

**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, November 13, 2025 at 6:00 p.m., at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 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:

Joseph Traugott (S1)	Board Supervisor, Assistant Secretary
Michael Kiely (S2)	Board Supervisor, Vice Chair
Analina Medina (S3)	Board Supervisor, Chair
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
Vasili Kostakis	District Engineer, Stantec (<i>virtually</i>)
Lee Smith	Aquatics Account Manager, Steadfast Environmental
Christina Van Helden	Landscape Account Manager, Yellowstone
Jennifer Goldyn	Director of District Services, Florida, Inframark
Leah Popelka	Vice President of Accounting and Finance, Inframark
Howard Neal	Field Services Director, Inframark
Taylor Nielsen	Manager, Business Development, Rizzetta
Sean Craft	District Manager, Rizzetta
Austin Comings	Senior Accountant, Stone Anchor
Joe O'Reilly	Field Manager, Stone Anchor
John McKay	Finance & Assessments, Stone Anchor
Patricia Thibault	District Manager, Stone Anchor (<i>virtually</i>)
Scott Smith	Vice President District Services, Vesta District Services

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS

(Limited to 3 minutes per individual for agenda items)

There being none, Board consensus was to address *H.1. Consideration of Responses to Informal Request for Proposals for District Management Services and Field Management Services* before proceeding to the next item.

THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE

A. EXHIBIT 1: Contracts

1. Review of Landscape Contract

Mr. Beckett advised that the contract scope did not outline the number of hours to be dedicated to maintaining District property, however communications with Yellowstone appear to have addressed the concerns previously raised by Supervisors.

Discussion moved to III.E. Aquatic Maintenance Report followed by III.F. Landscape Maintenance Report before proceeding to IIID. District Engineer.

B. EXHIBIT 2: Outstanding Proposals

C. EXHIBIT 3: Irrigation Spending

D. EXHIBIT 4: District Engineer – *Vasili Kostakis, Stantec*

This item was presented out of order after III.F. Landscape Maintenance Report and prior to III.B. Outstanding Proposals and III.C. Irrigation Spending.

Mr. Kostakis advised that he had reached out again to the land development department for an update on the status of the development project for the property north of the District.

Mr. Kostakis verified the proposed site that Heritage Harbor has requested permission to maintain is a maintenance berm and does not impact any conservation setbacks or wetlands, based on the current landscape maintenance.

With no comments or questions on items *III.B Outstanding Proposals* or *III.C. Irrigation Spending*, discussion moved to *III.G. Field Operations Report*.

E. EXHIBIT 5: Aquatic Maintenance Report – *Lee Smith, Steadfast Environmental*

Mr. Smith presented the Aquatic Maintenance Report, noting the banks and nuisance vegetation will be targeted during the cooler weather and lack of rain will result in lower water levels. Pond B3 is being monitored, ponds UZ and D1 are scheduled for lily reduction. Weed control on dried out ponds is part of the maintenance scope. Mr. Smith will follow up with technicians to ensure this is addressed during the winter. He was asked to be more aggressive in treating the lilies. He added that the fountains are operational, and he will work on the remote. He responded to Supervisor questions on treatments of Lake Ruth and Lake Nancy.

1. Consideration of Steadfast Environmental Proposals

a. EXHIBIT 6: Quarterly Herbicide Treatments on Lake Nancy –
Previously Presented

This item was tabled.

F. EXHIBIT 7: Landscape Maintenance Report – *Christina Van Helden, Yellowstone*

Ms. Van Helden presented the Landscape Maintenance Report. Discussion items included color choice for the next annuals rotation, the quarterly bush hogging around Lake Ruth, tree lifting, the site audit, vegetation eaten by deer and plant replacement options for the entrance refurbishment.

1. Consideration of Landscape Proposals

Proposal # 628596 to repair the landscape at the roundabout which was damaged by over-sized trucks in the amount of \$3,934.12, was presented for the Board's consideration. Discussion followed on signage notifying drivers of the roads being a no-truck route and holding the construction company accountable for the damages. Supervisors want to pursue the matter further with construction companies, the trucking companies, public works, and Hillsborough County Sheriff's office.

On a MOTION by Mr. Traugott, SECONDED by Mr. Joshi, WITH ALL IN FAVOR, the Board approved Yellowstone proposal #628596 to repair landscape at the roundabout damaged by oversized trucks, in the amount of \$3,934.12, for Stonebrier Community Development District.

Discussion followed on the evaluation by an arborist of the leaning trees on District property, an update from Mr. Beckett regarding the leaning trees on the adjoining property at County Line Rd., and landscape items noted in the Field Operations Report.

Discussion moved to III.D. District Engineer before proceeding to the next item.

G. EXHIBIT 8: Field Operations Report – *Michael Bush, Vesta*

Mr. Bush reviewed the Field Operations Report. Discussion included the installation of an additional trash at a high-usage location, and the timing of the landscape lights not turning on simultaneously for both sides of the road.

1. Consideration of Field Operation Proposals

There being none, the next item followed.

H. District Counsel – *Ryan Dugan, Kutak Rock*

1. EXHIBIT 9: Consideration of Responses to Informal Request for Proposals for District Management Services and Field Management Services

This item was presented out of order after II. AUDIENCE COMMENTS.

Mr. Dugan discussed the bids and introduced the vendors.

a. ~~EXHIBIT 10: GMS~~

This bid was withdrawn on November 13, 2025 and therefore not considered.

- 114 b. EXHIBIT 11: Inframark
- 115 c. EXHIBIT 12: Rizzetta
- 116 d. EXHIBIT 13: Stone Anchor
- 117 e. EXHIBIT 14: Vesta (Second Amendment)

118 Each vendor gave an approximately 5-minute presentation, before
119 responding to questions from each of the Supervisors.

120 *The meeting was paused at 7:01 p.m. and resumed at 7:05 p.m.*

121 Supervisors discussed the various proposals.

122 On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
123 authorizing District Counsel to enter into negotiations with Inframark to finalize a contract for
124 District Management and Field Management services, for Stonebrier Community Development
125 District.

126 On a MOTION by Mr. Joshi, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board approved
127 termination of the agreement with Vesta District Services for District Management and Field
128 Management services, for Stonebrier Community Development District.

129 I. EXHIBIT 15: District Manager – *Heath Beckett, Vesta District Services*

130 1. Discussion on Unassigned Funds

131 This item was postponed until the next meeting.

132 2. EXHIBIT 16: Update on Roundabout Damage

133 *This item was discussed during III.F. Landscape Maintenance Report.*

134 3. EXHIBIT 17: Update on Yellowstone Response to Board Request

135 Supervisors requested a follow up next month to ensure service
136 maintains the improvements initially noted with the schedule change.

137 Mr. Beckett advised that he emailed Ms. Fada, requesting she connect
138 with Ms. Van Helden regarding the color choices for the next annuals
139 rotation.

140 4. Discussion on trees on the Farmers property

141 *This item was discussed during III.F. Landscape Maintenance Report.*

142 Mr. Beckett discussed the case opened (#CN0419971) with Hillsborough
143 County. The Hillsborough County Code Officer will send a violation letter
144 to the property owner regarding the safety violation caused by the trees
145 and will provide the District with updates as they become available.

FOURTH ORDER OF BUSINESS: BUSINESS ITEMS

1. EXHIBIT 18: Adoption of **Resolution 2026-01, Requesting Hillsborough County Supervisor of Elections Conduct District's General Election (Seats 4 and 5) and Authorizing Notice of Qualifying Period**

On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-01, Requesting Hillsborough County Supervisor of Elections Conduct District's General Election (Seats 4 and 5) and Authorizing Notice of Qualifying Period**, for Stonebrier Community Development District.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. EXHIBIT 19: Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 16, 2025
- B. EXHIBIT 20: Approval of the Unaudited September 2025 Financial Report
 1. Review of FY 2025 Transaction Detail
- C. EXHIBIT 21: Acceptance of the GNP Services Bond Series 2016 Arbitrage Report Ending August 30, 2025 Indicating no Rebutable Arbitrage Liability.

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

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS *(Includes Next Meeting Agenda Items)*

- A. Selection of Next Month's Landscape Lighting Colors *(Joshi)*
This item was discussed during Ill.G. Field Operations.
Supervisors requested orange and brown for Thanksgiving followed by green and red beginning the weekend after Thanksgiving.

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 6:00 p.m. on December 11, 2025 at Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558.

All Supervisors present affirmed their intent to attend the next meeting in person.

The matter of the license agreement with Heritage Harbor was raised.

On a MOTION by Ms. Medina, SECONDED by Mr. Kiely, WITH ALL IN FAVOR, the Board authorized Mr. Traugott to approve the map to be used for the Heritage Harbor license agreement, for Stonebrier Community Development District.

NINTH ORDER OF BUSINESS: ACTION ITEM SUMMARY

District Manager

- Reach out to Turner Construction for further information on the trucks responsible for damaging the roundabout.
- Pursue Public Works

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Mr. Kiely, SECONDED by Ms. Medina, 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 by vote of the Board of Supervisors at a publicly noticed meeting held on December 11, 2025.

Heath Beckett

☒ Heath Beckett, Secretary

☐ _____, Assistant Secretary



Analina Medina (Jan 5, 2026 11:10:17 EST)

☒ Analina Medina, Chair

☐ Michael Kiely, Vice Chair