

# *Stonebrier Community Development District*

February 12, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

## CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

**Board of Supervisors**

Analina Medina, Chairman  
Michael Kiely, Vice Chairman  
Joseph Traugott, Assistant Secretary  
Kristyn Fada, Assistant Secretary  
Hari Joshi, Assistant Secretary

**Staff:**

Mark Vega & John Weaver, District Manager  
Ryan Dugan, District Counsel  
Vasili Kostakis, District Engineer  
John Fowler, Inframark Field Service  
Natasha Sowani, District Accountant  
Catalina Martinez, Administrative Assistant

## REGULAR MEETING AGENDA Thursday, February 12, 2026 – 6:00 p.m.

---

- 1. Call to Order and Roll Call**
- 2. Audience Comments – Three- (3) Minute Time Limit**
- 3. Staff Reports**
  - A. District Accountant
  - B. Aquatics Inspection Report.....Page 3
  - C. Field Inspection Report.....Page 11
  - D. Landscape Report .....Page 29
  - E. District Engineer
  - F. District Counsel
  - G. District Manager
- 4. Business Items**
  - A. Discussion of Pool Drainage License Agreement .....Page 35
  - B. Discussion of Outstanding Yellowstone Invoice .....Page 45
- 5. Business Administration**
  - A. Consideration of Minutes from the Meeting held on January 8, 2026 .....Page 48
  - B. Consideration of December 2026 Check Register .....Page 54
  - C. Ratification of Resolution 2026-02; Redesignating Officers.....Page 93
  - D. Consideration of Resolution 2026-03; Appointing District Manager.....Page 94
  - E. Ratification of Resolution 2026-04; Appointing Secretary and Treasurer .....Page 95
  - F. Ratification of Resolution 2026-05; Designating Authorization and Action Relating to Accounts .....Page 96
- 6. Supervisor Requests**
- 7. Audience Comments – Three- (3) Minute Time Limit**
- 8. Adjournment**

*The next regular Board meeting is scheduled for Thursday, March 12, 2026, at 6:00 p.m.*

**District Office:**

Inframark c/o Stonebrier  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Meeting Location:**

Heritage Harbor Clubhouse  
19502 Heritage Harbor Parkway  
Lutz, FL 33558



## Stonebrier CDD Aquatics

---

**Inspection Date:**

2/4/2026 12:04 PM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE: DO2**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Patches of submerged slender spikerush are present. Ongoing treatments are occurring to control growth. Surface temperatures are likely too low to encourage any vertical growth at this time. No shoreline weeds or algae observed.

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

**SITE: F**

Condition:    Excellent    Great     Good    Poor     Mixed Condition    Improving



**Comments:**

Submerged slender spikerush present around the perimeter. This will need several rounds of specialized treatment before results become evident. A treatment plan is in the works. No shoreline weeds or algae observed.

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

# Inspection Report

**SITE: JSUMP**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Planktonic algae bloom present. An algaecide treatment next visit will be highly effective due to the reduced volume of water the pond is currently holding. No nuisance grass observed.

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

**SITE: T1**

Condition:    Excellent    Great     Good    Poor     Mixed Condition    Improving



**Comments:**

More slender spikerush present. This pond will be included in the upcoming specialized treatments. Ongoing efforts will continue until then. One small patch of filamentous algae present in the corner. This will be addressed next visit.

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

# Inspection Report

## SITE: T4

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Bottom-dwelling filamentous algae present. Like J Sump, this pond has very little water and will be highly receptive to an algaecide treatment next service. No nuisance grass observed.

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

## SITE: TZ

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

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

# Inspection Report

## SITE: U

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.  
There is a small buildup of pollen on the surface.

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

## SITE: U1

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.  
More pollen on the surface, likely from the wetland abutting this pond and U.

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

# Inspection Report

**SITE: UZ**

Condition:    Excellent    Great    Good    Poor     Mixed Condition    Improving



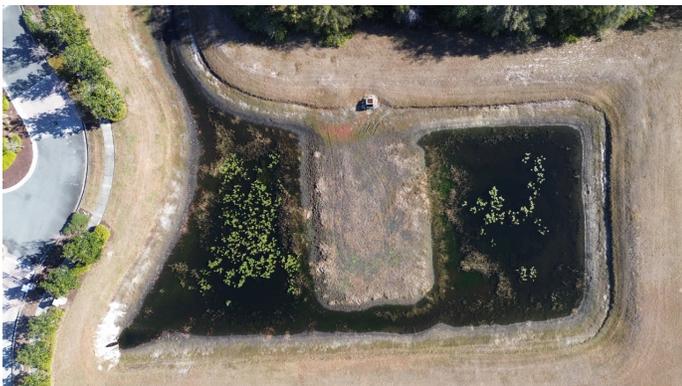
**Comments:**

The algae present is a rarer type. We've seen it here before, so technicians have found a way to combat it. Adding this pond to the slender spikerush treatments will also aid in this process. Ongoing treatments will continue in the meantime. No shoreline weeds observed.

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

**SITE: z**

Condition:    Excellent     Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Benthic algae present. It will likely stay at the bottom of the pond. Treatments have been occurring to clear it. No nuisance grass observed.

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

## MANAGEMENT SUMMARY



Late January/early February is typically a great time for ponds. We have just passed the height of winter which means low temps and little chance of rain. Algal growth is less likely due to suboptimal air and water surface temperatures (<80°F). Vegetative growth isn't being fueled by prolonged sunlight and rain, and may be knocked out by overnight freezes. Water levels are low, allowing for higher product concentration when applied in the water. This does, however, leave shorelines and pond beds exposed for nuisance growth. Technicians are always equipped with an array of herbicides to combat any grasses that spring up in these areas.

Fair conditions overall today. Slender spikerush has been a consistent nuisance at most properties I've inspected this month. We are working on a widespread, long-term solution to apply while pond and weather conditions are in our favor.

Other nuisance growth is minimal. Sporadic shoreline growth and small algal blooms are rare but expected and can be easily dealt with through proper treatment.

## 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 over treating 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:





## Stonebrier CDD

Field Inspection Report-February 2026

Friday, 30 January 2026

Prepared For Board Of Supervisors

45 Items Identified

45 Items Incomplete

John Fowler

Inframark



### Item 1

Assigned To: Yellowstone

Large weeds observed growing within the Jasmine in the south median island on Sunlake Boulevard. Removal is required.



### Item 2

Assigned To: aquatics

Treat invasive species in the littoral shelf and within the pond located at the southeast corner of the district off Sunlake Blvd. Do want to keep the beneficial vegetation in the pond.



### Item 3

Assigned To: Yellowstone

Ant activity was observed throughout the district, including both active and inactive mounds. After treatment and once mounds are inactive, areas shall be leveled to surrounding grade.

### Item 4

Assigned To: aquatics

Trash and landscape debris were observed in the southeast pond at Sunlake Boulevard and Evergreen Oak Drive. Removal is required.



### Item 5

Assigned To: Yellowstone

Weeds were observed in the medians along Sunlake Boulevard. Treatment is required; weeds exceeding 2 inches should be hand-pulled.



### Item 6

Assigned To: Yellowstone

Diagnose and treat declining holly trees in the median on Sunlake Boulevard at the south end of the district. Remove any dead or diseased material.

### Item 7

Assigned To: Yellowstone

Ensure signage areas and lake banks are weeded at each service.



### Item 8

Assigned To: Yellowstone

Declining Magnolia trees were observed in the south median of Sunlake Boulevard. Diagnosis and treatment should be considered. Yellowstone Landscape shall have a certified arborist investigate and provide a report with findings and recommendations.



### Item 9

Assigned To: Yellowstone

Declining Japanese Blueberry trees was observed in the south median island on Sunlake Boulevard. Diagnosis and treatment should be considered, with removal of any dead or diseased material.





### Item 10

Assigned To: Yellowstone

Remove a strap buried beneath the crepe myrtle in the south right-of-way of Evergreen Oaks Drive, east of Sunlake Boulevard.

### Item 11

Assigned To: Yellowstone

Inspection identified gaps in the planting beds along Evergreen Oaks Drive in the south and north right-of-way, east of Sun Lake Boulevard, related to the recently planted enhancement project. Recommendations: tighten bed edges with sod, or, if plant counts meet specifications, consider adding additional plants in the future.



### Item 12

Assigned To: Yellowstone

Recently planted Pittosporums along the south right-of-way of Evergreen Oak Drive near the entrance gate are not thriving.



### Item 13

Assigned To: Yellowstone

Crack weeds were observed in the pavers at the entrance of Evergreen Oak Drive at the guard gate, east of Sunlake Boulevard. Treatment is required.

### Item 14

Assigned To: Yellowstone

Inspection observed that several recently planted Red Ti plants in the north right-of-way of Evergreen Oak Drive, east of Sunlake Boulevard near the exit gate, are being eaten. Monitoring and corrective action may be required.



### Item 15

Assigned To: Yellowstone

Inspection identified several dead Bird of Paradise plants in the north right-of-way of Evergreen Oak Drive, east of Sun Lake Boulevard at the exit guard gate. Replacement under warranty is required.



**Item 16**

Assigned To: aquatics

Remove landscape debris along the edge of the pond near the exit of Evergreen Oak Drive, east of Sun Lake Boulevard.



### Item 17

Assigned To: Yellowstone/BOS

Inspection noted a section of Jasmine Minima along the aluminum fence in the north right-of-way of Evergreen Oak Drive that has died. Board to consider the need for replacement.



### Item 18

Assigned To: Yellowstone

Inspection noted recently installed Loropetalum in the north right-of-way of Evergreen Oak Drive, east of Sunlake Boulevard, showing signs of wilt. Verify irrigation coverage to ensure proper watering.



### Item 19

Assigned To: Yellowstone

Observed an area on the north right-of-way of Evergreen Oaks Drive, east of Sun Lake Boulevard, where new plantings were installed but the area requires tidying next to the preserve. Consider installing a row or two of turf to improve the appearance.

### Item 20

Assigned To: Yellowstone

Inspection observed declining Juniper at the northwest corner of the Evergreen Oaks Drive and Sun Lake Boulevard intersection. Diagnosis and treatment are required, with removal of any dead or diseased material.



**Item 21**

Assigned To: Yellowstone

Inspection recommends scheduling a district-wide Crepe Myrtle pruning event from late February to early March. All Spanish moss and ball moss should be removed.



**Item 22**

Assigned To: Yellowstone

Inspection requires a Yellowstone arborist to evaluate declining Magnolia trees at the northwest corner of Evergreen Oak Drive and Sun Lake Boulevard. Findings and recommendations should be reported.



**Item 23**

Assigned To: Yellowstone

Inspection observed ferns growing within Star Jasmine at the southwest corner of Evergreen Oak Drive and Sun Lake Boulevard. Removal is required, and a pruning event for the Jasmine should be scheduled.



**Item 24**

Assigned To: aquatics

Inspection identified non-desirable grassy weeds in the pond at the southwest corner of Evergreen Oak Drive and Sun Lake Boulevard. Treatment is required.



### Item 25

Assigned To: aquatics

Overall, lakes throughout the district appear in good condition. Water levels are low, which is typical for this time of year.



### Item 26

Assigned To: maintenance

Inspection recommends assessing the "Waterbridge at Stonebrier" sign on the east median of Evergreen Oaks Drive at Sunlake Boulevard for cleaning or repainting.

### Item 27

Assigned To: Yellowstone

Diagnose and treat declining shrubs at the lift station on the west right-of-way of Sunlake Boulevard, just north of Evergreen Oak Drive. Remove any dead or diseased material. Also remove palm volunteers in the area.



**Item 28**

Assigned To: Yellowstone

Inspection noted sucker growth on a few trees along the Sunlake Boulevard right-of-ways. Removal is required.



**Item 29**

Assigned To: Yellowstone

Inspection recommends scheduling a pruning event for Viburnum on the west right-of-way of Sun Lake Boulevard, between Evergreen Oak Drive and Misty Willow Way, to create a uniform appearance.



### Item 30

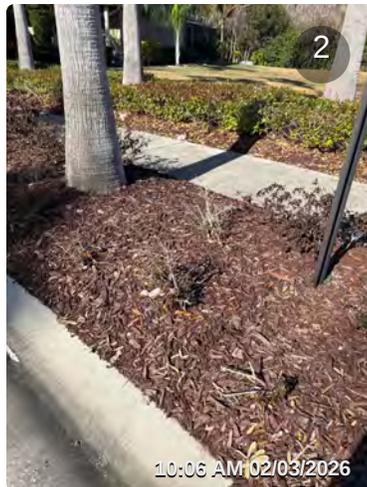
Assigned To: engineer

Inspection noted that a portion of the lake bank at the northwest corner of Misty Willow Way and Sun Lake Boulevard may need restoration.

### Item 31

Assigned To: Yellowstone

Inspection observed declining Loropetalum on the right-of-ways of Misty Willow Way, west of Sun Lake Boulevard. Diagnosis and treatment are required, with removal of any dead or diseased material.



### Item 32

Assigned To: Yellowstone

Inspection noted that ornamental grasses on the east right-of-way of Sunlake Boulevard, just north of Misty Willow Way, were pruned. Grasses on the west right-of-way were not pruned. Post-pruning cleanup requires improvement.



### Item 33

Assigned To: Yellowstone

Observed the median island on Sunlake Boulevard, just north of the roundabout at Misty Willow Way. Do not mow down the Liriope to control weeds. Once the weeds have died, they should be removed.



### Item 34

Assigned To: engineer

Lake bank restoration is needed at the southeast corner of Sun Lake Boulevard and W. County Line Road.

### Item 35

Assigned To: Yellowstone

Inspection noted several palm stumps along the east right-of-way of Sun Lake Boulevard, just south of W. County Line Road. Stumps should be flush cut or ground to grade.



### Item 36

Assigned To: Yellowstone

Inspection noted a dead shrub on the west right-of-way of Balley Flats Place. Removal is required.



### Item 37

Assigned To: Yellowstone

Inspection noted palm volunteers, weeds, and Coontie growing within Juniper at Balley Flats Place. Removal is required.





### Item 38

Assigned To: Yellowstone

Inspection noted declining Juniper in the median at Balley Flats Place. Diagnosis and treatment are required, with removal of any dead or diseased material.



### Item 39

Assigned To: Yellowstone

Inspection noted the need to establish defined bed edges and remove weeds in the beds on the south right-of-way of W. County Line Road adjacent to the lift station.

### Item 40

Assigned To: Yellowstone

Inspection noted the presence of palm volunteers, Brazilian peppers, and weeds in the beds at Stump Field Way. Removal is required.





### Item 41

Assigned To: Yellowstone

Inspection noted declining turf on the entrance side of Stump Field Way. Diagnosis and treatment are required.

### Item 42

Assigned To: Yellowstone

Inspection noted shrubs on top of the berm at the east end of W. County Line Road, east of DoubleTree Way, that require diagnosis and treatment. Dead or diseased material should be removed, weeds treated, and a defined bed edge established.



### Item 43

Assigned To: Yellowstone

Inspection noted preserved lines overgrowing onto CDD turf. These should be trimmed back to maintain proper turf boundaries.



#### Item 44

Assigned To: maintenance

Inspection noted an area at the north end of Sunlake Boulevard, across from Roseate Drive, that should be backfilled with soil.



#### Item 45

Assigned To: BOS

Noting sidewalk is a potential hazard. Board member informed me this is a county issue.



## SERVICE COMMUNICATION REPORT

Property Name: Stonebrier CDD

Date: 1/22/26

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF	LANDSCAPE BEDS	FERTILIZATION	PEST CONTROL
Mowing ( )	Pruning ( )	Turf ( <input checked="" type="checkbox"/> )	Turf
Edging ( )	Hedging ( )	Trees ( )	Trees
curbs ( )	Weeding ( )	Shrubs ( )	insects ( )
beds ( )	Trees ( )	Annuals ( )	weeds ( <input checked="" type="checkbox"/> )
	pruning ( )		disease ( )
Weedeating ( )	Palms ( )		Shrubs
	pruning ( )		insects ( )
			disease ( )
			Fire ants ( )
			Weed beds
			spray ( )
IRRIGATION	PLANTING	CLEANUP	OTHER SERVICES PERFORMED
Inspect ( )	Annuals ( )	Trash ( )	
Adjust ( )	Palms ( )		
Repair ( )	Mulch ( )	Leaves &	
	Contractual ( )	debris ( )	
	Billable ( )		

COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:

Applied granular fertilizer to the st. Aug turf and  
sprayed the st. Aug turf for weeds.

Services provided by:  
*A. Vanzile*

Received by: \_\_\_\_\_



**SERVICE COMMUNICATION REPORT**

Property Name: Stonebrier

Date: 1-23-26

The following landscape maintenance services were performed on your property today. If you have any questions about your service please call us at:

**GROUNDS MAINTENANCE CUSTOMER SERVICE 813-886-7755**

TURF		LANDSCAPE BEDS		FERTILIZATION		PEST CONTROL	
Mowing ( )	Edging ( )	Pruning ( )	Hedging ( )	Turf ( )	Trees ( )	Turf ( )	Trees ( )
curbs ( )	beds ( )	Weeding ( )	Trees ( )	Shrubs ( )	Annuals ( )	insects ( )	insects ( )
Weedeating ( )	Palms ( )	pruning ( )	pruning ( )			weeds ( )	disease ( )
						disease ( )	
						Shrubs ( )	Fire ants ( )
						insects ( )	Weed beds ( )
						disease ( )	spray ( )
IRRIGATION		PLANTING		CLEANUP		OTHER SERVICES PERFORMED	
Inspect ( )	Adjust ( )	Annuals ( )	Palms ( )	Trash ( )			
Repair ( )		Mulch ( )	Contractual ( )	Leaves & debris ( )			
		Billable ( )					

**COMMENTS, AREAS WHICH REQUIRE SPECIAL ATTENTION OR WORK:**

*Granular fertilizer was applied to Palm trees and shrub's throughout the property.*

Services provided by:

Received by: \_\_\_\_\_

Chrissy Van Helden  
Yellowstone Landscape

# STONEBRIER CDD

---

Thursday, February 5, 2026

11 Observations Identified



### **OBSERVATION 1**

Assigned To Crew

And when detailing, please make sure hedges around the monuments stay below the community name



### **OBSERVATION 2**

Assigned To Client

So far the winter annuals have held up pretty well to the cold weather. Spring annuals are scheduled for March 6.



### **OBSERVATION 3**

Assigned To Crew

Continue to remove moss from trees and hedges. This area is prone to high weed growth. Continuously treat area and monitor weekly.



### **OBSERVATION 4**

Assigned To Client

Holly trees and Lagustrum that were discussed at the front entrance of the community have been removed



### **OBSERVATION 5**

Assigned To Client

Community appears to have minimal cold weather damage. Water Bridge main entrance seems to have the majority. Once the cold weather threat has diminished for the year we will determine what plant material can be saved and what needs to be replaced. Continuing to monitor.



### **OBSERVATION 6**

Assigned To Client

Agreed upon bird of paradise have been installed. And so far has survived any freeze damage.



### **OBSERVATION 7**

Assigned To Client

Bi monthly turf treatment was completed



### **OBSERVATION 8**

Assigned To Crew

Be sure to clear curbs from Pineneedle and leaf debris each visit specifically on county line



### **OBSERVATION 9**

Assigned To Crew

The ferns are growing back at the sweet grass entrance.  
Continuously remove them as they grow.



### **OBSERVATION 10**

Assigned To Crew

Jasmine beds across from sweet grass entrance need to have  
palm suckers removed next visit



### **OBSERVATION 11**

Assigned To Client

Be cautious. There are a few more of the farmer's pine trees  
resting on Stonebrier's oak trees.

**LICENSE AGREEMENT BETWEEN STONEBRIER COMMUNITY DEVELOPMENT DISTRICT AND  
STONEBRIER HOMEOWNERS ASSOCIATION, INC., REGARDING THE INSTALLATION OF  
DRAINAGE IMPROVEMENTS ON DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2025, by and between:

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida (the “District”); and

**STONEBRIER HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address c/o Wise Property Management, 3903 Northdale Blvd. #250w, Tampa, Florida 33624 (the “Association”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure improvements; and

**WHEREAS**, the Association has asked the District for a license to install and maintain certain drainage improvements (“Improvements”) on the District’s property, for which the District is agreeable under the terms and conditions set forth herein; and

**WHEREAS**, the District agrees to grant the Association a non-exclusive license for access and use of property within the District for the purpose of installing and maintaining the Improvements within the common area tract specifically identified in **Exhibit A** attached hereto (the “Property”); and

**WHEREAS**, the District and the Association desire to set forth the terms of their mutual agreement regarding the access and use of the Property.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Association agree as follows:

- 1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.
  
- 2. GRANT OF LICENSE.** The District hereby grants to the Association a non-exclusive license to install and maintain the Improvements on the Property (“License”).

**3. CONDITIONS ON THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

**A.** The Association's access to and use of District property for the purposes contemplated by this Agreement is limited to the scope of the License granted herein and solely on the Property set forth herein.

**B.** The Association shall be fully responsible for the installation of the Improvements and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Improvements. The District shall not be responsible for the Improvements or any actions, inactions, events, or otherwise occurring as a result of the grant of this License.

**C.** The District may terminate this License at any time, in its absolute and sole discretion and Association shall be entitled to no remuneration.

**4. ACCESS.** The District hereby grants the limited right to access the Property for the purposes described in this Agreement. The Association shall use all due care to accomplish the installation, maintenance, and removal of the Improvements without damage to the property of the District, including the Property, and its residents and landowners, or any District improvements. The Association shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Association's use of the Property under this Agreement, including any damage caused by the installation, maintenance, or removal of the Improvements. The Association shall be responsible for returning the Property to its original or better condition upon any removal of the Improvements, including removal upon termination of this Agreement. Any such repairs shall be at the Association's sole expense. The provisions of this Paragraph 4 shall survive termination of this Agreement.

**5. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated in accordance with Paragraph 6 below.

**6. REVOCATION, SUSPENSION AND TERMINATION.** The District and the Association acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at any time by the District and at the sole discretion of the District. Association acknowledge the legal interest of the District in the Property and agrees never to deny such interest or to interfere in any way with the District's use of the same. Association shall exercise the privilege granted herein at Association's own risk, and agrees that Association shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Association further acknowledge that, with adequate written notice, the District may remove all, or any portion or portions, of the Improvements, at Association's expense, in order to repair or maintain its Property and its improvements thereon, and that the District is not

obligated to re-install the Improvements to their original locations and is not responsible for any loss or damage to the Improvements, or their supporting structures as a result of such removal. In the event the District exercises its right to suspend or revoke the License, the District shall provide written notice to the Association of the suspension or revocation. The Association shall remove the Improvements, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Association may terminate this Agreement upon written notice to the District. The Association shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement whatsoever. The provisions of Paragraphs 4 and 9 shall survive any revocation, suspension or termination of this Agreement.

**7. COMPLIANCE WITH LAWS, RULES AND POLICIES.** The Association shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

**8. INDEMNIFICATION.**

**A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** The Association will defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents (“District Indemnitees”) harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Association, its members, managers, agents, subcontractors or assigns in connection with the purposes of this Agreement.

**C.** For purposes of this section, “acts or omissions” on the part of the Association and its members, managers, agents, assigns or subcontractors, includes, but is not limited to:

- i. Installation of the Improvements in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
- ii. Any claims of false advertisement, copyright infringement, trademark, or patent violations; and
- iii. Any claims resulting from personal injury and property damage.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination of this Agreement.

**9. SOVEREIGN IMMUNITY.** Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**10. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Association all fees and costs incurred, including reasonable attorneys' fees and costs.

**11. DEFAULT.** In the event Association shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Association shall remove any Improvements from District Property and repair the District Property to the same or better condition.

**12. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**13. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**14. ASSIGNMENT.** Neither the District nor the Association may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**15. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Association shall act as an independent contractor. Neither the Association nor any individual employed by the Association in connection with the use of the Property are employees of the District under the meaning or application of any federal or state laws. The Association agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Property. The Association shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as agent, employee or in any other capacity.

**16. NOTICES.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

**A.** If to the District: Stonebrier Community Development  
District  
250 International Parkway, Suite 208  
Lake Mary, Florida 32746  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B.** If to the Association: Stonebrier Homeowners  
Association, Inc.  
c/o Wise Property Management  
3903 Northdale Blvd. #250w  
Tampa, Florida 33624  
Attn: Camilo Clark

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**17. INTERFERENCE BY THIRD PARTY.** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering party. Nothing contained herein shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

**18. PUBLIC RECORDS.** Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Association acknowledges that the designated public records custodian for the District is **Heath Beckett**

("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Association shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Association's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Association, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132 EXT. 536, [HBECKETT@VESTAPROPERTYSERVICES.COM](mailto:HBECKETT@VESTAPROPERTYSERVICES.COM), OR C/O VESTA DISTRICT SERVICES, 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.**

**19. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

**20. ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**21. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and

conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

**22. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

**23. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**24. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**25. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

**26. INSURANCE.**

**A. Association Insurance Requirement.** The Association shall, at its own expense, maintain insurance during the term of this License Agreement, with limits of liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000 (combined single limit) and General Liability Property Damage (including contractual) \$1,000,000 (combined single limit). The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Association shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. The Association's insurance shall remain in place throughout the term of this License Agreement.

**B. Association's Contractor Insurance Requirement.** Association shall require all contractors doing work within the Property to maintain insurance applicable to the work being done within the Property for the duration of the work with limits of liability not less than the following: General Liability Bodily Injury (including contractual) \$1,000,000 (combined single limit) and General Liability Property Damage (including contractual) \$1,000,000 (combined single limit) and name the District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. Such contractor's insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier

shall have a Best's Insurance Reports rating of at least A-VII. Association shall furnish District certificates evidencing coverage in advance of any contractor commencing any work within the Property. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

**IN WITNESS WHEREOF**, the parties hereto have signed this Agreement to be effective on the day and year first written above.

Attest:

**STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairperson, Board of Supervisors

Attest:

**STONEBRIER HOMEOWNERS ASSOCIATION, INC.**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## EXHIBIT A

Drain installation from the pool area to the pond around 210 feet behind this area to avoid float at this location pictures down below.





**Bob Henriquez**  
**Hillsborough County Property Appraiser**

<https://www.hcpafll.org/>  
 15th Floor County Ctr.  
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
 Ph: (813) 272-6100

**Folio: 012923-0734**



Owner Information	
<b>Owner Name</b>	STONEBRIER CDD
<b>Mailing Address</b>	VESTA DISTRICT SERVICES 250 INTERNATIONAL PKWY STE 208 LAKE MARY, FL 32746-5062
<b>Site Address</b>	19631 SUNLAKE BLVD, LUTZ
<b>PIN</b>	U-03-27-18-98W-000000-0CDD4.0
<b>Folio</b>	012923-0734
<b>Prior PIN</b>	U-03-27-18-ZZZ-000000-47810.0
<b>Prior Folio</b>	012645-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	8900 MUNICIPAL
<b>Plat Book/Page</b>	111/252
<b>Neighborhood</b>	215023.00   Stonebrier Area
<b>Subdivision</b>	98W   STONEBRIER PHASE 1

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$100	\$100	\$100	\$0
Public Schools	\$100	\$100	\$100	\$0
Municipal	\$100	\$100	\$100	\$0
Other Districts	\$100	\$100	\$100	\$0

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
22561 / 0267	2014153474	04	2014	QC	Unqualified	Vacant	\$100
14028 / 1559	2004270972	07	2004	WD	Unqualified	Vacant	\$17,400,000

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
9990	Common Area	PD	0.0	0.0	LT   LOTS	1.00	\$100

**Legal Description**  
 STONEBRIER PHASE 1 TRACT CDD-4



**INVOICE**

INVOICE #	INVOICE DATE
953339	7/8/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stonebrier CDD  
 c/o DPGF  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Stonebrier CDD

**Address:** 21550 County Line Road West  
 Lutz, FL 33558

**Invoice Due Date:** August 7, 2025

**Invoice Amount:** \$59,194.38

Description	Current Amount
Waterbridge Entrance(Sun Lake) Enhancement	
Waterbridge Enhancement	\$38,144.38
Waterbridge Sod Install	\$21,050.00

*Excellence*

**Invoice Total \$59,194.38**

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

**CHANGE ORDER:**  
**Proposal# 552410**  
**DATE 08 May 25**

---

**PROJECT: Waterbridge Entrance(Sky Lake) Enhancement**  
**OWNER: Stonebrier Community Development District**  
**CONTRACTOR: Yellowstone Landscape, Inc.**

---

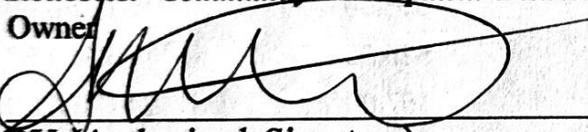
The Contract (defined below) is modified as follows:

- 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 Yellowstone Landscape, Inc." Dated 08 May 25
- The scope of services under the Contract is hereby amended to additionally include the services described in the proposal attached hereto as **Exhibit A**, and at a price of **\$59,194.38** 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

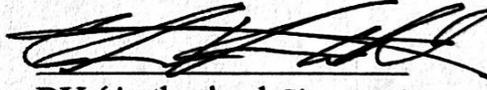


BY (Authorized Signature)

DATE 5/14/25

**ACCEPTED:**

**Yellowstone Landscape, Inc.**  
Contractor



BY (Authorized Signature)

DATE 8 MAY 25



**Proposal #: 552410**

**Date: 5/9/2025**

**From: Chris Van Helden**

**Landscape Enhancement Proposal for  
Stonebrier CDD**

Heath Beckett  
Vesta Property Services  
250 International Pkwy  
Suite 208  
Lake Mary, FL 32746  
hbeckett@vestapropertyservices.com

**LOCATION OF PROPERTY**

21550 County Line Road West  
Lutz, FL 33558

**Waterbridge Entrance(Sun Lake) Enhancement**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pittosporum, Variegated 3g ea	45	\$15.00	\$675.00
Orange Bulbine 1g ea	451	\$7.13	\$3,215.63
Gold Mound Duranta 3g ea	188	\$15.00	\$2,820.00
Mammy Croton 7g ea	7	\$55.00	\$385.00
Copperleaf 3g ea	225	\$25.00	\$5,625.00
Re Sister TI 3g ea	131	\$16.25	\$2,128.75
Orange Bird of Paradise 15g ea	9	\$212.50	\$1,912.50
Fire Bush 3g ea	90	\$15.00	\$1,350.00
Xanadu Philodendron 3g ea	242	\$26.25	\$6,352.50
Enhancement Labor Cost	200	\$57.00	\$11,400.00
Mini Excavator & Operator	2	\$1,140.00	\$2,280.00
St Augustine(Florotam)	11,500	\$1.55	\$17,825.00
Pine Bark Mulch	43	\$75.00	\$3,225.00

- Remove the old vegetation
- Enhance the Line Of Site at the corners
- Install new plants to give a clean fresh look
- Install sod in areas no plants will go back
- Install soil to return grade to where it should be
- Upgrade irrigation to allow for coverage on new sod
- Dump Fees & Taxes

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, January 8, 2026 at 6:00 p.m., at the Heritage  
6 Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558. The actions taken are  
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: ROLL CALL**

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

10 Present and constituting a quorum were:

11 Joseph Traugott (S1)	Board Supervisor, Assistant Secretary
12 Analina Medina (S3)	Board Supervisor, Chair
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 Ryan Dugan	District Counsel, Kutak Rock ( <i>Virtually</i> )
18 Vasili Kostakis	District Engineer, Stantec ( <i>Virtually</i> )
19 Lee Smith	Aquatics Account Manager, Steadfast 20 Environmental
21 Christina Van Helden	Landscape Account Manager, Yellowstone

22 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS – AGENDA ITEMS**

23 (*Limited to 3 minutes per individual for agenda items*)

24 Comments were heard from Mr. Anderson pertaining to item *III.H.2.a. Erosion Cease and*  
25 *Desist Letter Responses – Anderson*. Mr. Anderson requested information on the initial  
26 inspection date and advised of work completed on private property to ensure pool  
27 drainage does not contribute to future erosion, and the receipt of a proposal for erosion  
28 repairs that was lower than the Steadfast proposal presented by the District. He also  
29 requested the District more timely distribute of education materials to residents  
30 regarding pond maintenance and resident responsibility.

31 **THIRD ORDER OF BUSINESS: OPERATIONS & MAINTENANCE**

- 32 A. EXHIBIT 1: Contracts  
33 B. EXHIBIT 2: Outstanding Proposals  
34 C. EXHIBIT 3: Irrigation Spending

35 Mr. Beckett noted that irrigation invoices totaling \$1,677.87 have been paid  
36 since October 1.

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

38 Mr. Kostakis will schedule a visit for the pond erosion. The next O&M inspection,  
39 encompassing both environmental permits in the District's name, is due  
40 November 2028.

41 Mr. Kostakis will provide erosion prevention information with links for a future  
42 HOA newsletters.

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

44 Mr. Smith presented the Aquatic Maintenance Report noting a few algae  
45 blooms, and grasses that will be addressed.

46 Discussion followed on Lake Ruth and Lake Nancy clearing and maintenance of  
47 the wetland buffer.

48 1. Consideration of Steadfast Environmental Proposals

49 There being none, the next item followed.

50 F. EXHIBIT 6: Landscape Maintenance Report – *Christina Van Helden, Yellowstone*

51 Ms. Van Helden advised that the Lake Ruth mowing is scheduled for the end of  
52 January/beginning of February. Weeding in the annuals beds will be address  
53 the following day and evaluation of the irrigation at the entrance continues.  
54 Plans for the entrance medians were discussed as was the line-of-sight for the  
55 Woodside entrance.

56 Supervisors related issues they wanted to be addressed, including lack of  
57 ongoing weed control, treatment of torpedo grass, and palm debris removal.  
58 Ms. Van Helden was advised that payment or portions of payment may be  
59 withheld if basic services are not being performed.

60 Supervisors requested the Yellowstone leadership attend the next meeting.

61 1. Consideration of Yellowstone Landscape Proposals

62 a. EXHIBIT 7: #636654 Hardwood Raising & Crown Cleaning  
63 (Revised)

64 This proposal was still pending at the time of the meeting.

65 b. WALK-ON EXHIBIT A: 1/5/2026 Irrigation Inspection Repairs -  
66 \$971.49

67 Ms. Van Helden reported the proposed repairs were already  
68 completed.

69 On a MOTION by Supervisor Medina, SECONDED by Supervisor Fada, WITH ALL IN FAVOR, the Board  
70 approved Yellowstone to complete the irrigation repairs listed on the January 5, 2026 inspection  
71 in the amount of \$971.49, for Stonebrier Community Development District.

72 Ms. Van Helden was asked to follow up on whether a downed tree interfered  
73 with mowing at a pond.

74 G. EXHIBIT 8: Field Operations Report – *Michael Bush, Vesta*  
75 Mr. Beckett advised the garbage can was ordered.  
76 Supervisors thanked Mr. Bush for the service he had provided, and requested  
77 TECO be notified of the streetlight outages along both sides of Sunlake, south of  
78 the roundabout.

79 1. Consideration of Field Operation Proposals  
80 There being none, the next item followed.

81 H. EXHIBIT 9: District Counsel – *Ryan Dugan, Kutak Rock*

82 1. EXHIBIT 10: Review of District Management and Field Management  
83 Agreement  
84 Mr. Dugan advised that Inframark was amenable to the liability cap  
85 revision.

86 On a MOTION by Supervisor Medina, SECONDED by Supervisor Traugott, WITH ALL IN FAVOR, the  
87 Board approved the execution of the negotiated District Management and Field Management  
88 agreements with Inframark, for Stonebrier Community Development District.

89 2. EXHIBIT 11: Update on Erosion Cease and Desist Letter Responses

90 *This item was addressed out of order during II. AUDIENCE COMMENTS.*

91 a. Anderson

92 In response to Mr. Anderson’s comments, Supervisor Medina  
93 advised they were informed of the erosion at the December  
94 meeting. Supervisors discussed a cost-share agreement with the  
95 residents for the repairs, the scope of the proposed repairs, the  
96 root causes of the erosion, and increased monitoring.

97 Steadfast will forward educational materials on ponds which will  
98 be provided to the HOA for distribution to residents.

99 Mr. Kostakis will forward upcoming stormwater system  
100 inspection dates.

101 b. Hesbeen

102 c. McClure

103 Mr. Dugan advised that both Mr. Anderson and Ms. McClure had made  
104 changes to their property to address a possible root cause for the  
105 erosion.

106 Supervisors noted the proposals residents received did not mirror the  
107 scope of the District’s proposal.

108 On a MOTION by Supervisor Medina, SECONDED by Supervisor Traugott, WITH ALL IN FAVOR, the  
109 Board authorized District Counsel and Steadfast to re-evaluate the three erosion locations and

110 confirm the completed remediation and any additional remediation still required, for Stonebrier  
111 Community Development District.

112 Inframark representatives suggested collaboration with the HOA and  
113 Field Services to notice residents of possible root causes and include  
114 visual pond inspections by Field Services.

115 Supervisor Medina summarized the discussion: District funds are  
116 allocated for erosion repairs, root causes need to be identified and  
117 property owners educated with the request to address root causes. If  
118 erosion reoccurs after those steps, then reimbursement requests will be  
119 sent to property owners.

120 On a MOTION by Supervisor Joshi, SECONDED by Supervisor Fada, WITH ALL IN FAVOR, the Board  
121 authorized Supervisor Medina to adjust the scope of the Steadfast erosion repair proposals and  
122 execute the work order, for Stonebrier Community Development District.

123 Mr. Dugan will inform the three residents of the discussion outcome.

124 3. WALK-ON EXHIBIT B: Update on Roundabout Damage Repair  
125 Reimbursement

126 a. Demand Letter Dated December 16, 2025

127 b. FDOT Permit

128 Mr. Dugan relayed the interaction with the pilot car company. Discussion  
129 followed regarding the FDOT and Hillsborough County truck routes and  
130 the truck company's responsibility for selecting their route. Mr. Dugan  
131 added feedback he'd received from the pilot car company.

132 Mr. Dugan was directed to send a letter to the trucking company  
133 requesting reimbursement for the landscape damage costs.

134 I. EXHIBIT 12: District Manager – *Heath Beckett, Vesta District Services*

135 1. EXHIBIT 13: Update on License Agreement for Property Maintenance by  
136 Heritage Harbor

137 Mr. Beckett presented the license agreement and advised of Heritage  
138 Harbor CDD's decision to install bollards instead of boulders. Mr. Dugan  
139 advised that the agreement doesn't require Board approval for  
140 improvements installed by Heritage Harbor CDD.

141 On a MOTION by Supervisor Medina, SECONDED by Supervisor Fada, WITH ALL IN FAVOR, the Board  
142 approved the granting of a non-exclusive maintenance license to Heritage Harbor CDD to access,  
143 install, maintain, repair, and replace the improvements on a portion of the District's property  
144 located on Parcel: U-03-27-18-ZZZ-000000-47810.0, for Stonebrier Community Development District.

145 Mr. Beckett advised February 1, 2026 is the planned start date for Heritage Harbor to  
146 take over maintenance of the portion of the property.

147 **FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

148 A. EXHIBIT 14: Consideration and Approval of the Minutes of the Board of  
149 Supervisors Regular Meeting Held December 11, 2025

150 Discussion followed regarding the approved of the not-to-exceed amount for  
151 the garbage can.

152 B. EXHIBIT 15: Consideration and Approval of the Unaudited November 2025  
153 Financial Report

154 On a MOTION by Supervisor Joshi, SECONDED by Supervisor Medina, WITH ALL IN FAVOR, the Board  
155 approved Consent Agenda – items A & B as presented, for Stonebrier Community Development  
156 District.

157 **FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS** *(Includes Next Meeting Agenda*  
158 *Items)*

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

160 Lights will be red and white to match the annuals, with a change to green for  
161 March.

162 B. Discussion on HOA Newsletter Article *(Traugott)*

163 Information on pond erosion causes was suggested.

164 Mr. Beckett was thanked for his service to the community.

165 It was noted that the Inframark workshop is scheduled for January 14, 2026.

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

168 There being none, the next item followed.

169 **SEVENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

170 *The next Stonebrier Community Development District meeting is scheduled for 6:00 p.m. on*  
171 *February 12, 2026 at Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558.*

172 Supervisors Traugott, Fada, and Joshi affirmed their intent to attend the next meeting  
173 in person.

174 **EIGHTH ORDER OF BUSINESS: Action Item Summary**

175 **District Manager**

- 176 ● Send General Ledger details through December 31, 2025 to Supervisor
- 177 Medina
- 178 ● Request Yellowstone leadership attend the next meeting.
- 179 ● Report lights out south of roundabout to TECO
- 180 ● Request FDOT block the entirety of Sunlake from the truck route.

181 **NINTH ORDER OF BUSINESS: Adjournment**

182 On a MOTION by Supervisor Medina, SECONDED by Supervisor Traugott, WITH ALL IN FAVOR,  
183 the Board adjourned the meeting at 8:33 p.m., for Stonebrier Community Development District.

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

188 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**  
189 **meeting held on February 12, 2026.**

190 \_\_\_\_\_

191  \_\_\_\_\_, Secretary

192  \_\_\_\_\_, Assistant Secretary

\_\_\_\_\_

Analina Medina, Chair

Michael Kiely, Vice Chair

1:41 PM  
01/05/26

**Stonebrier CDD**  
**Check Detail**  
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100411	12/02/2025	Stantec Consulting...		1100100 · Cash - BU Operating Acc...		-1,545.00
Bill	2487609	11/12/2025			1511220 · Profserv - Engineering Ser...	-1,545.00	1,545.00
TOTAL						-1,545.00	1,545.00
Bill Pmt -Check	100412	12/02/2025	Steadfast Contacto...		1100100 · Cash - BU Operating Acc...		-1,865.00
Bill	SA-16871	11/01/2025			1530060 · Pond & Lake Maint.	-1,865.00	1,865.00
TOTAL						-1,865.00	1,865.00
Bill Pmt -Check	100413	12/02/2025	Yellowstone Lands...		1100100 · Cash - BU Operating Acc...		-17,083.33
Bill	1030168	11/01/2025			1530120 · Landscape Maintenance	-17,083.33	17,083.33
TOTAL						-17,083.33	17,083.33
Bill Pmt -Check	100414	12/02/2025	VGlobalTech		1100100 · Cash - BU Operating Acc...		-295.00
Bill	8038	12/01/2025			1511260 · Website Hosting & Manag...	-200.00	200.00
					1511270 · E-Mail	-95.00	95.00
TOTAL						-295.00	295.00
Bill Pmt -Check	100415	12/03/2025	TAMPA BAY POO ...		1100100 · Cash - BU Operating Acc...		-412.00
Bill	4756	12/01/2025			1530250 · Pet Waste Station Mainte...	-412.00	412.00
TOTAL						-412.00	412.00
Bill Pmt -Check	01ACH120325	12/03/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operating Acc...		-66.84
Bill	211002773607-11.25	11/11/2025			1530040 · Electricity General	-66.84	66.84
TOTAL						-66.84	66.84
Bill Pmt -Check	02ACH120325	12/03/2025	TAMPA ELECTRIC		1100100 · Cash - BU Operating Acc...		-220.16
Bill	211002773839 11.25	11/11/2025			1530040 · Electricity General	-220.16	220.16
TOTAL						-220.16	220.16

1:41 PM  
01/05/26

**Stonebrier CDD**  
**Check Detail**  
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	03ACH120325	12/03/2025	TAMPA ELECTRIC		1100100 - Cash - BU Operating Acc...		-199.05
Bill	211002774050 11.25	11/11/2025			1530040 - Electricity General	-199.05	199.05
TOTAL						-199.05	199.05
Bill Pmt -Check	04ACH120325	12/03/2025	TAMPA ELECTRIC		1100100 - Cash - BU Operating Acc...		-131.01
Bill	211002774365-11.25	11/11/2025			1530040 - Electricity General	-131.01	131.01
TOTAL						-131.01	131.01
Bill Pmt -Check	06ACH120325	12/03/2025	TAMPA ELECTRIC		1100100 - Cash - BU Operating Acc...		-31.43
Bill	211002774605 11.25	11/11/2025			1530040 - Electricity General	-31.43	31.43
TOTAL						-31.43	31.43
Bill Pmt -Check	07ACH120325	12/03/2025	TAMPA ELECTRIC		1100100 - Cash - BU Operating Acc...		-49.28
Bill	211002774860 11.25	11/11/2025			1530040 - Electricity General	-49.28	49.28
TOTAL						-49.28	49.28
Bill Pmt -Check	08ACH120325	12/03/2025	TAMPA ELECTRIC		1100100 - Cash - BU Operating Acc...		-151.20
Bill	221009461742-11.25	11/11/2025			1530060 - Pond & Lake Maint.	-151.20	151.20
TOTAL						-151.20	151.20
Bill Pmt -Check	100416	12/10/2025	Kutak Rock LLP		1100100 - Cash - BU Operating Acc...		-2,537.24
Bill	3670432	12/08/2025			1511240 - Profserv - Legal Services	-2,537.24	2,537.24
TOTAL						-2,537.24	2,537.24

1:41 PM  
01/05/26

**Stonebrier CDD**  
**Check Detail**  
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100417	12/15/2025	Vesta District Servi...		1100100 · Cash - BU Operating Acc...		-4,156.25
Bill	430000	12/01/2025			1511125 · Management Consulting S...	-1,050.00	1,050.00
					1511141 · Accounting Svcs	-875.00	875.00
					1511135 · General Administrative	-875.00	875.00
					1160000 · Field Operations	-875.00	875.00
					1511165 · Assessment Roll Preparati...	-481.25	481.25
TOTAL						-4,156.25	4,156.25
Bill Pmt -Check	100418	12/17/2025	Heritage Harbor Go...		1100100 · Cash - BU Operating Acc...		-600.00
Bill	129	12/11/2025			1511175 · Miscellaneous	-600.00	600.00
TOTAL						-600.00	600.00
Bill Pmt -Check	100419	12/18/2025	Yellowstone Lands...		1100100 · Cash - BU Operating Acc...		-1,677.87
Bill	1058261	12/16/2025			1530160 · Landscape Irrigation	-1,010.39	1,010.39
Bill	1058260	12/16/2025			1530160 · Landscape Irrigation	-207.72	207.72
Bill	1058259	12/16/2025			1530160 · Landscape Irrigation	-459.76	459.76
TOTAL						-1,677.87	1,677.87
Bill Pmt -Check	100420	12/19/2025	Kutak Rock LLP		1100100 · Cash - BU Operating Acc...		-4,330.05
Bill	3673478	12/17/2025			1511240 · Profserv - Legal Services	-4,330.05	4,330.05
TOTAL						-4,330.05	4,330.05
Bill Pmt -Check	100421	12/19/2025	BUSINESS OBSER...		1100100 · Cash - BU Operating Acc...		-61.25
Bill	25-03847H	12/19/2025			1511200 · Legal Advertising	-61.25	61.25
TOTAL						-61.25	61.25
Bill Pmt -Check	122625BOS1	12/26/2025	ANALINA MEDINA		1100100 · Cash - BU Operating Acc...		-184.70
Bill	202513	12/26/2025			1511001 · Board of Supervisors Sala...	-184.70	184.70
TOTAL						-184.70	184.70

1:41 PM  
01/05/26

**Stonebrier CDD**  
**Check Detail**  
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	122625BOS2	12/26/2025	Engage PEO		1100100 · Cash - BU Operating Acc...		-203.00
Bill	121974	12/26/2025			1511117 · Payroll Services Fee	-50.00	50.00
					1511115 · Payroll Taxes	-76.50	76.50
					1511001 · Board of Supervisors Sala...	-76.50	76.50
TOTAL						-203.00	203.00
Bill Pmt -Check	71	12/26/2025	Harikrishna Joshi		1100100 · Cash - BU Operating Acc...		-184.70
Bill	202513	12/26/2025			1511001 · Board of Supervisors Sala...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	122625BOS3	12/26/2025	Joseph C. Traugott		1100100 · Cash - BU Operating Acc...		-184.70
Bill	202513	12/26/2025			1511001 · Board of Supervisors Sala...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	70	12/26/2025	Kristyn Fada		1100100 · Cash - BU Operating Acc...		-184.70
Bill	202513	12/26/2025			1511001 · Board of Supervisors Sala...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	122625BOS4	12/26/2025	Michael Kiely		1100100 · Cash - BU Operating Acc...		-184.70
Bill	202513	12/26/2025			1511001 · Board of Supervisors Sala...	-184.70	184.70
TOTAL						-184.70	184.70
Bill Pmt -Check	100422	12/29/2025	Stantec Consulting...		1100100 · Cash - BU Operating Acc...		-412.00
Bill	2500090	12/04/2025			1511220 · Profserv - Engineering Ser...	-412.00	412.00
TOTAL						-412.00	412.00
Bill Pmt -Check	100423	12/30/2025	Steadfast Contacto...		1100100 · Cash - BU Operating Acc...		-1,865.00
Bill	SA-17756	12/01/2025			1530060 · Pond & Lake Maint.	-1,865.00	1,865.00
TOTAL						-1,865.00	1,865.00

1:41 PM  
01/05/26

**Stonebrier CDD**  
**Check Detail**  
December 2025

---

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	100424	12/30/2025	Yellowstone Lands...		1100100 · Cash - BU Operating Acc...		-17,083.33
Bill	1053594	12/01/2025			1530120 · Landscape Maintenance	-17,083.33	17,083.33
TOTAL						-17,083.33	17,083.33



INVOICE

Invoice Number 2487609  
Invoice Date November 12, 2025  
Customer Number 182095  
Project Number 238202253

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
Bank of America  
ABA No. : 111000012  
Account No: 3752096026  
Email Remittance: eft@stantec.com

**Alternative Remit To**

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

---

**Project Description:** WTR Stonebrier CDD District Engineering Services.

**Stantec Project Manager:** Kostakis, Vasili  
**Current Invoice Due:** \$1,545.00  
**For Period Ending:** October 31, 2025

---

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**



# Steadfast Alliance

30435 Commerce Drive, Suite 102  
 San Antonio, FL 33576  
 844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
11/1/2025	SA-16871

Please make all Checks payable to:  
**Steadfast Alliance**

Bill To
Stonebrier CDD 250 International Parkway, Ste 208 Lake Mary, FL 32746

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
				Net 30	SE1026 Stonebrier CDD Aquatics
Quantity	Description		Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,865.00		1,865.00

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.

<b>Total</b>	\$1,865.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,865.00



**INVOICE**

INVOICE #	INVOICE DATE
1030168	11/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stonebrier CDD  
 c/o DPGF  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

**Property Name:** Stonebrier CDD

**Address:** 21550 County Line Road West  
 Lutz, FL 33558

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** December 1, 2025

**Invoice Amount:** \$17,083.33

Description	Current Amount
Monthly Landscape Maintenance November 2025	\$17,083.33

**Invoice Total \$17,083.33**

**Should you have any questions or inquiries please call (386) 437-6211.**

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 #** 8038  
**DATE** 12/01/2025  
**DUE DATE** 12/15/2025  
**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**

Pay invoice

# Tampa Bay Poo Patrol

913 East New Orleans Avenue  
Tampa, Florida 33603  
(813)485-6740  
tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



**RECIPIENT:**

**Stonebrier CDD**

250 International Parkway  
Suite 208  
Lake Mary, FL 32746

**SERVICE ADDRESS:**

3741 West County Line Road  
Lutz, Florida 33549

**Invoice #4756**

Issued	Dec 01, 2025
Due	Dec 31, 2025
<b>Total</b>	<b>\$412.00</b>

Account Balance	\$412.00
-----------------	----------

**December**

Product/Service	Description	Qty.	Unit Price	Total
Pet Waste Station Maintenance	Service and maintain 10 waste stations weekly - includes removing waste, replacing liner and disposal bags.	1	\$347.00	\$347.00*
Trash Can Service		1	\$65.00	\$65.00

\* Non-taxable

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

Tampa Bay Poo Patrol, LLC 861364653

<b>Total</b>	<b>\$412.00</b>
Account balance	\$412.00

**Pay Now**



**STONEBRIER CDD**  
 19420 SUNLAKE BL IRRI  
 LUTZ, FL 33558-0000

**Statement Date:** November 11, 2025

**Amount Due:** \$66.84

**Due Date:** December 02, 2025  
**Account #:** 211002773607

**DO NOT PAY. Your account will be drafted on December 02, 2025**

**Account Summary**

<b>Current Service Period:</b> October 04, 2025 - November 05, 2025	
Previous Amount Due	\$57.73
Payment(s) Received Since Last Statement	-\$57.73
<b>Current Month's Charges</b>	<b>\$66.84</b>
<b>Amount Due by December 02, 2025</b>	<b>\$66.84</b>

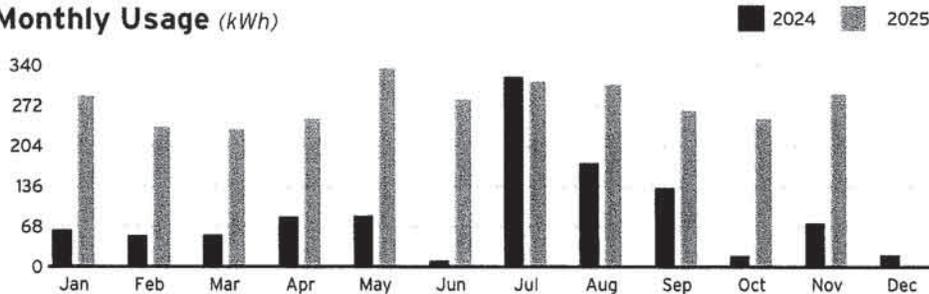
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

- Your average daily kWh used was **350% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).



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

**Account #:** 211002773607  
**Due Date:** December 02, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$66.84

**Payment Amount:** \$ \_\_\_\_\_

605705585525

Your account will be drafted on December 02, 2025

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

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

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



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

**Account #:** 211002773607  
**Statement Date:** November 11, 2025  
**Charges Due:** December 02, 2025

## Meter Read

**Service Period:** Oct 04, 2025 - Nov 05, 2025

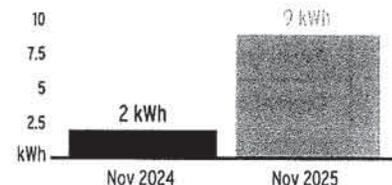
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000812523	11/05/2025	11,896	11,603	293 kWh	1	33 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	293 kWh @ \$0.08641/kWh	\$25.32
Fuel Charge	293 kWh @ \$0.03391/kWh	\$9.94
Storm Protection Charge	293 kWh @ \$0.00577/kWh	\$1.69
Clean Energy Transition Mechanism	293 kWh @ \$0.00418/kWh	\$1.22
Storm Surcharge	293 kWh @ \$0.02121/kWh	\$6.21
Florida Gross Receipt Tax		\$1.67
<b>Electric Service Cost</b>		<b>\$66.84</b>

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$66.84**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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

## Contact Us

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

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



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

Statement Date: November 11, 2025

Amount Due: \$220.16

Due Date: December 02, 2025

Account #: 211002773839

**DO NOT PAY. Your account will be drafted on December 02, 2025**

**Account Summary**

<b>Current Service Period:</b> October 05, 2025 - November 05, 2025	
Previous Amount Due	\$219.79
Payment(s) Received Since Last Statement	-\$219.79
<b>Current Month's Charges</b>	<b>\$220.16</b>
<b>Amount Due by December 02, 2025</b>	<b>\$220.16</b>

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

**Your Energy Insight**

Your average daily kWh used was **1233.33% higher** than the same period last year.

Your average daily kWh used was **6.98% lower** than it was in your previous period.



Scan here to view your account online.

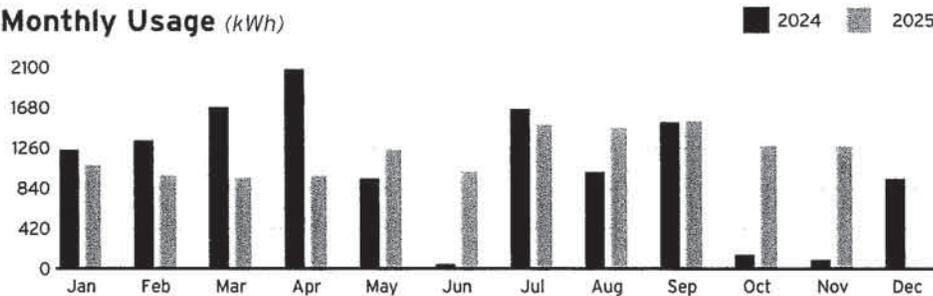


**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



Account #: 211002773839

Due Date: December 02, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$220.16

Payment Amount: \$ \_\_\_\_\_

605705585526

Your account will be drafted on December 02, 2025

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

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

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



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

**Account #:** 211002773839  
**Statement Date:** November 11, 2025  
**Charges Due:** December 02, 2025

**Meter Read**

**Service Period:** Oct 05, 2025 - Nov 05, 2025

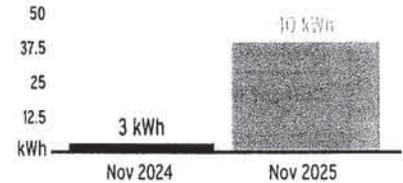
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000797658	11/05/2025	59,067	57,783	1,284 kWh	1	32 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,284 kWh @ \$0.08641/kWh	\$110.95
Fuel Charge	1,284 kWh @ \$0.03391/kWh	\$43.54
Storm Protection Charge	1,284 kWh @ \$0.00577/kWh	\$7.41
Clean Energy Transition Mechanism	1,284 kWh @ \$0.00418/kWh	\$5.37
Storm Surcharge	1,284 kWh @ \$0.02121/kWh	\$27.23
Florida Gross Receipt Tax		\$5.50
<b>Electric Service Cost</b>		<b>\$220.16</b>

**Avg kWh Used Per Day**



**Important Messages**

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges**

**\$220.16**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

**Ways To Pay Your Bill**

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

**Contact Us**

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

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



**STONEBRIER CDD**  
 19640 SUNLAKE BL IRR1  
 LUTZ, FL 33558-0000

**Statement Date:** November 11, 2025

**Amount Due:** \$199.05

**Due Date:** December 02, 2025

**Account #:** 211002774050

**DO NOT PAY. Your account will be drafted on December 02, 2025**

**Account Summary**

<b>Current Service Period:</b> October 04, 2025 - November 05, 2025	
Previous Amount Due	\$134.64
Payment(s) Received Since Last Statement	-\$134.64
<b>Current Month's Charges</b>	<b>\$199.05</b>
<b>Amount Due by December 02, 2025</b>	<b>\$199.05</b>

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

**Your Energy Insight**

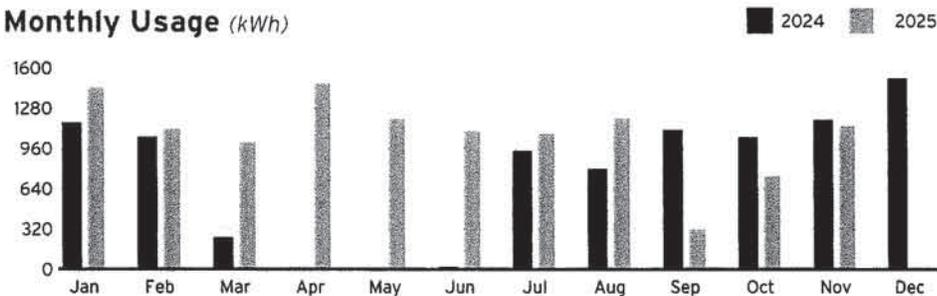
Your average daily kWh used was **5.41% lower** than the same period last year.

Your average daily kWh used was **34.62% higher** than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

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



**Account #:** 211002774050

**Due Date:** December 02, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$199.05

**Payment Amount:** \$ \_\_\_\_\_

605705585527

Your account will be drafted on December 02, 2025

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

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

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



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

**Account #:** 211002774050  
**Statement Date:** November 11, 2025  
**Charges Due:** December 02, 2025

### Meter Read

**Service Period:** Oct 04, 2025 - Nov 05, 2025

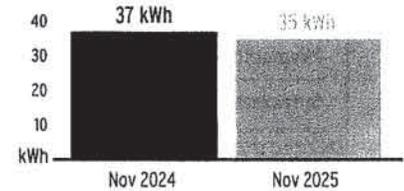
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000797691	11/05/2025	73,136	71,992	1,144 kWh	1	33 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	1,144 kWh @ \$0.08641/kWh	\$98.85
Fuel Charge	1,144 kWh @ \$0.03391/kWh	\$38.79
Storm Protection Charge	1,144 kWh @ \$0.00577/kWh	\$6.60
Clean Energy Transition Mechanism	1,144 kWh @ \$0.00418/kWh	\$4.78
Storm Surcharge	1,144 kWh @ \$0.02121/kWh	\$24.26
Florida Gross Receipt Tax		\$4.98
<b>Electric Service Cost</b>		<b>\$199.05</b>

### Avg kWh Used Per Day



### Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges**

**\$199.05**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill



**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



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



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



**Phone**  
Toll Free:  
**866-689-6469**

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

### Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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



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

Statement Date: November 11, 2025

Amount Due: \$131.01

Due Date: December 02, 2025

Account #: 211002774365

**DO NOT PAY. Your account will be drafted on December 02, 2025**

**Account Summary**

<b>Current Service Period:</b> October 04, 2025 - November 05, 2025	
Previous Amount Due	\$65.51
Payment(s) Received Since Last Statement	-\$65.51
<b>Current Month's Charges</b>	<b>\$131.01</b>
<b>Amount Due by December 02, 2025</b>	<b>\$131.01</b>

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

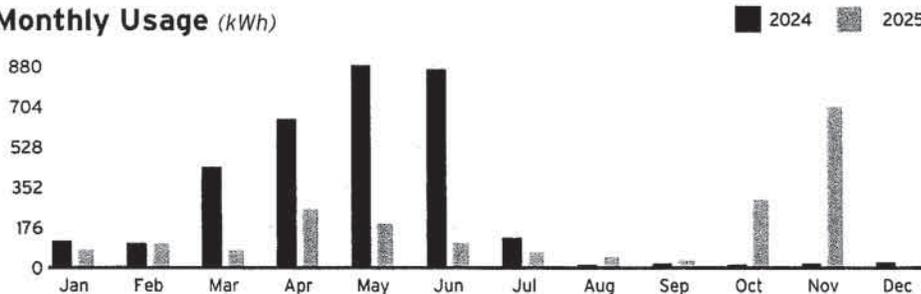
**Your Energy Insight**

Your average daily kWh used was **5150% higher** than the same period last year.

Your average daily kWh used was **110% higher** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

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



Account #: 211002774365

Due Date: December 02, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$131.01

Payment Amount: \$ \_\_\_\_\_

605705585528

Your account will be drafted on December 02, 2025

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

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

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



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

**Account #:** 211002774365  
**Statement Date:** November 11, 2025  
**Charges Due:** December 02, 2025

**Meter Read**

**Meter Location:** Irrigation

**Service Period:** Oct 04, 2025 - Nov 05, 2025

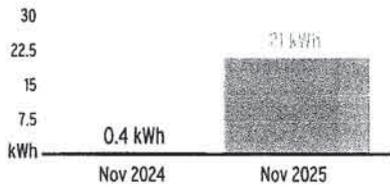
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000762121	11/05/2025	16,282	15,576	706 kWh	1	33 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	706 kWh @ \$0.08641/kWh	\$61.01
Fuel Charge	706 kWh @ \$0.03391/kWh	\$23.94
Storm Protection Charge	706 kWh @ \$0.00577/kWh	\$4.07
Clean Energy Transition Mechanism	706 kWh @ \$0.00418/kWh	\$2.95
Storm Surcharge	706 kWh @ \$0.02121/kWh	\$14.97
Florida Gross Receipt Tax		\$3.28
<b>Electric Service Cost</b>		<b>\$131.01</b>

**Avg kWh Used Per Day**



**Important Messages**

**Quarterly Fuel Source Update**  
 Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$131.01**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

**Ways To Pay Your Bill**

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

**Contact Us**

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

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



**STONEBRIER CDD**  
 19599 DOUBLE TREE WY  
 LUTZ, FL 33558-0000

**Statement Date:** November 11, 2025

<b>Amount Due:</b>	<b>\$31.43</b>
<b>Due Date:</b>	December 02, 2025
<b>Account #:</b>	211002774605

**DO NOT PAY. Your account will be drafted on December 02, 2025**

**Account Summary**

<b>Current Service Period:</b> October 04, 2025 - November 05, 2025	
Previous Amount Due	\$148.46
Payment(s) Received Since Last Statement	-\$148.46
<b>Current Month's Charges</b>	<b>\$31.43</b>
<b>Amount Due by December 02, 2025</b>	<b>\$31.43</b>

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

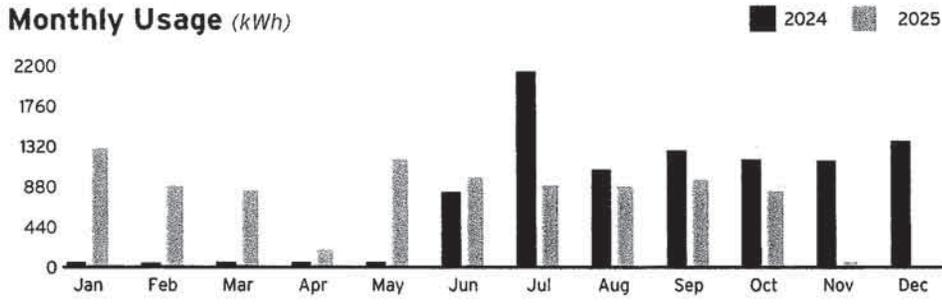
**Your Energy Insight**

- Your average daily kWh used was 94.44% lower than the same period last year.
- Your average daily kWh used was 93.1% lower than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

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



**Account #:** 211002774605  
**Due Date:** December 02, 2025

 **Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$31.43</b>
<b>Payment Amount:</b>	\$ _____

605705585529  
 Your account will be drafted on December 02, 2025.

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

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

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



**Service For:**  
19599 DOUBLE TREE WY  
LUTZ, FL 33558-0000

**Account #:** 211002774605  
**Statement Date:** November 11, 2025  
**Charges Due:** December 02, 2025

## Meter Read

**Meter Location:** Irrigation

**Service Period:** Oct 04, 2025 - Nov 05, 2025

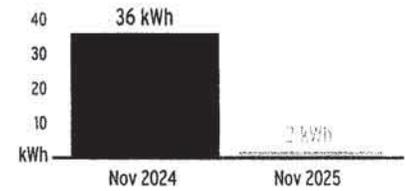
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000766373	11/05/2025	49,697	49,632	65 kWh	1	33 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	65 kWh @ \$0.08641/kWh	\$5.62
Fuel Charge	65 kWh @ \$0.03391/kWh	\$2.20
Storm Protection Charge	65 kWh @ \$0.00577/kWh	\$0.38
Clean Energy Transition Mechanism	65 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	65 kWh @ \$0.02121/kWh	\$1.38
Florida Gross Receipt Tax		\$0.79
<b>Electric Service Cost</b>		<b>\$31.43</b>

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$31.43**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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

## Contact Us

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

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



STONEBRIER CDD  
19231 SUNLAKE BLVD  
LUTZ, FL 33558-4930

Statement Date: November 11, 2025

Amount Due: \$49.28

Due Date: December 02, 2025

Account #: 211002774860

**DO NOT PAY. Your account will be drafted on December 02, 2025**

**Account Summary**

<b>Current Service Period:</b> October 04, 2025 - November 05, 2025	
Previous Amount Due	\$31.94
Payment(s) Received Since Last Statement	-\$31.94
<b>Current Month's Charges</b>	<b>\$49.28</b>
<b>Amount Due by December 02, 2025</b>	<b>\$49.28</b>

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

**Your Energy Insight**

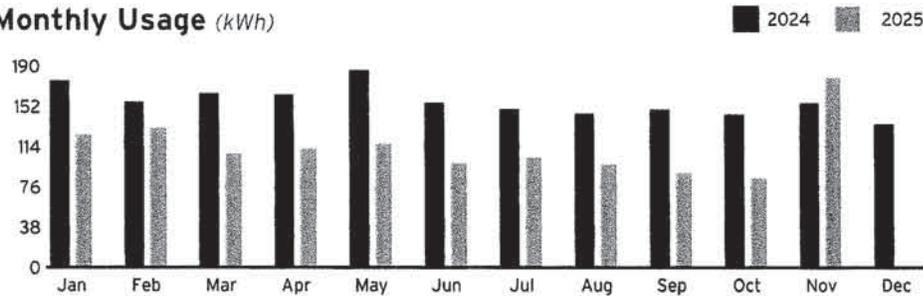
Your average daily kWh used was 0% higher than the same period last year.

Your average daily kWh used was 66.67% higher than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).



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

Account #: 211002774860

Due Date: December 02, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$49.28

Payment Amount: \$ \_\_\_\_\_

605705585530

Your account will be drafted on December 02, 2025

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

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

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



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

**Account #:** 211002774860  
**Statement Date:** November 11, 2025  
**Charges Due:** December 02, 2025

## Meter Read

**Meter Location:** Gate

**Service Period:** Oct 04, 2025 - Nov 05, 2025

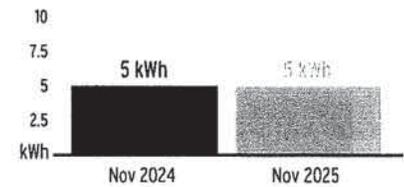
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000195096	11/05/2025	10,615	10,435	180 kWh	1	33 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	180 kWh @ \$0.08641/kWh	\$15.55
Fuel Charge	180 kWh @ \$0.03391/kWh	\$6.10
Storm Protection Charge	180 kWh @ \$0.00577/kWh	\$1.04
Clean Energy Transition Mechanism	180 kWh @ \$0.00418/kWh	\$0.75
Storm Surcharge	180 kWh @ \$0.02121/kWh	\$3.82
Florida Gross Receipt Tax		\$1.23
<b>Electric Service Cost</b>		<b>\$49.28</b>

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges**

**\$49.28**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



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



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



**Phone**  
Toll Free: **866-689-6469**

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

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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



**STONEBRIER CDD**  
3744 EVERGREEN OAKS DR, FOUNTAIN  
LUTZ, FL 33558

**Statement Date:** November 11, 2025

**Amount Due:** \$151.20

**Due Date:** December 02, 2025

**Account #:** 221009461742

**DO NOT PAY. Your account will be drafted on December 02, 2025**

**Account Summary**

<b>Current Service Period:</b> October 04, 2025 - November 05, 2025	
Previous Amount Due	\$135.11
Payment(s) Received Since Last Statement	-\$135.11
<b>Current Month's Charges</b>	<b>\$151.20</b>
<b>Amount Due by December 02, 2025</b>	<b>\$151.20</b>

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

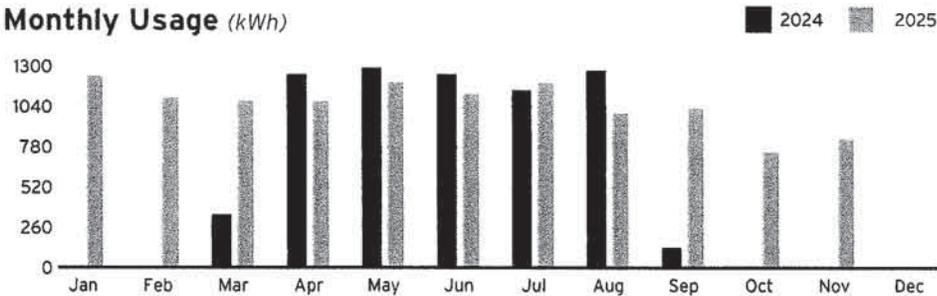
**Your Energy Insight**

Your average daily kWh used was 3.95% lower than it was in your previous period.



Scan here to view your account online.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

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



**Account #:** 221009461742

**Due Date:** December 02, 2025

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$151.20

**Payment Amount:** \$ \_\_\_\_\_

666199133928

Your account will be drafted on December 02, 2025.

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

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

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



**Service For:**  
 3744 EVERGREEN OAKS DR  
 FOUNTAIN, LUTZ, FL 33558

**Account #:** 221009461742  
**Statement Date:** November 11, 2025  
**Charges Due:** December 02, 2025

**Meter Read**

**Service Period:** Oct 04, 2025 - Nov 05, 2025

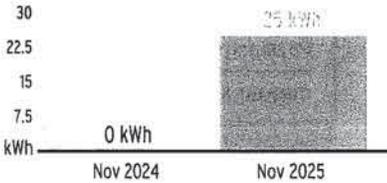
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000882937	11/05/2025	35,319	34,483	836 kWh	1	33 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	836 kWh @ \$0.08641/kWh	\$72.24
Fuel Charge	836 kWh @ \$0.03391/kWh	\$28.35
Storm Protection Charge	836 kWh @ \$0.00577/kWh	\$4.82
Clean Energy Transition Mechanism	836 kWh @ \$0.00418/kWh	\$3.49
Storm Surcharge	836 kWh @ \$0.02121/kWh	\$17.73
Florida Gross Receipt Tax		\$3.78
<b>Electric Service Cost</b>		<b>\$151.20</b>

**Avg kWh Used Per Day**



**Important Messages**

**Quarterly Fuel Source Update**  
 Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$151.20**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

**Ways To Pay Your Bill**

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

**Contact Us**

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

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

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

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

Federal ID 47-0597598

December 8, 2025

**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. 3670432

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. 3670432  
19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

10/03/25	R. Dugan	0.10	28.00	Correspondence regarding status of FEMA request
10/07/25	R. Dugan	0.30	84.00	Correspondence with district manager regarding natural area maintenance policy; correspondence regarding Heritage Harbor maintenance agreement
10/09/25	R. Dugan	2.50	700.00	Review district management RFP submissions; conferences and correspondence regarding same; respond to public records request
10/10/25	R. Dugan	1.00	280.00	Review agenda package and prepare for Board meeting; conference with Heritage Harbor counsel on landscape maintenance area proposal; correspondence regarding same; correspondence regarding district management RFP
10/13/25	R. Dugan	0.50	140.00	Conference with chair regarding district management RFP

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

**KUTAK ROCK LLP**

Stonebrier CDD  
December 8, 2025  
Client Matter No. 19323-1  
Invoice No. 3670432  
Page 2

10/14/25	R. Dugan	0.20	56.00	Conferences regarding RFP for district management services
10/14/25	T. Mackie	0.30	100.50	Confer with Dugan regarding RFP for district management services
10/15/25	A. Weiland-Sorenson	0.10	16.00	Coordinate execution and distribute Fiscal Year 2025-2026 Special District State Fee Invoice
10/16/25	R. Dugan	2.10	588.00	Attend Board meeting; conferences and correspondence regarding same
10/17/25	R. Dugan	1.10	308.00	Prepare re-issued project manual for RFP for district management services; distribute same to bidders; correspondence regarding same
10/17/25	D. Wilbourn	0.40	68.00	Prepare second notice to homeowner regarding dead trees
10/21/25	R. Dugan	0.10	28.00	Correspondence regarding second letter to farmer regarding dangerous trees
10/27/25	R. Dugan	0.40	112.00	Prepare general election resolution; correspondence regarding same
10/29/25	R. Dugan	0.10	28.00	Correspondence regarding Heritage Harbor license agreement

TOTAL HOURS 9.20

TOTAL FOR SERVICES RENDERED \$2,536.50

DISBURSEMENTS

Freight and Postage 0.74

TOTAL DISBURSEMENTS 0.74

TOTAL CURRENT AMOUNT DUE \$2,537.24



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

**Invoice**

**Date** 12/01/2025  
**Invoice #** 430000

**Bill To**

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

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

**In Reference To:**

Monthly contracted management fees, as follows:

Description	Quantity	Rate	Amount
District Management Services	1	1,050.00	1,050.00
Government & Trust Fund Accounting Services	1	875.00	875.00
General Administration Services	1	875.00	875.00
Assessment Preparation	1	481.25	481.25
Field Operations	1	875.00	875.00

**Total** 4,156.25

Heritage Harbor Golf & Country Club  
19502 Heritage Harbor Parkway  
Lutz, Florida 33558

INVOICE

Date: December 11, 2025  
Invoice #129

To:

Heath Beckett  
% Stonebrier CDD  
250 International Parkway  
Suite 280  
Lake Mary, Florida 32746

Date	Description	Total Price
05/08/25	Library Rental	75.00
06/05/25	Library Rental	75.00
07/10/25	Library Rental	75.00
08/14/25	Library Rental	75.00
09/11/25	Library Rental	75.00
10/16/25	Library Rental	75.00
11/13/25	Library Rental	75.00
12/11/25	Library Rental	75.00

Subtotal

Sales Tax

\$600.00

Make all checks payable to: Heritage Harbor Golf & Country Club

*Thank you for your business!*



**INVOICE**

INVOICE #	INVOICE DATE
1058261	12/16/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stonebrier CDD  
 c/o DPF  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

**Property Name:** Stonebrier CDD

**Address:** 21550 County Line Road West  
 Lutz, FL 33558

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** January 15, 2026

**Invoice Amount:** \$1,010.39

Description	Current Amount
Irrigation Inspection for repairs made on 11/19/25	
Irrigation Repairs	\$1,010.39
<b>Invoice Total</b>	<b>\$1,010.39</b>

**Should you have any questions or inquiries please call (386) 437-6211.**



**INVOICE**

INVOICE #	INVOICE DATE
1058260	12/16/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stonebrier CDD  
 c/o DPFG  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

**Property Name:** Stonebrier CDD

**Address:** 21550 County Line Road West  
 Lutz, FL 33558

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Invoice Due Date:** January 15, 2026

**Invoice Amount:** \$207.72

Description	Current Amount
Repair Main Line Leak Reported on 12/3/25	
Irrigation Repairs	\$207.72
<b>Invoice Total</b>	<b>\$207.72</b>

**Should you have any questions or inquiries please call (386) 437-6211.**



**YELLOWSTONE**  
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
1058259	12/16/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stonebrier CDD  
c/o DPF  
250 International Pkwy  
Suite 280  
Lake Mary, FL 32746

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Stonebrier CDD

**Address:** 21550 County Line Road West  
Lutz, FL 33558

**Invoice Due Date:** January 15, 2026

**Invoice Amount:** \$459.76

Description	Current Amount
Irrigation Electrical Breaker Replacement	
Irrigation Repairs	\$459.76

**Invoice Total** \$459.76

**Should you have any questions or inquiries please call (386) 437-6211.**

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 17, 2025

**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. 3673478

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. 3673478

19323-1

Re: Stonebrier CDD - General Counsel

For Professional Legal Services Rendered

11/01/25	S. Sandy	0.20	66.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/03/25	R. Dugan	0.60	168.00	Review bids for district management procurement; correspondence regarding same
11/04/25	R. Dugan	0.20	56.00	Correspondence with bidders for district management procurement regarding bid deadline
11/05/25	R. Dugan	2.20	616.00	Review bids for district management services procurement; prepare bid summary; conference with chairperson regarding same; prepare for Board meeting; conference with district manager and Heritage Harbor CDD counsel regarding tunnel maintenance
11/06/25	R. Dugan	0.40	112.00	Correspondence regarding district manager RFP; conference with chair regarding truck damage

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

**KUTAK ROCK LLP**

Stonebrier CDD  
December 17, 2025  
Client Matter No. 19323-1  
Invoice No. 3673478  
Page 2

11/07/25	R. Dugan	0.50	140.00	Review agenda package and prepare for Board meeting
11/10/25	R. Dugan	0.50	140.00	Conference and correspondence with district manager regarding truck damage to Sun Lake medians
11/13/25	R. Dugan	7.60	2,128.00	Attend Board meeting; conference and correspondence regarding same; travel for same
11/14/25	R. Dugan	0.30	84.00	Review draft notice of termination for management and field services; correspondence regarding same
11/14/25	D. Wilbourn	1.00	170.00	Prepare termination notices for district management and field operations services
11/17/25	R. Dugan	1.50	420.00	Review draft Inframark agreement; correspondence regarding same

TOTAL HOURS 15.00

TOTAL FOR SERVICES RENDERED \$4,100.00

DISBURSEMENTS

Freight and Postage	1.48
Meals	9.31
Travel Expenses	219.26

TOTAL DISBURSEMENTS 230.05

TOTAL CURRENT AMOUNT DUE \$4,330.05

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-03847H

Date 12/19/2025

**Attn:**  
Stonebrier CDD Vesta  
250 INTERNATIONAL PARKWAY, SUITE 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 # 25-03847H <b>Notice of Board of Supervisors Regular Meeting</b> RE: Stonebrier CDD Board of Supervisors Meeting on 1/8/26 at 6:00 PM Published: 12/19/2025	\$61.25

**Important Message**

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid  
**Total**                    **\$61.25**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

**NOTICE**

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

# Business Observer

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

## INVOICE

### Legal Advertising

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "District") will be held on Thursday, January 8, 2026, at 6:00 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.

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. 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.

District Manager  
December 19, 2025 25-03847H

**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

Invoice Number	2500090
Invoice Date	December 4, 2025
Purchase Order	238202253
Customer Number	182095
Project Number	238202253

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
 Bank of America  
 ABA No.: 111000012  
 Account No: 3752096026  
 Email Remittance: eft@stantec.com

**Alternative Remit To**

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

---

**Project Description:** WTR Stonebrier CDD District Engineering Services.

**Stantec Project Manager:**

Kostakis, Vasilii

**Current Invoice Due:**

\$412.00

**Bill Through Date:**

November 28, 2025

---

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager



# Steadfast Alliance

30435 Commerce Drive, Suite 102  
 San Antonio, FL 33576  
 844-347-0702 | ar@steadfastalliance.com

## Invoice

Date	Invoice #
12/1/2025	SA-17756

Please make all Checks payable to:  
**Steadfast Alliance**

Bill To
Stonebrier CDD 250 International Parkway, Ste 208 Lake Mary, FL 32746

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
				Net 30	SE1026 Stonebrier CDD Aquatics
Quantity	Description		Rate	Serviced Date	Amount
1	Routine Aquatic Maintenance (Pond Spraying) for the month dated on this invoice.		1,865.00		1,865.00

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.

<b>Total</b>	\$1,865.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,865.00



**INVOICE**

INVOICE #	INVOICE DATE
1053594	12/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

Stonebrier CDD  
 c/o DPFG  
 250 International Pkwy  
 Suite 280  
 Lake Mary, FL 32746

**Remit To:**

Yellowstone Landscape  
 PO Box 101017  
 Atlanta, GA 30392-1017

**Property Name:** Stonebrier CDD

**Address:** 21550 County Line Road West  
 Lutz, FL 33558

**Invoice Due Date:** December 31, 2025

**Invoice Amount:** \$17,083.33

Description	Current Amount
Monthly Landscape Maintenance December 2025	\$17,083.33

**Invoice Total**                      **\$17,083.33**

**Should you have any questions or inquiries please call (386) 437-6211.**

**RESOLUTION 2026-02**

**A RESOLUTION DESIGNATING OFFICERS OF  
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

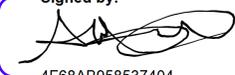
**WHEREAS**, the Board of Supervisors of Stonebrier Community Development District desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown to wit:

- Analina Medina Chairman
- Michael Kiely Vice Chairman
- Jennifer Goldyn Secretary
- Stephen Bloom Treasurer
- Angel Montagna Assistant Treasurer
- Mark Vega Assistant Secretary(s)
- John Weaver Assistant Secretary(s)
- Joseph Traugott Assistant Secretary(s)
- Kristyn Fada Assistant Secretary(s)
- Hari Joshi Assistant Secretary(s)

**PASSED AND ADOPTED THIS, 14<sup>th</sup> DAY OF JANUARY 2026.**

Signed by:  
  
 4E68AB958537404...  
 \_\_\_\_\_  
 Analina Medina  
 Chairman

Signed by:  
  
 4A8B4D19863C4A7...  
 \_\_\_\_\_  
 Jennifer Goldyn  
 Secretary

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEBRIER COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Stonebrier Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) must employ and fix compensation of a “**District Manager**;” and

**WHEREAS**, the Board has determined that the appointment of a District Manager is necessary, appropriate and in the District’s best interests; and

**WHEREAS**, the Board desires to appoint a District Manager and to provide compensation for their services.

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

- 1. Approval of District Management Agreement.** Inframark, LLC is appointed as District Manager and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A**.
- 2. Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

ADOPTED ON THIS 12<sup>TH</sup> DAY OF FEBRUARY 2026.

Attest:

**Stonebrier Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF STONEBRIER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SECRETARY AND TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Stonebrier Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), designate Jennifer Goldyn as Secretary and Stephen Bloom as Treasurer.

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

**1. District Officers.** The District appoints a Secretary and Treasurer as follows:

Jennifer Goldyn is appointed Secretary.

Stephen Bloom is appointed Treasurer.

**2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

ADOPTED THIS 14<sup>TH</sup> DAY OF JANUARY 2026.

Attest:

**Stonebrier Community Development District**

Signed by:



4A8B4D19863C4A7

Secretary/Assistant Secretary

Signed by:



4E68AB958537404

Chair of the Board of Supervisors

**RESOLUTION 2026-05**

**A RESOLUTION OF STONEBRIER  
COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING AUTHORIZATION AND ACTIONS  
RELATING TO THE ACCOUNTS OF THE DISTRICT**

**WHEREAS**, the Board of Supervisors (“**Board**”) of Stonebrier Community Development District (“**District**”) desires to designate authorization and authorize certain actions relating to its accounts;

**WHEREAS**, the Board has engaged the services of Inframark, LLC as the District’s management company pursuant to a District Management Agreement;

**WHEREAS**, the Board by Resolution 2026-04 has appointed Jennifer Goldyn as Secretary, and Stephen Bloom as Treasurer for the District.

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

1. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. As District officers, Jennifer Goldyn and Stephen Bloom are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. All previous signers on the District’s accounts will be removed effective immediately. Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
4. This resolution shall become effective on the date of its adoption.

ADOPTED ON THIS 14<sup>TH</sup> DAY OF JANUARY 2026.

**Attest:**

**Stonebrier Community Development District**

Signed by:  
  
 \_\_\_\_\_  
 4A8B4D10863C4A7...  
 Secretary

Signed by:  
  
 \_\_\_\_\_  
 4F69A2059537404...  
 Chairperson