

1 **MINUTES OF MEETING**

2 **STONEBRIER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Stonebrier Community
5 Development District was held on Thursday, June 5, 2025 at 6:30 p.m., at the Heritage Harbor
6 Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Beckett called the meeting to order at 6:31 p.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Michael Kiely (S2)	Board Supervisor, Vice Chair
12 Joseph Traugott (S1)	Board Supervisor, Assistant Secretary
13 Kristyn Fada (S4)	Board Supervisor, Assistant Secretary
14 Hari Joshi (S5)	Board Supervisor, Assistant Secretary

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Michael Bush	Field Manager, Vesta District Services
18 Ryan Dugan	District Counsel, Kutak Rock LLP (<i>Virtually</i>)
19 Vasili Kostakis	District Engineer, Stantec (<i>Virtually</i>)
20 Lee Smith	Steadfast
21 Christina Van Helden	Account Manager, Yellowstone
22 Christiaan Van Helden	Yellowstone
23 Brian Alexander	Yellowstone
24 Todd Spinelli	Spinelli Electric

25 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*
26 *3 minutes per individual for agenda items*)

27 There being none, the next item followed.

28 **THIRD ORDER OF BUSINESS: Reports**

29 A. Exhibit 1: Contracts

30 B. Exhibit 2: Proposals & Invoices

31 Mr. Van Helden noted that scheduled planting was delayed as he had declined the
32 first batch of plants and replacement plants were being sourced. Supervisors
33 discussed lack of uniformity in the previous planting rotation.

34 1. Exhibit 3: Irrigation Spending

35 C. Exhibit 4: Aquatic Maintenance Report – *Lee Smith, Steadfast Environmental*

36 Mr. Smith reviewed pond conditions within the District. A second herbicide
37 treatment at Lake Nancy was scheduled for the same day as the meeting

1. Exhibit 5: Consideration of Lake Nancy Bi-annual Herbicide Treatment
Revised Proposal - \$4,361.50

Consideration of this item was postponed until the next meeting.

2. Exhibit 6: Consideration of Lake Ruth Initial Herbicide Treatment
Revised Proposal - \$10,714.50

Consideration of this item was postponed until the next meeting.

D. Exhibit 7: Landscape Maintenance Report – *Christiaan Van Helden, Yellowstone*

In discussing the growth of the hedges and weeds it was noted this was attributed to the heat and rain, and normal for this time of year, but will be addressed. The removal of dead bushes at the entrance bridge median and two dead holy trees at Lake Fern, and failing bushes behind the code box were discussed. A proposal for the Sweetgrass entrance was discussed. Dead bushes will be removed when the crew finishes the Waterbridge entrance. Failing bushes will be evaluated by Yellowstone's pest team.

Mr. Van Helden advised he is moving to another branch and Ms. Van Helden will be taking over as Account Manager.

Treatment of the Torpedo grass was discussed, this is on Yellowstone's list to address. Mr. Van Helden reviewed the completed and in-progress enhancement and upgrade projects.

1. Consideration of Yellowstone Proposals

Mr. Van Helden distributed a proposal for irrigation repairs based on the latest inspection.

On a MOTION by Mr. Kiely, SECONDED by Mr. Traugott, WITH ALL IN FAVOR, the Board approved Yellowstone to complete irrigation repairs as proposed in the amount of \$1,006.20, for Stonebrier Community Development District.

- a. Exhibit 7A: #560794 to Replace declining Plant Material Along
County Line Road Fence Behind 3121 Mapleridge Dr. - \$2,320.00

On a MOTION by Mr. Kiely, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board approved Yellowstone proposal #560794 to replace declining plant material along the County Line Road fence behind 3121 Mapleridge Dr. in the amount of \$2,320.00, for Stonebrier Community Development District.

- b. Exhibit 7B: #562294 to Enhance Main Entrance Median -
\$14,980.00

Consideration of this item was postponed until the next meeting.

- c. Exhibit 7C: #562107 to Cutback Encroaching Vegetation In
Vicinity of Pond DD - \$1,560.00

On a MOTION by Mr. Kiely, SECONDED by Mr. Traugott, WITH ALL IN FAVOR, the Board approved Yellowstone proposal #562107 to cutback encroaching vegetation in vicinity of pond DD in the amount of \$1,560.00, for Stonebrier Community Development District.

- d. Exhibit 7D: #561357 to Replace 3 Declining Sabal Palms South of Traffic Circle - \$4,083.00

On a MOTION by Mr. Joshi, SECONDED by Mr. Kiely, OPPOSED by Ms. Fada, the Board approved Yellowstone proposal #561357 to replace 3 declining Sabal Palms south of the traffic circle in the amount of \$4,083.00, for Stonebrier Community Development District.

- e. Exhibit 7E: #553065 (Revised) for Woodside Entrance Enhancements - \$32,672.39

Consideration of this item was postponed until the next meeting.

- f. Exhibit 7F: #553069 for Woodside Entrance Irrigation Upgrade - \$8,879.20

Consideration of this item was postponed until the next meeting.

E. Exhibit 8: District Engineer – *Vasili Kostakis, Stantec*

Mr. Kostakis reported that the fence lines at the two addresses on Maple Ridge were checked again and were confirmed to be within the setback. Regarding the wetland encroachment at Majestic, Mr. Dugan confirmed a cease and desist letter had been sent to the resident regarding the encroachment. Discussion ensued on notifying the HOA that the fence was not installed per the approved application but is encroaching on CDD wetland easement.

Mr. Kostakis will pass on locations of raised sidewalks to the HOA.

F. Exhibit 9: District Counsel – *Ryan Dugan, Kutak Rock*

1. Exhibit 10: Consideration of Camping License Agreement

Mr. Dugan advised that he had worked with Mr. Traugott on the camp license agreement. Ms. Fada reiterated her opposition to permitting camping on CDD property and reviewed her concerns. Supervisors discussed the pros and cons of allowing limited camping on CDD property and the potential impact from this allowance, and listing a number or email address for the District as a point of contact should there be an issue. Mr. Kiely will work with staff and the requester to execute the agreement. Discussion followed on clarifying the location that camping may be allowed.

G. Exhibit 11: District Manager – *Heath Beckett, Vesta District Services*

1. Exhibit 12: Field Operations Report – *Michael Bush, Vesta*

Mr. Bush reviewed items on the Field Operations Report. Blue Wave Lighting will be out to review the flagpole lighting. Supervisors discussed monument/landscape lighting. Mr. Bush will check the photocells are exposed to sufficient sunlight. Ownership and removal of a boat abandoned in pond J Sump was discussed.

Mr. Spinelli introduced himself to the Board and discussed a proposal to remove a dinghy from pond J-Sump in the amount of \$985.00. Supervisor consensus was to try to identify the owner and ask them to remove it.

FOURTH ORDER OF BUSINESS: Business Items

A. Exhibit 13: Consideration of **Resolution 2025-05, Approving Proposed FY 2026 Budget and Setting Public Hearing**

The public hearing was set for August 14, 2025.

On a MOTION by Mr. Kiely, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-05, Approving Proposed FY 2026 Budget and Setting Public Hearing**, for Stonebrier Community Development District.

FIFTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 14: Consideration and Acceptance of the Minutes of the Board of Supervisors Workshop Held May 1, 2025

Changing line 28 to “Dog Park Considerations” was discussed (*this change was not made as the line was a reference to the published agenda outline*).

B. Exhibit 15: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 8, 2025

C. Exhibit 16: Consideration and Approval of the Unaudited April 2025 Financial Report

On a MOTION by Mr. Kiely, SECONDED by Ms. Fada, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-C, for Stonebrier Community Development District.

SIXTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Item Requests)

Supervisors discussed re-setting/restarting the controller for the palm tree lights at the community entrance/exit. Mr. Bush advised that Mr. Gay will be on site on Monday and he will ask him to check the controller and re-set it.

A. Selection of Next Month’s Landscape Lighting Colors (*Joshi*)

Once the controller has been checked and confirmed to be functioning properly, Mr. Joshi will be notified so he can change the lighting color to teal.

SEVENTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to 3 minutes per individual for non-agenda items)

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Stonebrier Community Development District meeting is scheduled for 6:30 p.m. on July 10, 2025 at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558.

With the exception of Mr. Traugott, all Supervisors present affirmed their intent to attend the next meeting in person.

NINTH ORDER OF BUSINESS: Action Items Summary

District Manager

- Forward pine tree pictures to Ryan for letter to property owner

- Contact HOA Management team (Wise) regarding fence encroaching the CDD wetland easement
- Provide District Engineer with contact information for Wise Management

TENTH ORDER OF BUSINESS: Adjournment

On a MOTION by Mr. Kiely, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:04 p.m., for Stonebrier Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on July 10, 2025.

Heath Beckett

□ Heath Beckett, Assistant Secretary



Analina Medina (Jul 28, 2025 16:41:07 EDT)

□ Analina Medina, Chair