



***STONEBRIER COMMUNITY  
DEVELOPMENT DISTRICT***

***Agenda Package***

***Board of Supervisor  
Regular Meeting***

***Date & Time:***

***Thursday,  
February 8, 2024  
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

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

Board of Supervisors  
**Stonebrier Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Stonebrier CDD is scheduled for **Thursday, February 8, 2024, 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-737 or [sviera@vestapropertyservices.com](mailto:sviera@vestapropertyservices.com). We look forward to seeing you at the meeting.

Sincerely,

*Sydney Viera*

Sydney Viera  
District Manager

# Stonebrier Community Development District

Meeting Date: Thursday, February 8, 2024 Call-in Number: 1-904-348-0776  
Time: 6:30PM Meeting ID: 766 858 449#  
Location: Heritage Harbor Clubhouse Teams Link: [Click here to join the meeting](#)  
19502 Heritage Harbor  
Parkway  
Lutz, FL 33558

## *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. **RedTree Report** [Exhibit 3](#)
    - 1. **Tree Project Tracker**
  - C. Landscape Proposals
    - 1. Consideration of Lake Ruth Conservation Area Quarterly Maintenance Proposal Options [Exhibit 4](#)
      - a. RedTree
      - b. Steadfast Environmental
    - 2. Consideration of RedTree Lake Ruth Conservation Area Cutback Proposal [Exhibit 5](#)
    - 3. Consideration of RedTree Dead Oak Tree Removal Proposal [Exhibit 6](#)
    - 4. Consideration of RedTree Proposals [Exhibit 7](#)
      - a. Landscape Enhancement - #0030
      - b. Landscape Enhancement - #0031
      - c. Landscape Enhancement - #0033
- V. District Engineer’s Report** [Exhibit 8](#)
  - A. Consideration of TreeTop Products Bike Rack Proposals
- VI. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 11, 2024 [Exhibit 9](#)
  - B. Consideration for Acceptance – The December 2023 Unaudited Financial Statements [Exhibit 10](#)
  - C. Consideration for Acceptance – The Operations & Maintenance Expenditures for December 2023 [Exhibit 11](#)
  - D. Ratification of RedTree Landscape Enhancement - #0032 Proposal [Exhibit 12](#)

**VII. Business Items**

A. Presentation of Open Item Spreadsheet

[Exhibit 13](#)

**VIII. Staff Reports**

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

[Exhibit 14](#)

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: March 21, 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

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING**

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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, February 8, 2024, 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

January 26, 2024

24-00214H

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## EXHIBIT 2



## Stonebrier CDD Aquatics

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**Inspection Date:**

1/30/2024 9:45 AM

**Prepared by:**

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE: B3**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. The water level is low which is typical during the winter months. The water level will resume to normal as rain becomes more apparent. Minor amounts of nuisance grass growth in the areas absent of water, including Torpedo Grass and Slender Spikerush. Technician will treat these grasses accordingly during the next visit.

<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 checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher	

**SITE: X**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Only thing to note in this pond was very minor amounts of subsurface growth, but nothing of major concern. 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	<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	<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 type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher	

# Inspection Report

**SITE: w**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Water level is low on this pond as well. The littoral shelf has a lot of dormant gulf coast spikerush, as well as some decaying slender spikerush. No algae growth observed. Our technician will continue with routine maintenance and will address the remaining and any new growth.

<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

**SITE: z**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The beneficial Gulf Coast Spikerush in this pond is dormant in most areas but still in healthy condition. No algae growth observed, but some nuisance grasses were still present in some areas where the water is absent. Our technician will target this growth while water levels are low.

<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 checked="" 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



# Inspection Report

**SITE: Y**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Although the water level is low in this pond, it is in great condition. Nuisance grasses that are present on the exposed bank and littoral shelf have been sprayed and are in a state of decay. 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 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: T**

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in great condition. No algae was noted. Some torpedo grass is starting to emerge in some of the shallower areas of the pond. Tech will work to eradicate during the next visits.

<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	

# Inspection Report

**SITE:** M2

Condition: Excellent   Great   Good   Poor   Mixed Condition   Improving



**Comments:**

This pond is in excellent condition. 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 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 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:** C01

Condition: Excellent   Great   Good   Poor   Mixed Condition   Improving



**Comments:**

No algae growth noted within this pond. However, the areas that are absent of water are beginning to see some nuisance grass growth. Our technician will target these areas 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
<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"/> Chara



# Inspection Report

**SITE:** C02

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in excellent condition. Nuisance vegetation in the shallow areas have been treated and are in a state of decay. 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 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 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:** TZ

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Most of the nuisance vegetation in the areas absent of water are in a decaying state from prior treatments. Some new regrowth looked to be occurring as well though, and our technician will address during future visits.

<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 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	

## MANAGEMENT SUMMARY



With February almost here, temperatures continue to fluctuate between warm and cold. Mornings and night temperatures are still relatively cool (50-60), and daytime temperatures range from being a normal warm Florida day to a chilly, cloudy day. The growth rate for both algae and nuisance plants are still slower than usual as a result of the weather, giving technicians the ability to make headway in more overgrown areas. Rainfall events are less frequent and have been few and far between, and with only the occasional isolated event; the water levels of most ponds has decreased as a result of the recent weather. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period).

On this visit, nearly all ponds noted were in great condition. Algae was present in very minor amounts, if any. Nuisance grasses are still present in moderate amounts on exposed banks and littoral shelves, most of which did appear to be decaying and will continue to be routinely treated. Some forms of vegetation that are present in the ponds are dormant due to the recent decreased temperatures. Our technicians will continue to monitor and treat any new 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.

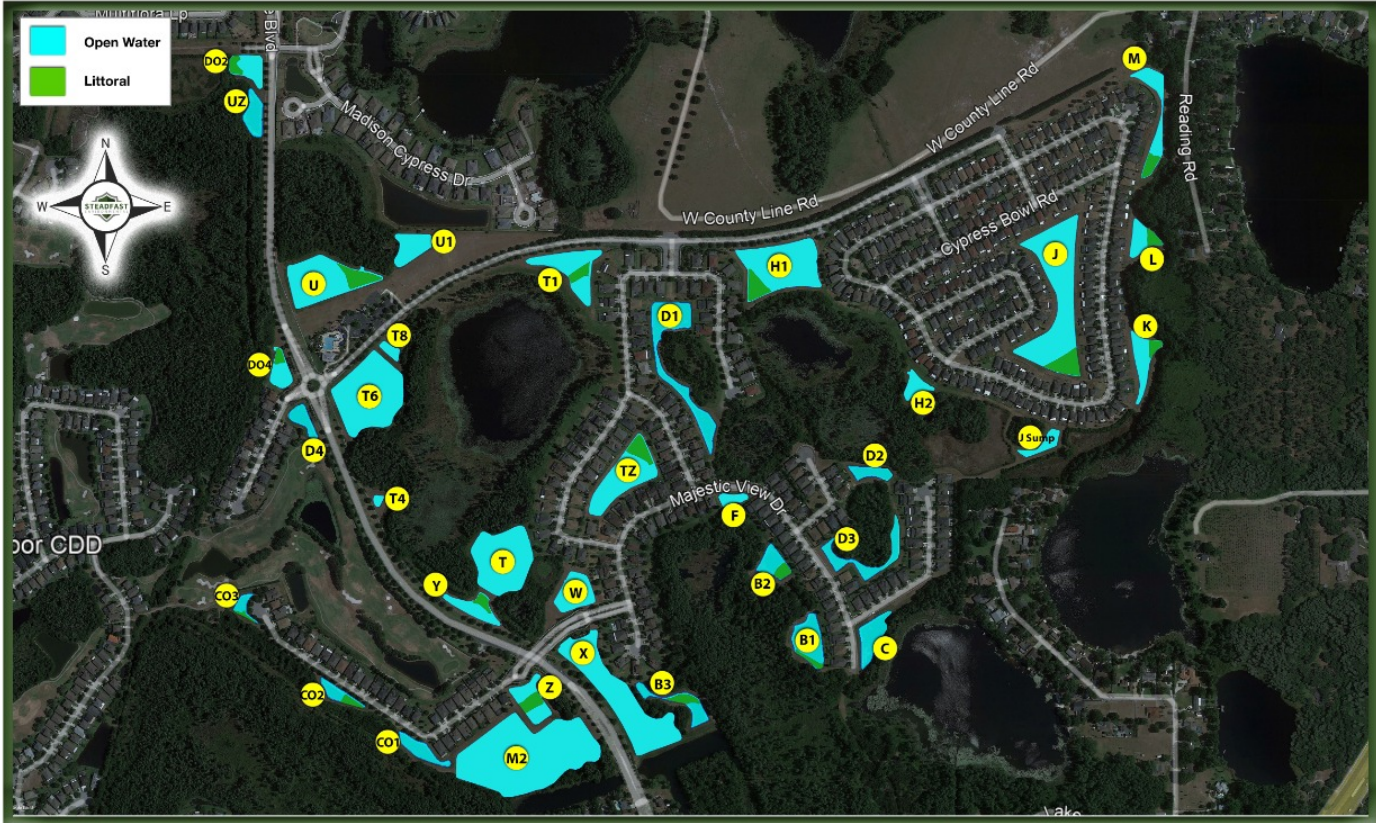
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Stonebrier CDD  
Sunlake Blvd, Lutz, FL

Gate Code:



# EXHIBIT 3





**STONEBRIER CDD**  
**GROUNDS MAINTENANCE SUMMARY REPORT:**  
**JANUARY 2024**

**TO: District Management**  
**STONEBRIER CDD Board of Supervisors**

**FROM: John Burkett, Client Care Specialist – RedTree Landscape Systems**

**DATE: January 31, 2024**

**FOLLOW-UP OVERVIEW**

**Tuesday, January 9, 2024**

- **Our crews mowed, edged, whipped, and blew all common areas and ponds. The crew also detailed throughout the property, as needed.**

**Wednesday, January 10, 2024**

- **Our Landscape crew began the mulch installation project throughout the community.**

**Wednesday, January 17, 2024**

- **Our Landscape crew completed the mulch installation project throughout the community.**

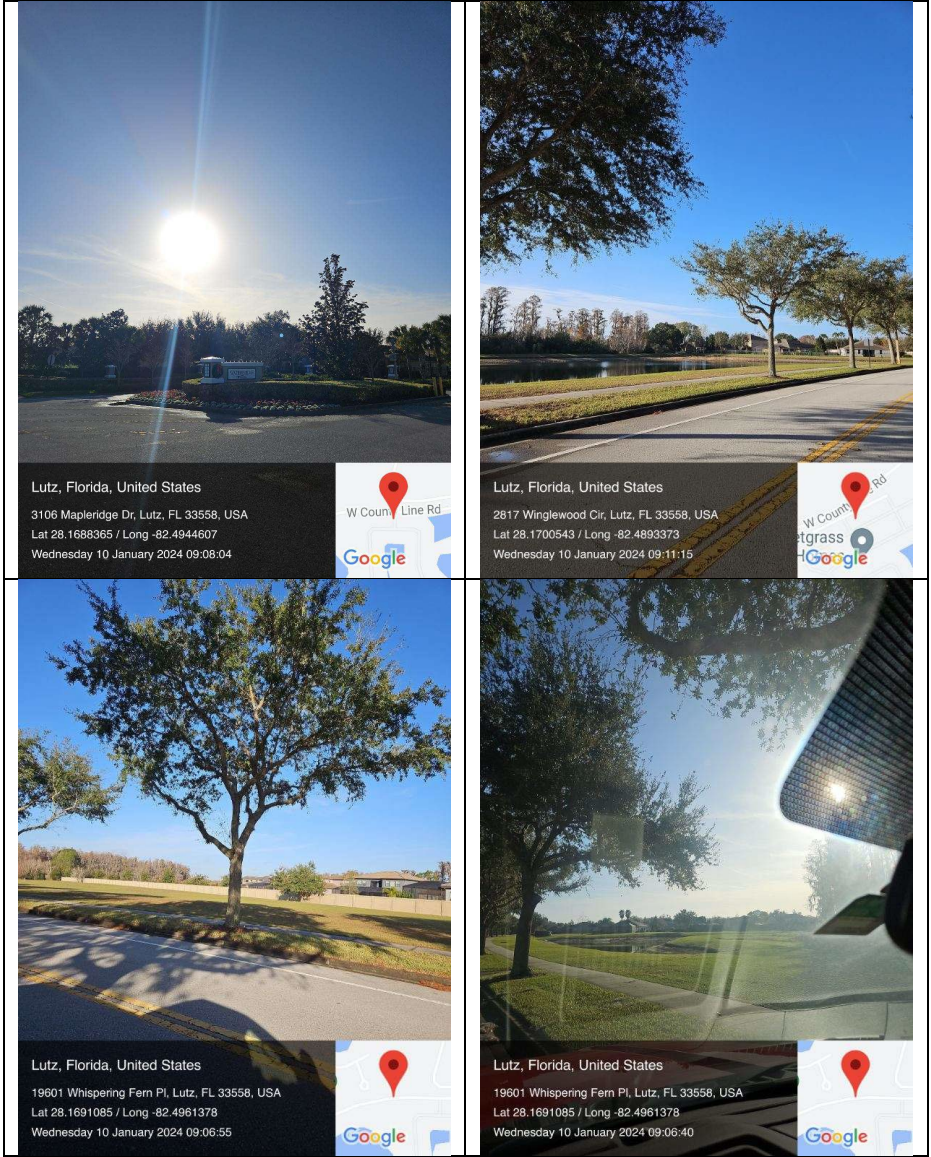
**Thursday, January 18, 2024**

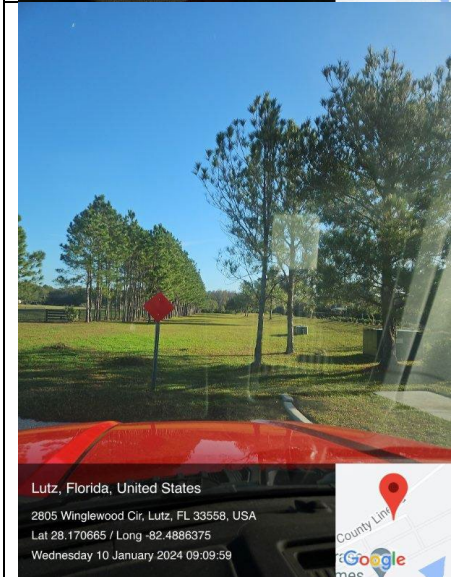
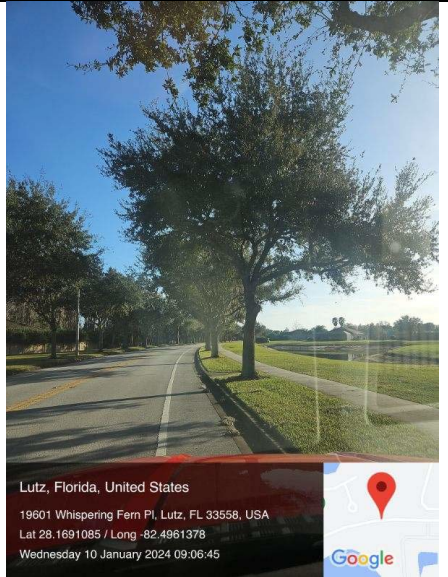
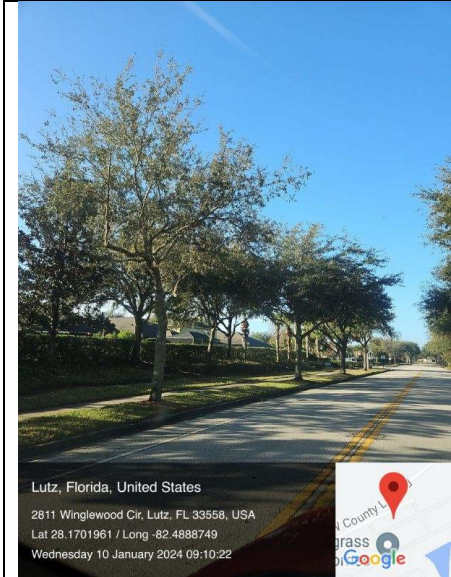
- **Our Landscape crew performed woodline cutbacks.**

**Wednesday, January 24, 2024**

- **Our crews mowed, edged, whipped, and blew all common areas and ponds. The crew also detailed throughout the property, as needed.**

Here are some photos of RedTree service:

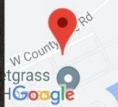




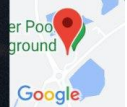




Lutz, Florida, United States  
2817 Winglewood Cir, Lutz, FL 33558, USA  
Lat 28.1701161 / Long -82.4893101  
Wednesday 10 January 2024 09:10:43



Lutz, Florida, United States  
21550 W County Line Rd, Lutz, FL 33558, USA  
Lat 28.1673099 / Long -82.5009012  
Wednesday 10 January 2024 09:05:49





## Proposals Tracker as of 2.2.2024

Stonebrier CDD  
W. County Line Road  
Lutz, FL 33558

LAND OR TREE	Project	Location	Amount	Date proposal submitted	Date proposal approved	Date proposal completed
LAND	Enhancement	Planting Bed at Sunlake Blvd and Evergreen Oaks Drive	\$1,000.00	1.22.24		
LAND	Enhancement	Center Island south of Evergreen Oaks Drive	\$2,750.00	1.22.24	1.23.24	Completed in January
LAND						
LAND						

# EXHIBIT 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

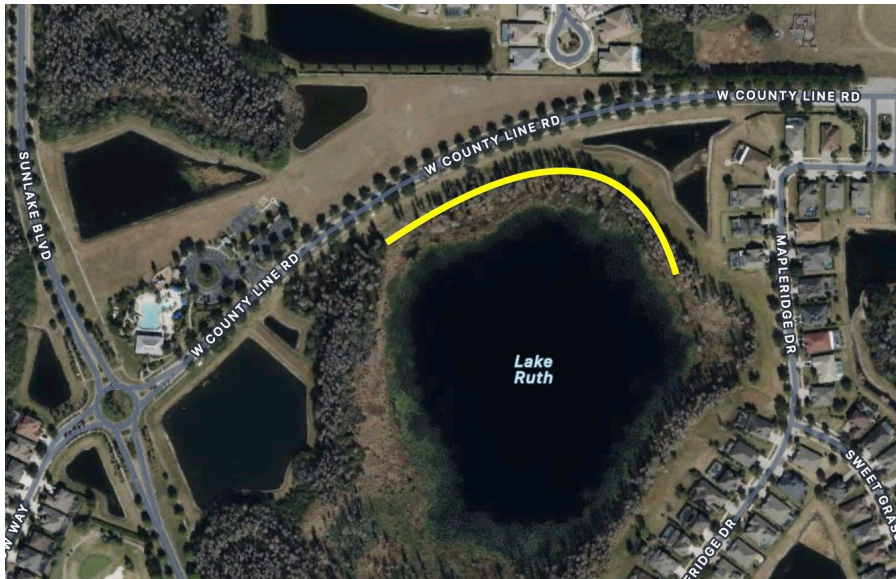
5532 Auld Lane, Holiday FL 34690

LAKE RUTH: QUARTERLY MAINTENANCE PROPOSAL FOR STONEBRIER CDD

Attention: Ms. Tish Dobson – District Manager

January 14, 2024

Target Area



Scope of Work – To Be Performed Each Quarter

- Continue to remove all Brazilian Pepper in yellow target area up to 15' in from edge of woodline.
Continue to cut-back conservation area nuisance vegetation back to woodline and up to 15'.
Application of herbicide on border area after each quarterly maintenance routine.
Removal, hauling fees and dumping fees.

\$1,200.00 per quarter X (4) quarters = Annual Cost: \$4,800.00

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



# Steadfast Environmental, LLC

30435 Commerce Drive Ste 102 | San Antonio, FL 33576  
 813.836.7940 | office@steadfastenv.com  
 www.SteadfastEnv.com

# Proposal

**Date** 1/4/2024 **Proposal #** 1052

Customer Information		Project Information	
Vesta Property Services 250 International Pkwy, Suite 208 Lake Mary, FL 32746	<b>Contact</b>  <b>Phone</b> 813-758-4841  <b>E-mail</b> tdo bson@vestapropertyser...  <b>Account #</b>	Lake Ruth Quarterly Buffer Maintenance	<b>Proposal Prepared By:</b> Lee Smith  <b>Type Of Work</b> Buffer Maint.

Steadfast Environmental, LLC. proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Cost
Quarterly Maintenance of Lake Ruth buffer (CDD Portion) as indicated on attached map.  Maintenance includes mowing of area, wheel wacking around and in between trees, and cutting down/spraying any tall vegetation along the shoreline, with the goal of keeping this area looking aesthetically pleasing.  This estimate reflects the total price for all 4 events. \$1,425/quarter.	4	5,700.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

<b>Total</b>	\$5,700.00
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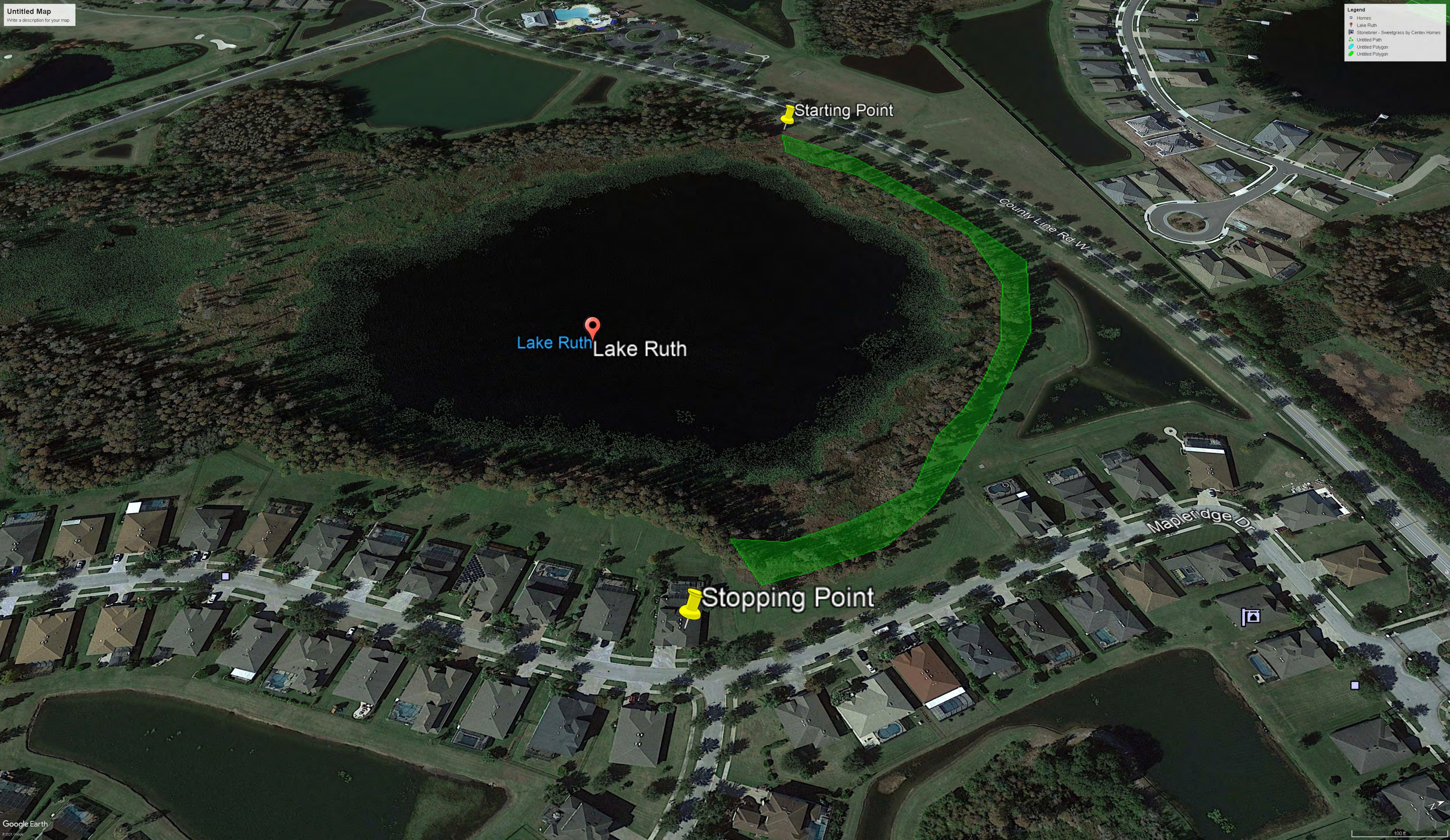
I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_ Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_





Lake Ruth Lake Ruth

Starting Point

Stopping Point

County Line Rd W

Mapleridge Dr



# EXHIBIT 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

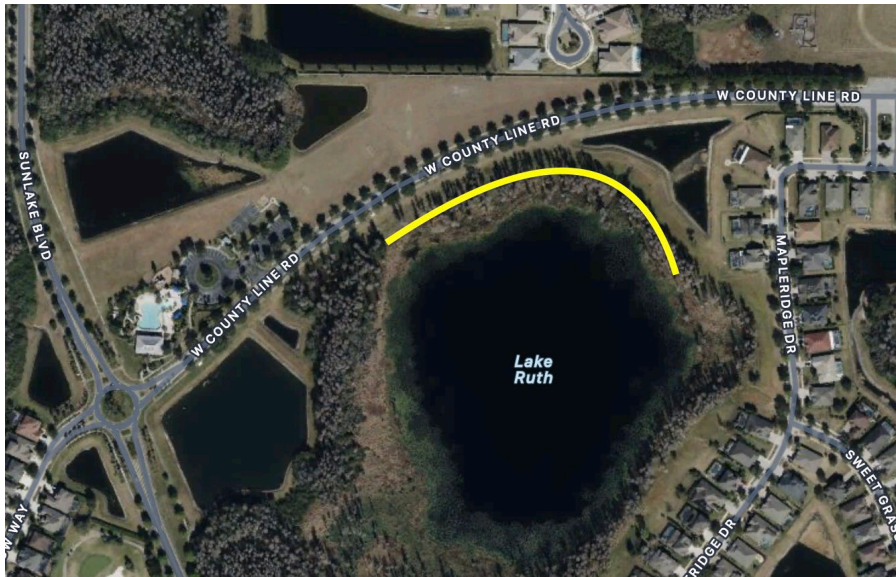
5532 Auld Lane, Holiday FL 34690

LAKE RUTH: CONSERVATION AREA CUTBACK PROPOSAL FOR STONEBRIER CDD

Attention: Ms. Tish Dobson – District Manager

January 14, 2024

Target Area



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.

Total Project: \$4,500.00

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

# EXHIBIT 6





The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

ISLAND IN FRONT OF 19201 SUNLAKE BOULEVARD:
DEAD OAK TREE REMOVAL PROPOSAL
FOR
STONEBRIER CDD

Attention: Ms. Tish Dobson – District Manager

January 16, 2024

Target Area



Scope of Work

- Removal of dead oak tree.
Grinding of stump.
Grading and sodding area with bahia sod.
Debris removal, hauling fees and dumping fees.

Total Project: \$1,750.00

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

# EXHIBIT 7

**PROJECT:** LANDSCAPE ENHANCEMENT – CENTER ISLAND SOUTH OF EVERGREEN OAKS DRIVE  
**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: 01-22-2024**
- The scope of services under the Contract is hereby amended to additionally include the Landscape Enhancement services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$2,750.00** **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*  
*Kevin Smith,*  
**Senior Landscape Designer / Advisor**  
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

**January 21, 2024**

**Landscape Enhancement Proposal**

**For**

**Stonebrier CDD**

**Attn: Tish L. Dobson**

**[tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com)**



**Center island south of Evergreen Oaks Dr.**

- Remove Loropetalum and Magnolia closest to Evergreen Oaks Dr. that are obstructing view
- Install 75 Indian Hawthorn 3gal
- Includes all materials, labor, hauling and dump fees

**Total: \$2,750.00**

---

**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679

**PROJECT:** LANDSCAPE ENHANCEMENT – PLANTING BED AT SUNLAKE BLVD AND EVERGREEN OAKS DRIVE

**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: 01-22-2024**
- The scope of services under the Contract is hereby amended to additionally include the Landscape Enhancement services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$1,000.00 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*  
*Kevin Smith,*

**Senior Landscape Designer / Advisor**  
BY (Authorized Signature)  
DATE 01-22-2024





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**January 21, 2024**

**Landscape Enhancement Proposal**

**For**

**Stonebrier CDD**

**Attn: Tish L. Dobson**

**[tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com)**



**Planting bed at Sunlake Blvd. and Evergreen Oaks Dr.**

- Remove Gold Mound that are obstructing view
- Install 30 Parsons Juniper 3gal
- Includes all materials, labor, hauling and dump fees

**Total: \$1,000.00**

---

**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679

**PROJECT: LANDSCAPE ENHANCEMENT – CENTER ISLAND SOUTH OF EVERGREEN OAKS DRIVE - PLANTING**

**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: 01-22-2024**
- The scope of services under the Contract is hereby amended to additionally include the Landscape Enhancement services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$2,100.00 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*

*Kevin Smith,*

**Senior Landscape Designer / Advisor**

BY (Authorized

Signature) DATE

1-23-2024



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**January 23, 2024**

**Landscape Enhancement Proposal**

**For**

**Stonebrier CDD**

**Attn: Tish L. Dobson**

**[tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com)**



**Center island south of Evergreen Oaks Dr.**

- Install 75 Indian Hawthorn 3gal
- Includes all materials, labor, hauling and dump fees

**Total: \$2,100.00**

---

**Authorized By:**

**Date:**

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679



# EXHIBIT 8



# Quote

Account Number - 120092

Treetop Products, LLC  
222 State Street  
Batavia IL 60510  
(630) 845-5468  
keyaccounts@treetopproducts.com

## Estimate # QUOTRE32935

1/12/2024

**Customer**  
Accounts Payable  
Stonebrier CDD  
250 International Prkway  
Suite 280  
Lake Mary FL 32746  
(321) 263-0132

**Ship To**  
CONTRACTOR NAME  
5551 BLOOMFIELD BLVD  
Lakeland FL 33810

Item	Qty	Rate	Amount	Estimated Lead Time
<b>7ZT7073-BK</b> Park-It Bike Racks/ 11-Bike Rack/ Inground Mount/ Black	1	\$229.99	\$229.99	Ships in 1 to 2 Days

<b>Subtotal</b>	\$229.99
<b>Tax Total (%)</b>	\$0.00
<b>Shipping</b>	\$429.08
<b>Total</b>	\$659.07

\*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

### PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS



# Quote

Account Number - 120092

Treetop Products, LLC  
222 State Street  
Batavia IL 60510  
(630) 845-5468  
keyaccounts@treetopproducts.com

## Estimate # QUOTRE32936

1/12/2024

**Customer**  
Stonebrier CDD  
50 International Parkway  
Suite 208  
Lake Mary FL 32746

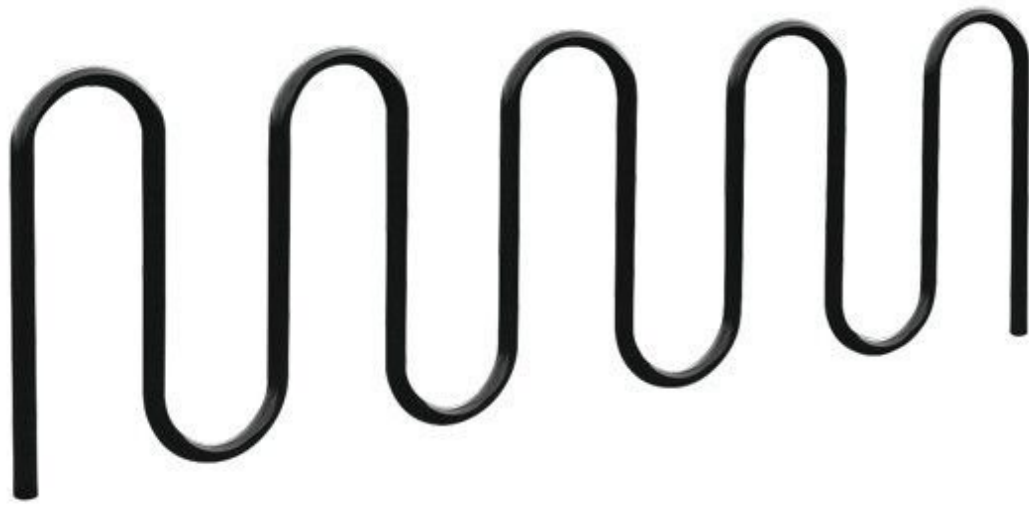
**Ship To**  
CONTRACTOR NAME  
5551 BLOOMFIELD BLVD  
Lakeland FL 33810

Item	Qty	Rate	Amount	Estimated Lead Time
<b>7ZT7071-BK</b> Park-It Bike Racks/ 7-Bike Rack/ Inground Mount/ Black	1	\$228.85	\$228.85	Ships in 1 to 2 Days

<b>Subtotal</b>	\$228.85
<b>Tax Total (%)</b>	\$0.00
<b>Shipping</b>	\$322.01
<b>Total</b>	\$550.86

\*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

## PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS





# EXHIBIT 9

1 **MINUTES OF MEETING**

2 **STONEBRIER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development  
5 District was held on Thursday, January 11, 2024 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	Kristyn Fada	Board Supervisor, Assistant Secretary
14	Emmanuel Ramos	Board Supervisor, Assistant Secretary

15 Also, present were:

16	Tish Dobson	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	RedTree Landscaping
21	Lee Smith <i>(via phone)</i>	Steadfast Environmental

22 *The following is a summary of the discussions and actions taken at the January 11, 2024 Stonebrier CDD*  
23 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request.*

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

26 There being none, the next item followed.

27 **THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

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

29 A. Exhibit 2: Steadfast Environmental – Waterway Inspection Report

30 Mr. Smith provided his report for the month. Discussion ensued.

31 B. Exhibit 3: Consideration of Steadfast Environmental Proposals

32 1. Revised Estimate #1007

33 Discussion ensued regarding the maintenance of the area, as well as the deep cleaning for  
34 CDD property presented in the proposal. The Board requested that Steadfast revise the  
35 proposal to reflect that it was deep cleaning of CDD property only, and RedTree was also  
36 requested to provide a proposal for the deep cleaning.

37 2. Revised Estimate #1008

38 This item was tabled indefinitely.

39 3. Estimate #1052

40 Discussion ensued. The Board requested that Steadfast revise the proposal to reflect the  
41 area that was currently being maintained by the District with the scope being the

42 Countyline tree line of the lake next to the opening at Waterbridge. The Board also  
43 requested that Steadfast remove the homeowner section and the cost associated with that  
44 as it was a maintenance proposal only. RedTree was also requested to submit a proposal  
45 for cleaning and quarterly maintenance.

46 C. Red Tree Report – Verbal

47 Mr. Burkett provided his report for the month. Discussion ensued.

48 D. Landscape Proposals – N/A

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

50 Discussion ensued regarding results from the SWFWMD report, and the priority of locations 1, 7,  
51 and 28.

52 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
53 Mr. Woodcock to select the vendor, at a not-to-exceed of \$30,000.00 to come from the Reserve Fund, for  
54 the Stonebrier Community Development District.

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

56 A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
57 Held December 14, 2023

58 B. Exhibit 5: Consideration for Acceptance – The Revised October 2023 Unaudited Financial  
59 Statements

60 Discussion ensued regarding the capital fund.

61 C. Exhibit 6: Consideration for Acceptance – The November 2023 Unaudited Financial Statements

62 D. Exhibit 7: Consideration for Acceptance – The Operations and Maintenance Expenditures for  
63 November 2023

64 On a MOTION by Mr. Ramos, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved  
65 the Consent Agenda as presented, for the Stonebrier Community Development District.

66 **SEVENTH ORDER OF BUSINESS – Business Items**

67 **This item was discussed out of order during the Fifth Order of Business – District Engineer’s**  
68 **Report.**

69  
70 A. Exhibit 8: Consideration of Finn Outdoor Stormwater Operations & Maintenance Proposal &  
71 Report

72  
73 This item was tabled until further notice.

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

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

76 Discussion ensued regarding landscaping and tracking open-ended items.

77 B. District Counsel

78 Mr. Dugan requested clarification on what was approved regarding the stormwater pond  
79 remediation proposal. Discussion ensued.

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

81 Ms. Medina noted that a resident requested that more bike racks be installed within the community.  
82 Discussion ensued.

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

85 There being none, the next item followed.

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

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

88 **TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: February 8, 6:30 PM**

89 Supervisor Medina, Supervisor Joshi, Supervisor Fada, and Supervisor Ramos indicated that they  
90 would attend the board meeting on February 8 at 6:30 PM. Supervisor Kiely stated that he would  
91 not be attending the next meeting.

92 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

93 Ms. Dobson asked for final questions, comments, or corrections before requesting a motion to  
94 adjourn the meeting. There being none, Ms. Medina made a motion to adjourn the meeting.

95 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board adjourned  
96 the meeting at 7:59 p.m. for the Stonebrier Community Development District.

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

100 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
101 **meeting held on February 8, 2024.**

102  
103  
104

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

105 **Title:**    **Secretary**    **Assistant Secretary**

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



# EXHIBIT 10

# **Stonebrier Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending  
December 31, 2023**

**Stonebrier CDD**  
**Balance Sheet**  
**December 31, 2023**

	<u>General Fund</u>	<u>2016 Debt Service Fund</u>	<u>Total</u>
<b>1 Assets:</b>			
2 Operating Account	\$ 84,786	\$ -	\$ 84,786
3 Money Markets	1,648,450	-	1,648,450
4 Trust Accounts:			
5 Reserve Fund	-	222,719	222,719
6 Prepayment Fund	-	998	998
7 Revenue Fund	-	77,533	77,533
8 Sinking Fund	-	-	-
9 Interest Fund	-	-	-
10 Accounts Receivable	-		-
11 On Roll Assessments Receivable	36,845	26,123	62,968
12 Due From Other	-	422,937	422,937
13 Prepaid Items	-	-	-
14 Deposits	873	-	873
<b>15 Total Assets</b>	<u><b>1,770,954</b></u>	<u><b>750,310</b></u>	<u><b>2,521,264</b></u>
<b>16 Liabilities:</b>			
17 Accounts Payable	6,767	-	6,767
18 Due to Other	422,937	-	422,937
19 Deferred Revenue	36,845	26,123	62,968
<b>20 Total Liabilities</b>	<u><b>466,549</b></u>	<u><b>26,123</b></u>	<u><b>492,672</b></u>
<b>21 Fund Balance:</b>			
22 Non-Spendable:			
23 Prepaid & Deposits	873	-	873
24 Assigned:			
25 Capital Reserves	509,123	-	509,123
26 Operating Capital	85,104	-	85,104
27 Unassigned	709,305	724,187	1,433,492
<b>28 Total Fund Balance</b>	<u><b>1,304,405</b></u>	<u><b>724,187</b></u>	<u><b>2,028,592</b></u>
<b>29 Total Liabilities &amp; Fund Balance</b>	<u><b>\$ 1,770,954</b></u>	<u><b>\$ 750,310</b></u>	<u><b>\$ 2,521,264</b></u>

**Stonebrier CDD**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through December 30, 2023**

	Adopted Budget	Current Month	Year to Date	Variance +/( -)	% of Budget
<b>1 Revenues:</b>					
2 Assessments On-Roll	\$ 628,256	\$ 511,591	\$ 591,411	\$ (36,845)	94.14%
3 Interest	-	6,518	12,692	12,692	0.00%
4 Miscellaneous	-	-	-	-	0.00%
<b>5 Total Revenues</b>	<b>\$ 628,256</b>	<b>\$ 518,109</b>	<b>\$ 604,103</b>	<b>\$ (24,153)</b>	<b>96.16%</b>
<b>6 Expenditures:</b>					
<b>7 Administrative</b>					
8 Supervisor Compensation	13,000	800	2,600	(10,400)	20.00%
9 Payroll Taxes	995	61	199	(796)	19.99%
10 Payroll Services	750	50	150	(600)	20.00%
11 District Management	12,000	1,000	3,000	(9,000)	25.00%
12 Administrative Services	10,000	833	2,500	(7,500)	25.00%
13 Accounting Services	10,000	833	2,500	(7,500)	25.00%
14 Assessment Roll Preparation	5,500	458	1,375	(4,125)	25.00%
15 General Mass Mailing	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	-	100.00%
19 Legal Advertisments	2,500	123	184	(2,316)	7.35%
20 Engineering Services	22,000	-	665	(21,335)	3.02%
21 Legal Services	26,000	689	2,567	(23,434)	9.87%
22 Website Development & Hosting	2,400	200	600	(1,800)	25.00%
23 Email	1,140	95	285	(855)	25.00%
24 Insurance	9,596	-	9,283	(313)	96.74%
25 Miscellaneous Services	975	-	225	(750)	23.08%
<b>26 Total Administrative</b>	<b>121,481</b>	<b>5,143</b>	<b>26,307</b>	<b>(95,174)</b>	<b>21.66%</b>
<b>27 Debt Service Administration</b>					
28 Trustee Fees	4,300	-	3,704	(596)	86.15%
29 Dissemination Agent	1,500	-	1,500	-	100.00%
30 Arbitrage	500	-	500	-	100.00%
<b>31 Total Debt Service Administration</b>	<b>6,300</b>	<b>-</b>	<b>5,704</b>	<b>(596)</b>	<b>90.55%</b>
<b>32 Field Operations</b>					
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	-	1,922	(5,578)	25.62%
37 Pond & Lake Maintenance	21,628	1,802	5,407	(16,221)	25.00%
38 Landscape Maintenance	181,400	15,117	85,975	(95,425)	47.40%
39 Landscape Replenishment	12,000	-	3,250	(8,750)	27%
40 Landscape Irrigation	14,000	2,267	4,277	(9,723)	30.55%
41 Miscellaneous Repairs & Pressure Washing	7,584	-	518	(7,066)	6.83%
42 Signage	250	-	-	(250)	0.00%
43 Holiday Decorations	11,000	5,500	11,000	-	100.00%
44 Dog Waste Services	4,164	-	694	(3,470)	16.67%
45 Porter	780	-	130	(650)	16.67%
46 Field Contingency	31,624	833	2,500	(29,124)	7.91%
<b>47 Total Field Operations</b>	<b>323,430</b>	<b>25,519</b>	<b>115,673</b>	<b>(207,757)</b>	<b>35.76%</b>
<b>48 Total Expenditures</b>	<b>\$ 451,211</b>	<b>\$ 30,662</b>	<b>\$ 147,684</b>	<b>\$ (303,527)</b>	<b>32.73%</b>
<b>49 Excess of Revenues Over (Under) Expenditures</b>	<b>\$ 177,045</b>		<b>\$ 456,418</b>		



50 **Other Financing Sources (Uses)**

51 Transfer In

-

52 Transfer Out (To Capital Reserve Fund)

-

53 **Total Other Financing Sources (Uses)**

\$ -

54 Fund Balance - Beginning

847,987

55 **Fund Balance - Ending**

\$ 1,304,405

Fund Balance Breakdown:

Deposits/Prepaid

873

Capital Reserves

509,123

Operating Capital

85,104

Unassigned

709,305

**Total Fund Balance**

\$ 1,304,405

**Stonebrier CDD**  
**Debt Service Fund - Series 2016**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period from October 1, 2023 through December 30, 2023**

	<u>Adopted Budget</u>	<u>Year to Date</u>	<u>Variance +/(-)</u>
<b>1 Revenues:</b>			
2 Special Assessments (Net)	\$ 445,438	\$ 419,315	\$ (26,123)
3 Interest	-	4,764	4,764
4 Miscellaneous Revenue	-	-	
<b>5 Total Revenues</b>	<u><u>\$ 445,438</u></u>	<u><u>\$ 424,079</u></u>	<u><u>\$ (21,359)</u></u>
<b>6 Expenditures:</b>			
7 Interest:			
8 May 1, 2024	87,213	-	(87,213)
9 November 1, 2024	83,838	87,213	3,375
10 Principal Retirement			
11 May 1, 2024	270,000	-	(270,000)
<b>12 Total Expenditures</b>	<u><u>\$ 441,051</u></u>	<u><u>\$ 87,213</u></u>	<u><u>\$ (353,839)</u></u>
<b>13 Excess of Revenues Over (Under) Expenditures</b>	\$ 4,387	\$ 336,867	
<b>14 Other Financing Sources (Uses)</b>			
15 Transfer In		-	
16 Transfer Out		-	
<b>17 Total Other Financing Sources (Uses)</b>		<u>\$ -</u>	
18 Fund Balance - Beginning		387,320	
<b>19 Fund Balance - Ending</b>		<u><u>\$ 724,187</u></u>	

**Stonebrier CDD**  
**Check Reister**  
**FY2024**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
<b>9/30/2023</b>		<b>Balance Forward</b>				<b>\$ 46,662.28</b>
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
10/04/2023	396		To transfer CRF fund balance to GF per Board of CDD	4,892.50		140,386.55
10/10/2023	100142	Steadfast Environmental	Invoice: SE-22892 (Reference: Pond & Lake Maintenance. )		1,802.35	138,584.20
10/10/2023	100143	VGlobalTech	Invoice: 5499 (Reference: Website Hosting & Management. )		295.00	138,289.20
10/10/2023	100144	Vesta District Services	Invoice: 413532 (Reference: District Management Services. ) Invoice: 413533 (Reference: Dissem...		5,458.33	132,830.87
10/16/2023	100145	Stantec Consulting Services, Inc	Invoice: 2135926 (Reference: Profserv Engineering Services. )		3,113.64	129,717.23
10/16/2023	100146	DIBARTOLOMEO, McBEE, HARTLEY, & BA	Invoice: 90093308 (Reference: Auditing Services. )		2,850.00	126,867.23
10/16/2023	100147	Kutak Rock LLP	Invoice: 3283479 (Reference: Profserv Legal Services. )		1,025.00	125,842.23
10/16/2023	100148	TAMPA BAY POO PATROL	Invoice: 182 (Reference: Waste Station Maintenance. )		412.00	125,430.23
10/16/2023	100149	RedTree Landscape Systems	Invoice: 14959 (Reference: Landscape Maintenance. ) Invoice: 14978 (Reference: R&M-Palm & Oak ...		19,220.67	106,209.56
10/20/2023	1020ACH1	ANALINA MEDINA	BOS MTG 10/12/23		184.70	106,024.86
10/20/2023	1020ACH2	EMMANUEL RAMOS	BOS MTG 10/12/23		184.70	105,840.16
10/20/2023	1020ACH3	Engage PEO	BOS MTG 10/12/23		203.00	105,637.16
10/20/2023	24	Harikrishna Joshi	BOS MTG 10/12/23		184.70	105,452.46
10/20/2023	23	Kristyn Fada	BOS MTG 10/12/23		184.70	105,267.76
10/20/2023	1020ACH4	Michael Kiely	BOS MTG 10/12/23		184.70	105,083.06
10/24/2023	1657	Solterra Resort CDD	Reimbursement for Vesta Invoice #412536 paid out wrong CDD		3,958.33	101,124.73
10/24/2023	100150	Kutak Rock LLP	Invoice: 3295398 (Reference: Profserv Legal Services. )		913.50	100,211.23
10/27/2023	1578	U.S. Bank	Trustee Fees Series 2016 (9/01/23-08/31/24)		4,040.63	96,170.60
10/31/2023			Interest	10.83		96,181.43
<b>10/31/2023</b>				<b>104,903.33</b>	<b>55,384.18</b>	<b>96,181.43</b>
11/01/2023	2ACH110123	TAMPA ELECTRIC	09/07/2023-10/05/23- 19420 Sunlake BI Irr		30.06	96,151.37
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/2023-10/05/2023 19451 Sunlake BI Irr		309.60	95,841.77
11/01/2023	ACH110123	TAMPA ELECTRIC	09/07/23-10/05/23 19640 Sunlake Blvd		374.88	95,466.89
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/2023-10/05/2023 3150 County Line Road W		46.02	95,420.87
11/01/2023	ACH110123	TAMPA ELECTRIC	9/07/23-10/05/23 19231 Sunlake Blvd		54.40	95,366.47
11/01/2023	ACH110123	TAMPA ELECTRIC	09/23-10/05/23 19599 Double Tree Way		15.12	95,351.35
11/06/2023	100151	GNP SERVICES, CPA	Invoice: 7334 (Reference: Arbitrage. )		500.00	94,851.35
11/09/2023	100152	BUSINESS OBSERVER	Invoice: 23-03294H (Reference: Legal Advertising. )		61.25	94,790.10

11/09/2023	100153	Stantec Consulting Services, Inc	Invoice: 21 48037 (Reference: Engineering. )	63.75	94,726.35
11/09/2023	100154	TAMPA BAY POO PATROL	Invoice: 289 (Reference: Pet Waste Station Maintenance. )	412.00	94,314.35
11/09/2023	100155	VGlobalTech	Invoice: 5611 (Reference: Website Hosting & Management. )	295.00	94,019.35
11/09/2023	100156	RedTree Landscape Systems	Invoice: 15274 (Reference: Landscape Maintenance. ) Invoice: 15315 (Reference: Landscape Irrig...	29,461.97	64,557.38
11/13/2023	100157	Vesta District Services	Invoice: 414403 (Reference: Management Consulting Services. )	3,958.33	60,599.05
11/14/2023	1663	FLORIDA DEPT OF ECONOMIC OPPORTU	FY 2023/2024 Special District Fee Invoice/Update Form	175.00	60,424.05
11/16/2023	100158	Steadfast Environmental	Invoice: SE-23106 (Reference: Pond & Lake Maintenance. )	1,802.35	58,621.70
11/17/2023	1117ACH1	ANALINA MEDINA	BOS MTG 11/9/23	184.70	58,437.00
11/17/2023	1117ACH2	EMMANUEL RAMOS	BOS MTG 11/9/23	184.70	58,252.30
11/17/2023	1117ACH3	Engage PEO	BOS MTG 11/9/23	172.40	58,079.90
11/17/2023	25	Harikrishna Joshi	BOS MTG 11/9/23	184.70	57,895.20
11/17/2023	1117ACH4	Michael Kiely	BOS MTG 11/9/23	184.70	57,710.50
11/20/2023	100159	Stantec Consulting Services, Inc	Invoice: 21 48038 (Reference: Professional Engineering Services. )	255.00	57,455.50
11/20/2023	100160	RedTree Landscape Systems	Invoice: 15456 ( )	12,750.00	44,705.50
11/27/2023	100161	Vesta District Services	Invoice: 414939 (Reference: Miscellaneous Field Expense. )	17.73	44,687.77
11/30/2023	1ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/23- 19420 Sunlake Bl Irr	37.50	44,650.27
11/30/2023	2ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/2023 19451 Sunlake Bl Irr	184.02	44,466.25
11/30/2023	3ACH113023	TAMPA ELECTRIC	10/06/23-11/03/23 19640 Sunlake Blvd	744.19	43,722.06
11/30/2023	4ACH113023	TAMPA ELECTRIC	10/06/2023-11/03/2023 3150 County Line Road W	46.02	43,676.04
11/30/2023	5ACG113023	TAMPA ELECTRIC	10/0623-11/03/23 19599 Double Tree Way	28.68	43,647.36
11/30/2023	6ACH113023	TAMPA ELECTRIC	10/06/23-11/03/23 19231 Sunlake Blvd	51.30	43,596.06
11/30/2023		Interest		6.45	43,602.51
<b>11/30/2023</b>				<b>6.45</b>	<b>52,585.37</b>
12/01/2023	100162	Kutak Rock LLP	Invoice: 3311497 (Reference: General Legal Matters - Oct 2023. )	964.00	42,638.51
12/11/2023	100163	BUSINESS OBSERVER	Invoice: 23-03621H (Reference: Legal Advertising. )	61.25	42,577.26
12/11/2023	100164	Stantec Consulting Services, Inc	Invoice: 2162388 (Reference: Engineering Services. )	346.25	42,231.01
12/11/2023	100165	Steadfast Environmental	Invoice: SE-23222 (Reference: Pond & Lake Maintenance. )	1,802.35	40,428.66
12/11/2023	100166	VGlobalTech	Invoice: 5731 (Reference: Website Hosting & Management. )	295.00	40,133.66
12/11/2023	100167	RedTree Landscape Systems	Invoice: 15577 (Reference: Landscape Maintenance. ) Invoice: 15709 (Reference: Landscape Irrig...	16,731.82	23,401.84
12/19/2023	100168	Illuminations Holiday Lighting	Invoice: 1921223 (Reference: Holiday Decorations. )	5,500.00	17,901.84
12/21/2023	100170	RedTree Landscape Systems	Invoice: 15765 (Reference: Landscape Maintenance. ) Invoice: 15809 (Reference: Landscape Maint...	27,875.00	-9,973.16
12/21/2023	100171	Vesta District Services	Invoice: 415878 (Reference: Management Consulting Services. )	3,958.33	-13,931.49
12/21/2023	100169	Heritage Harbor Golf & Country Club	Reference: Miscellaneous Services - Library Rental. <a href="https://dpfg.payableslockbox.com/DocView/In...">https://dpfg.payableslockbox.com/DocView/In...</a>	375.00	-14,306.49
12/22/2023	1222ACH1	ANALINA MEDINA	BOS MTG 12/14/23	184.70	-14,491.19
12/22/2023	1222ACH2	EMMANUEL RAMOS	BOS MTG 12/14/23	184.70	-14,675.89
12/22/2023	1222ACH3	Engage PEO	BOS MTG 12/14/23	172.40	-14,848.29
12/22/2023	26	Harikrishna Joshi	BOS MTG 12/14/23	184.70	-15,032.99
12/22/2023	1222ACH4	Michael Kiely	BOS MTG 12/14/23	184.70	-15,217.69
12/29/2023			Funds Transfer	100,000.00	84,782.31
12/29/2023			Interest	3.71	84,786.02
<b>12/31/2023</b>				<b>100,003.71</b>	<b>58,820.20</b>
					<b>84,786.02</b>

# EXHIBIT 11

Stonebrier CDD  
Check Detail  
December 2023

*Payroll*

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1222ACH1	12/22/2023	ANALINA MEDINA		1100100 · Cash - B...		-184.70
Bill	202314	12/22/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1222ACH2	12/22/2023	EMMANUEL RAMOS		1100100 · Cash - B...		-184.70
Bill	202314	12/22/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	1222ACH3	12/22/2023	Engage PEO		1100100 · Cash - B...		-172.40
Bill	106709	12/22/2023			1511117 · Payroll S...	-50.00	50.00
					1511115 · Payroll T...	-61.20	61.20
					1511001 · Board of ...	-61.20	61.20
TOTAL						-172.40	172.40
Bill Pmt -Check	1222ACH4	12/22/2023	Michael Kiely		1100100 · Cash - B...		-184.70
Bill	202314	12/22/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	26	12/22/2023	Harikrishna Joshi		1100100 · Cash - B...		-184.70
Bill	202314	12/22/2023			1511001 · Board of ...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	100162	12/01/2023	Kutak Rock LLP		1100100 · Cash - B...		-964.00
Bill	3311497	11/20/2023			1511240 · Profserv -...	-964.00	964.00
TOTAL						-964.00	964.00
Bill Pmt -Check	100163	12/11/2023	BUSINESS OBSER...		1100100 · Cash - B...		-61.25
Bill	23-03621H	12/01/2023			1511200 · Legal Adv...	-61.25	61.25
TOTAL						-61.25	61.25



**Stonebrier CDD**  
**Check Detail**  
December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
✓ Bill Pmt -Check	100164	12/11/2023	Stantec Consulting...		1100100 · Cash - B...		-346.25
Bill	2162388	11/28/2023			1511220 · Profserv -...	-346.25	346.25
TOTAL						-346.25	346.25
✓ Bill Pmt -Check	100165	12/11/2023	Steadfast Environ...		1100100 · Cash - B...		-1,802.35
Bill	SE-23222	12/01/2023			1530060 · Pond & L...	-1,802.35	1,802.35
TOTAL						-1,802.35	1,802.35
✓ Bill Pmt -Check	100166	12/11/2023	VGlobalTech		1100100 · Cash - B...		-295.00
Bill	5731	12/01/2023			1511260 · Website ... 1511270 · E-Mail	-200.00 -95.00	200.00 95.00
TOTAL						-295.00	295.00
✓ Bill Pmt -Check	100167	12/11/2023	RedTree Landscap...		1100100 · Cash - B...		-16,731.82
Bill	15708	11/30/2023			1530160 · Landscap...	-51.60	51.60
Bill	15722	11/30/2023			1530160 · Landscap...	-897.75	897.75
Bill	15709	11/30/2023			1530160 · Landscap...	-494.55	494.55
Bill	15711	11/30/2023			1530160 · Landscap...	-171.25	171.25
Bill	15577	12/01/2023			1530120 · Landscap...	-15,116.67	15,116.67
TOTAL						-16,731.82	16,731.82
✓ Bill Pmt -Check	100168	12/19/2023	Illuminations Holid...		1100100 · Cash - B...		-5,500.00
Bill	1921223	12/18/2023			1530205 · Holiday D...	-5,500.00	5,500.00
TOTAL						-5,500.00	5,500.00
✓ Bill Pmt -Check	100170	12/21/2023	RedTree Landscap...		1100100 · Cash - B...		-27,875.00
Bill	15809	11/30/2023			1530120 · Landscap...	-6,975.00	6,975.00
Bill	15765	11/30/2023			1530120 · Landscap...	-20,900.00	20,900.00
TOTAL						-27,875.00	27,875.00

**Stonebrier CDD**  
**Check Detail**  
 December 2023

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
✓ Bill Pmt -Check	100171	12/21/2023	Vesta District Servi...		1100100 · Cash - B...		-3,958.33
Bill	415878	12/01/2023			1511125 · Managem...	-1,000.00	1,000.00
					1511141 · Accountin...	-833.34	833.34
					1511135 · General ...	-833.33	833.33
					1511165 · Assessm...	-458.33	458.33
					1160000 · Field Ope...	-833.33	833.33
TOTAL						-3,958.33	3,958.33

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 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. 3311497

Client Matter No. 19323-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Stonebrier CDD

Vesta District Services

Suite 280

250 International Parkway

Lake Mary, FL 32746

Invoice No. 3311497

19323-1

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Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

10/05/23	R. Dugan	0.10	25.00	Review draft meeting minutes; correspondence regarding same
10/06/23	R. Dugan	0.50	125.00	Review agenda package and prepare for board meeting
10/11/23	R. Dugan	0.30	75.00	Review agenda package and prepare for meeting
10/12/23	R. Dugan	1.90	475.00	Attend board meeting
10/23/23	R. Dugan	0.30	75.00	Review district manager meeting notes; correspondence regarding same
10/23/23	T. Mackie	0.20	64.00	Review meeting notes
10/27/23	R. Dugan	0.20	50.00	Review draft meeting minutes; correspondence regarding same
10/30/23	R. Dugan	0.30	75.00	Review Resolution 2022-06 and correspondence regarding same
TOTAL HOURS		3.80		

**KUTAK ROCK LLP**

Stonebrier CDD

November 20, 2023

Client Matter No. 19323-1

Invoice No. 3311497

Page 2

TOTAL FOR SERVICES RENDERED \$964.00

TOTAL CURRENT AMOUNT DUE \$964.00

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 23-03621H

Date 12/01/2023

**Attn:**  
Stonebrier CDD DPF  
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	Amount
Serial # 23-03621H Stonebrier CDD Notice of Board of Supervisors Regular Meeting <b>RE:</b> Stonebrier CDD Board of Supervisors Meeting on December 14, 2023 at 6:30 p.m. <b>Published:</b> 12/1/2023	\$61.25

Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](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

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### 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

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**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.





**INVOICE**

<b>Invoice Number</b>	2162388
<b>Invoice Date</b>	November 28, 2023
<b>Customer Number</b>	182095
<b>Project Number</b>	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:**

\$346.25

**For Period Ending:**

November 24, 2023

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INVOICE

Invoice Number

2162388

Project Number

238200390

---

**Top Task 000A            Stonebrier CDD**

Professional Services

<b>Category/Employee</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Woodcock, Braydon	0.50	85.00	42.50
	<b>0.50</b>		<b>42.50</b>
Woodcock, Gregory (Greg)	2.25	135.00	303.75
	<b>2.25</b>		<b>303.75</b>
<b>Professional Services Subtotal</b>	<b>2.75</b>		<b>346.25</b>

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**Top Task 000A Total** **346.25**

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Total Fees & Disbursements \$346.25

**INVOICE TOTAL (USD)** **\$346.25**

Billing Backup - Roster

Date	Project	Task	Expnd Type	Employee Billing Title	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2023-11-09	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.00	135.00	135.00	PREPARE FOR AND ATTEND CDD MEETING VIA CONFERENCE CALL	
2023-11-10	238200390	000A.000A	Direct - Regular	Project Manager	WOODCOCK, GREGORY (GREG)	1.25	135.00	168.75	PREPARE SWFWMD O AND M PERMIT CERTIFICATIONS AND COORDINATE WITH VASILII TO UPLOAD TO DISTRICT.	
2023-11-07	238200390	000A.000A	Direct - Regular		WOODCOCK, BRAYDON	0.50	85.00	42.50	SENDING OUR O AND M REPORTS FOR ADDITIONAL PROPOSALS	
<b>Total Labor:</b>						<b>2.75</b>		<b>\$346.25</b>		
<b>Total Project 238200390</b>						<b>2.75</b>		<b>\$346.25</b>		



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

# Invoice

Date	Invoice #
12/1/2023	SE-23222

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** \$7,163.54

<b>Total</b>	\$1,802.35
Payments/Credits	\$0.00
<b>Balance Due</b>	\$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 #** 5731

**DATE** 12/01/2023

**DUE DATE** 12/15/2023

**TERMS** 15th of the Month

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	125.00	125.00
	<b>Web Maintenance:Web Hosting, Server Maintenance, Storage</b> 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
	<b>Security Services:DNS Management, SSL and Firewall</b> 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
	<b>Email:VGlobalTech Managed - Microsoft Business Standard Email Hosting - Monthly Discounted with</b>	1	95.00	95.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Webhosting</b> 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**



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

## Invoice 15708



**BILL TO**

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

<b>DATE</b> 11/30/2023	<b>PLEASE PAY</b> \$51.60	<b>DUE DATE</b> 11/30/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 10/12/23:		0.00	0.00
Sunlake B			
Repairs performed on 2, 3, 6			
<b>Sales</b> nozzles	7	2.50	17.50
<b>Sales</b> drip cups	2	0.50	1.00
<b>Sales</b> MJ nozzle	2	0.30	0.60
<b>Sales</b> Labor - technician	0.50	65.00	32.50

**TOTAL DUE** **\$51.60**

THANK YOU.

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

# Invoice 15722



**BILL TO**

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

DATE	PLEASE PAY	DUE DATE
11/30/2023	\$897.75	11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed as follows on 11/17/23:		0.00	0.00
Worked on main line leak on County Line Road on 11/15 & 11/17/23 - 11/20/23			
Repaired (3) main line leaks			
<b>Sales</b> 3" slip fix	1	75.00	75.00
<b>Sales</b> 3" tee	1	15.00	15.00
<b>Sales</b> 2" coupler	1	3.00	3.00
<b>Sales</b> 3" x 2" RB	1	8.75	8.75
<b>Sales</b> 2" 90's	3	3.00	9.00
<b>Sales</b> 2" PVC SCH 40, per foot	4	1.75	7.00
<b>Sales</b> Labor - technician	12	65.00	780.00

**TOTAL DUE** **\$897.75**

THANK YOU.

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

# Invoice 15709



**BILL TO**

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

DATE	PLEASE PAY	DUE DATE
11/30/2023	\$494.55	11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection on 10/11/23:		0.00	0.00
Sunlake A			
Repairs made on zones 1, 2, 3, 6, 17, 14			
<b>Sales</b> 6" pop ups	4	18.75	75.00
<b>Sales</b> Node 100	1	240.00	240.00
<b>Sales</b> nozzle	4	2.50	10.00
<b>Sales</b> maxi jet nozzle	11	0.30	3.30
<b>Sales</b> 1/2" ST 90's	3	1.25	3.75
<b>Sales</b> Labor - technician	2.50	65.00	162.50

**TOTAL DUE** **\$494.55**

THANK YOU.

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

# Invoice 15711



**BILL TO**

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

<b>DATE</b> 11/30/2023	<b>PLEASE PAY</b> \$171.25	<b>DUE DATE</b> 11/30/2023
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ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed during monthly inspection as follows on 10/17/23:  Countyline Road B  Repairs made after inspection on zone's 2, 3, 13, 14, 20		0.00	0.00
<b>Sales</b> Nozzle	3	2.50	7.50
<b>Sales</b> 6" pop ups	3	18.75	56.25
<b>Sales</b> 1/2" close nipple	2	0.25	0.50
<b>Sales</b> drip coupler	4	0.50	2.00
<b>Sales</b> maxie jet set up	1	5.50	5.50
<b>Sales</b> drip pipe, per foot	2	1.00	2.00
<b>Sales</b> Labor - technician	1.50	65.00	97.50

**TOTAL DUE** **\$171.25**

THANK YOU.

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

## Invoice 15577



**BILL TO**

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

DATE	PLEASE PAY	DUE DATE
12/01/2023	\$15,116.67	12/01/2023

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.





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

# Invoice 15809



**BILL TO**

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

<b>DATE</b> 11/30/2023	<b>PLEASE PAY</b> \$6,975.00	<b>DUE DATE</b> 11/30/2023
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ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as follows:		0.00	0.00
<b>Landscape Construction</b> Installation of (3,100) winter annual flowers - Geranium / Alyssum	3,100	2.25	6,975.00

**TOTAL DUE** **\$6,975.00**

THANK YOU.



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

## Invoice 15765



**BILL TO**

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

DATE	PLEASE PAY	DUE DATE
11/30/2023	\$20,900.00	11/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Landscape installation as per proposal dated 10/28/23: All planter beds on property			
<b>Landscape Construction</b> 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	55.00	20,900.00

**TOTAL DUE \$20,900.00**

THANK YOU.



250 International Parkway, Suite 208  
 Lake Mary, FL 32746  
 TEL: 321-263-0132

**Invoice**

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

**Date** 12/01/2023  
**Invoice #** 415878

**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

# EXHIBIT 12

**CHANGE ORDER: LAND 0032**

**DATE: 01-23-2024**

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**PROJECT:** LANDSCAPE ENHANCEMENT – CENTER ISLAND SOUTH OF EVERGREEN OAKS DRIVE - RIPOUT

**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: 01-22-2024**
- The scope of services under the Contract is hereby amended to additionally include the Landscape Enhancement services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$650.00 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

*Tish Dobson*

BY (Authorized Signature)

DATE

ACCEPTED:

*RedTree Landscape Systems*

*Kevin Smith,*

**Senior Landscape Designer / Advisor**

BY (Authorized

Signature) DATE

1-23-2024



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**January 23, 2024**

**Landscape Enhancement Proposal**

**For**

**Stonebrier CDD**

**Attn: Tish L. Dobson**

**[tdobson@vestapropertyservices.com](mailto:tdobson@vestapropertyservices.com)**



**Center island south of Evergreen Oaks Dr.**

- Remove Loropetalum and Magnolia closest to Evergreen Oaks Dr. that are obstructing view and damaged by car accident
- Includes all labor, hauling and dump fees

**Total: \$650.00**

*Tish Dobson*

1/23/2024

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor  
[ksmith@redtreelandscape.com](mailto:ksmith@redtreelandscape.com) / Cell phone: (727) 426.3679

# EXHIBIT 13

**Stonebrier  
Open Items**

	<b>Topic</b>	<b>Meeting</b>	<b>Contractor</b>	<b>Status</b>
<b>1</b>	Replace two irrigation valve box lids	Dec. 2023 & Jan. 2024	RedTree	In progress
<b>2</b>	SWFWMD stormwater structure / pond remediations	Jan. 2024	Stantec/Site Masters	In progress
<b>3</b>	Bike Racks (Sweetgrass)	Jan. 2024	Stantec	Proposal under consideration
<b>4</b>	Conservation area deep cleaning - Est. 1007	Jan. 2024	Steadfast	Revised proposal forthcoming from Steadfast. Proposal forthcoming from RedTree.
<b>5</b>	Conservation area maintenance - Est. 1052	Jan. 2024	Steadfast	Revised proposal forthcoming from Steadfast. Proposal forthcoming from RedTree.
<b>6</b>	"No Thru Truck" signage	Dec. 2023 & Jan. 2024	Stantec	Stantec to request signage through the county portal.
<b>7</b>	Stantec to advise on conservation area quarterly maintenance.	Jan. 2024	Stantec	



# EXHIBIT 14

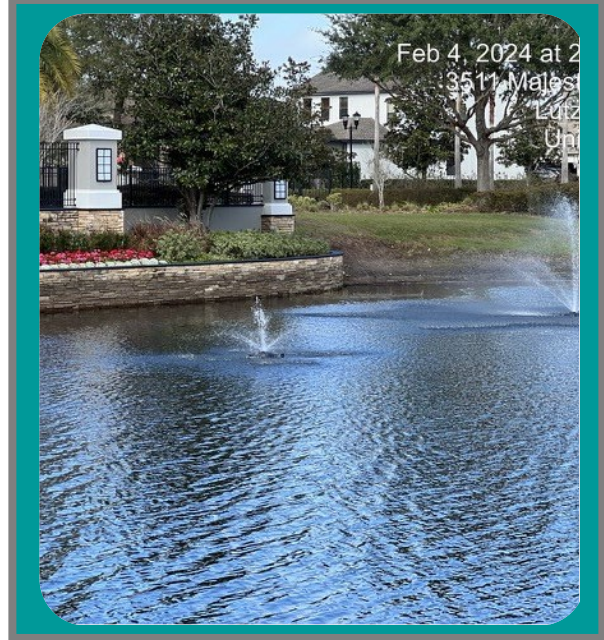


# Stonebrier Community Development District Field Operations & District Manager's Report

## Aquatics Maintenance

**Pond Management:** Even with the recent rain events, the water levels are lower than expected; however, these conditions allow for continual eradication of undesirable vegetation.

**Fountains:** At the time of this report, Steadfast is assessing the center fountain as it was pulsating, and the height of the spray was roughly 18 inches high.







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

## Landscape Maintenance

**Annuals:** The holiday annuals are loving the current environmental conditions.

**Hedge Line and Small Shrub Trimming:** The pruning was completed to spec; however, some of the hedges are thinner at the bottom. Recommend pruning the bottom of the shrubs a little fuller than the top to allow sunlight to filter to the bottom of the shrub. This will improve the overall health of the shrub/hedge line.







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

## Landscape Maintenance (Continued)

**Maintenance of Beds:** The beds were edged according to spec and the mulch was a vast improvement visually and with weed control. The Juniper sprouts should be trimmed off the sidewalk. **Picture 2**

**Annual Beds:** Recommend manual weed control in the annual beds. **Picture 4**







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

## Landscape Maintenance (Continued)

**Irrigation:** All drip line should be secured. **Picture 1**

**Turf:** Areas of St. Augustine turf along County Line and at the roundabout is showing signs of stress. Recommend an irrigation inspection. **Picture 2**

**Ants:** The ants are overly abundant in the roundabout, especially around the landscape lighting. **Picture 3**

**Dead Vegetation:** Standing recommendation: Remove dead vegetation and replace the newer vegetation under "warranty work." **Picture 4**

All recommendations and concerns are being addressed by the RedTree Team.





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

## District Manager Updates & Action Items

### January Recap

- **FY 2024/2025 Budget:**  
Currently assessing trends to recommend decreases and / or increases in regard to specific line items, as the budget season is rapidly approaching.
- **Irrigation:**  
Recommend frequent irrigation inspections throughout the property, as there are pockets of stressed St. Augustine turf.  
Broken irrigation lids (1). Location: Sunlake / Misty Willow Way
- **Moss:**  
The Crepe Myrtles continue to show signs of new moss growth throughout the community. Timely removal was recommended.
- **No Thru Truck Signage:**  
Hillsborough County approved the addition of "No Thru Truck" signage along Sunlake Blvd. and is on order for installation.
- **Roundabout Lighting:**  
Ant mounds continue to plague the roundabout landscape lighting. Continual treatment is in progress.
- **Site Visits:**  
1/8, 1/11, 1/14, 1/18, 1/21, 1/29, 2/4.
- **Sunlake Bridge Lighting:**  
The installer repaired a couple of cut lines and buried the lines. The color of the lights was also changed, per the Board's request. Social media chatter regarding the "red" lighting was brought to my attention. Recommend adding an additional color to the pallet next January, just to keep the "red light district" chatter at a minimum.
- **Weeds / Vines:**  
Very few weeds this month, which can be attributed to the addition of the new mulch; however, a few annual beds require manual weed control, as mentioned previously.

