updates & Action Items

November Recap

- **Drought:**
Most of the turf is rebounding; however, there are a few sections at the end of County Line that may need to have the irrigation adjusted.
- **Fountains:**
The fountains are functioning as designed. Lighting is being adjusted to overcome a low level of illumination.
- **Holiday Parade:**
Santa is scheduled to arrive by firetruck on Friday, December 22nd. Following the parade, Santa is hosting a photo op and refreshments in the Amenity Center parking lot.
- **Irrigation:**
Multiple irrigation breaks were reported and repaired this month.
- **Moss:**
There are signs of moss growth on the Crepe Myrtles again. Recommend frequent removal throughout the year.
- **Property Line between Stonebrier and Heritage Harbor:**
The resident who resides on the property line has requested a cutback of the branches along the fence line.
- **Site Visits:**
11/14, 11/16, 11/19, 11/21, 11/24, 11/26, 11/30, 12/3, 12/9.
- **Holiday Annual Rotation:**
The holiday annual is beginning to pop with color offering that holiday sparkle to the entrances.
- **Weeds / Vines:**
The detail crew should be commended for their efforts in bringing back the standard of expectation. Job well done!

