

**MINUTES OF MEETING
STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District was held on Thursday, July 10, 2025 at 6:30 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: Roll Call

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Analina Medina (S3)	Board Supervisor, Chair
Michael Kiely (S2)	Board Supervisor, Vice Chair
Kristyn Fada (S4)	Board Supervisor, Assistant Secretary
Hari Joshi (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Ryan Dugan	District Counsel, Kutak Rock LLP (<i>Virtually, Joined in-progress</i>)
Michael Eckert	Kutak Rock LLP (<i>Virtually</i>)
Vasili Kostakis	District Engineer, Stantec (<i>Virtually</i>)
Lee Smith	Steadfast Environmental
Christina Van Helden,	Account Manager, Yellowstone

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

There being none, the next item followed.

THIRD ORDER OF BUSINESS: Reports

A. Exhibit 1: Contracts

Supervisors discussed the District Management agreement and the merits of an annual agreement compared to a multi-year agreement and the termination clause. Mr. Eckert commented on the general practice for District Management contracts and the benefit of locking in pricing with a multi-year agreement. Board consensus was for a multi-year contract.

Ensuring the budget accommodated electrical costs that appear to be assigned to ponds was also discussed.

B. Exhibit 2: Outstanding Proposals

Supervisors discussed their dissatisfaction with the appearance of the newly landscaped Waterbridge entrance, specifically the weeds and the lack of attention to make the entrance actually look newly installed, such as removing moss from the trees. Supervisors relayed their expectation for recently approved projects to

be completed prior to the latest project mobilization. Ms. Beckett was directed to not release payment for the Waterbridge until Ms. Fada affirms satisfactory job completion. Other projects discussed were the replaced irrigation, which should have included the removal of dead shrubs as discussed at the meeting, and at the end of County Line Road, where grass appears to be as tall as the hedges.

Supervisors considered the removal of the dirt and landscape debris from the gutters as another activity the landscape team should be performing routinely.

Supervisors discussed the previously approved Yellowstone proposal to cutback encroaching vegetation in the vicinity of pond DD, specifically the criteria for approving proposals, the work previously completed in this area, the landscape maintenance scope and the lack of monitoring to ensure ongoing maintenance was being completed.. Board consensus was to not pay for a repeat clearing as it should be maintained as part of the landscape maintenance scope.

Damage to CDD landscape by residents building a fish pond was discussed. Staff were asked to review the site to ensure the 8'x4' hole was refilled.

A proposal to remove two dead palms tress at the roundabout was requested.

On a MOTION by Mr. Kiely, SECONDED by Ms. Fada, WITH ALL IN FAVOR, the Board rescinded their previous approval of Yellowstone proposal #562107 to cutback encroaching vegetation in the vicinity of Pond DD, in the amount of \$1,560.00, for Stonebrier Community Development District.

C. Exhibit 3: Irrigation Spending

Supervisors discussed the irrigation monitoring schedule and questioned the ongoing high expenditures for irrigation repairs.

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

Mr. Smith presented the Aquatic Maintenance Report. Supervisors discussed low water levels, lily growth, and locations to focus clearing efforts. A reduction in lily pads to 35% in the ponds was requested.

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

Supervisors indicated the proposal presented was incorrect and requested a bi-annual clearance quote.

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

Consideration of this item was postponed until the next meeting once results of the initial treatment at Lake Nancy could be observed.

3. Exhibit 7: Consideration of Proposal # SCA1882 for Native Planting on Littoral Shelves at Ponds T1 and Z (Multiple Options – \$4,591.50 - \$21,562.04)

Consideration of this item was postponed until the next meeting.
Supervisors requested a picture of pond M where native plant were
previously installed.

E. Exhibit 8: Landscape Maintenance Report – *Christina Van Helden, Yellowstone*

- Waterbridge Renderings
- Waterbridge CAD

Supervisors revisited the discussion regarding landscape deficiencies, noting the impact of the weather and lightning on the palm trees. Ms. Van Helden discussed issues with maintaining to the water's edge when the water levels are low, noting she had reached out to Steadfast for some options for resolution.

Mr. Dugan advised that a letter had been sent to the registered address regarding the dead pine trees along County Line Road, but without a response to date. He requested alternate contact information for the land owner if it is available. Ms. Medina will check with the HOA.

1. Consideration of Yellowstone Proposals

- a. Exhibit 9: #562294 to Enhance Main Entrance Median - \$14,980.00

Consideration of this item was postponed until the next meeting

- b. Exhibit 10: #553065 (Revised) for Woodside Entrance Enhancements - \$32,672.39

Consideration of this item was postponed until the next meeting

- c. Exhibit 11: #553069 for Woodside Entrance Irrigation Upgrade - \$8,879.20

Consideration of this item was postponed until the next meeting

- d. Exhibit 12: 6-27-2025 Irrigation Report Repairs - \$1,087.84

Supervisors revisited the discussion on irrigation costs and whether the repairs are duplicate or new.

On a MOTION by Ms. Medina, SECONDED by Ms. Fada, WITH ALL IN FAVOR, the Board approved Yellowstone to complete the 6-27-2025 Irrigation Report repairs in the amount of \$1,087.84, for Stonebrier Community Development District.

2. Walk-on Exhibit A: Reconsideration of Yellowstone Proposal # 562107 to Cutback Encroaching Vegetation in Vicinity of Pond DD - \$1,560.00 (*Kiely*)

This item was discussed during III.B. Outstanding Proposals.

The Board declined to consider this item.

F. Exhibit 13: District Engineer – *Vasili Kostakis, Stantec*

Mr. Beckett advised that he'd received a response from the HOA CAM and will discuss the encroachment issue with him tomorrow.

Mr. Kostakis was asked to monitor County Line Road drainage for potential flooding issues.

Supervisors reiterated a desire to have early conversations with the developer regarding cost-share agreement for maintaining shared roads, stormwater systems and landscape. Mr. Dugan suggested approaching the developer and Hillsborough County if it's public right-of-way regarding potential impacts of any proposed development. Discussion ensued regarding Mr. Kostakis to connect with the County. Mr. Kostakis checked Hillsborough County permits and advised there were no new updates since February 2025. He will reach out to Hillsborough County.

G. Exhibit 14: District Counsel – *Ryan Dugan, Kutak Rock*

This item was presented out of order prior to III.F. District Engineer.

Mr. Dugan advised that the FEMA claim was moving forward but not finalized yet. Ms. Medina reviewed the Board's consensus to enter into a three-year agreement with Vesta for District Management, inclusive of locked terms and language for termination with and without cause. Mr. Dugan will draft an amendment to the contract once the fees are provided by Vesta.

Mr. Dugan requested a copy of the work schedule map Yellowstone had created for the crew.

Ms. Medina stated she'd received an increase in complaints over the last couple of weeks and considered there were gaps in the level of service from Field Operations. She anticipated future discussions for fee increases would take place prior to the presentation of the budget going forward. She requested the Field Manager be pro-active in bringing items to the Supervisors' attention and raising concerns. A landscape scoresheet was discussed and encouraging residents to contact staff rather than Supervisors, and directing them to the CDD website so requests and resolutions can be tracked.

H. Exhibit 15: District Manager – *Heath Beckett, Vesta District Services*

Mr. Beckett advised of his attempts to reach the Stonebrier CAM. He was provided with the CAM email address. He confirmed the Board was amenable to adding HOA contact information to the District's website and Mr. Kiely's email will be added to the camping form.

1. Exhibit 16: Field Operations Report – *Michael Bush, Vesta*

Mr. Bush presented the Field Operations Report. Landscape lighting was discussed, Supervisors advised they were not coming on. Mr. bush was asked to check the mowing between ponds D02 and UZ. He was also asked to reach out to American Power Washing for a proposal to clean the Waterbridge monument, if it's within the Chair's threshold to authorize, Board consensus was to proceed.

FOURTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 17: Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 5, 2025

B. Exhibit 18: Consideration and Approval of the Unaudited May 2025 Financial Report

Ms. Medina requested the following reallocations:

- Reserve Study from Engineering Services to Capital Projects
- Move Lake Nancy treatment from Pond Maintenance to Capital Projects
- Pump repairs (over \$4,000 each) from Irrigation Repairs to Landscape Renewal/Replacement
- Both bike rack expense should be allocated to the same line item to make tracking easier

A question was raised regarding uncollected revenue, what causes it and how the District can collect it.

Supervisors were asked to make a list of capital improvement items that should be looking at funding.

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

FIFTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting Agenda Items)

A. Review of Proposed FY 2026 Budget (Medina)

This item was discussed during IV. Consent Agenda.

B. Selection of Next Month's Landscape Lighting Colors (Joshi)

Supervisors chose to leave the lights on teal.

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

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS: Next Meeting Quorum Check

The next Stonebrier Community Development District meeting is scheduled for 6:30 p.m. on August 14, 2025 at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, Florida 33558.

Quorum was confirmed for the next meeting.

Supervisors requested changing future meetings to 6:00 p.m. Mr. Dugan advised that the public hearing notice may have already gone out which would need to remain at 6:30 p.m. Supervisors discussed the possibility of starting the meeting at 6:00 pm. And the public hearing at 6:30 p.m.

On a MOTION by Ms. Medina, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board approved starting future regular meetings at 6:00 p.m., for Stonebrier Community Development District.

Mr. Beckett was advised that Supervisors had not received compensation for the budget workshop.

EIGHTH ORDER OF BUSINESS: Action Items Summary

District Manager

- Follow up with Chrissy and Lee about the ponds overgrowing and how can we get this addressed
- Review process when revenue received is less than budgeted
- Pay supervisors for budget workshop

NINTH 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 August 14, 2025.

Heath Beckett



Analina Medina (Aug 22, 2025 16:50:24 EDT)

☐ Kyle Darin, Secretary

☐ Analina Medina, Chair

☐ Heath Beckett, Assistant Secretary

☐ Michael Kiely, Vice Chair