

**MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, February 12, 2026, and called to order at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558. The actions taken are summarized as follows:

Present and constituting a quorum were:

Michael Kiely	Vice-Chairperson
Joseph Traugott	Assistant Secretary
Kristyn Fada	Assistant Secretary
Hari Joshi	Assistant Secretary

Also present were:

John Weaver	District Manager
Jennifer Goldyn	Director of District Services (<i>via teams</i>)
Ryan Dugan	District Counsel (<i>via teams</i>)
Vasili Kostakis	District Engineer (<i>via teams</i>)
John Fowler	Inframark Field Service
Natasha Sowani	District Accountant
Jennifer Goldyn	Regional Director

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Weaver called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Accountant

The Board reviewed the transition financials received on February 11, 2026.

The financials were reported to be in good standing, and an investment opportunity was presented and discussed.

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42 The Board agreed to further evaluate and discuss the investment opportunity at the
43 upcoming Board workshop.

44
45 **B. Aquatics Inspection Report**

46 A discussion ensued regarding weather fluctuations, and it was noted that the remaining
47 turf areas require treatment.

48 The water levels are currently low, and the algae issue has been addressed and treated.
49 Management also met with the District Engineer Mr. Kostakis onsite to review related
50 reports.

51 The Board reviewed the proposals submitted by Steadfast and Staples.
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53 On MOTION by Mr. Traugott seconded by Mr. Kiely, with all in
54 favor, the proposals by Steadfast and Staples, were approved as
55 presented. 4-0 Motion carried.

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57 **C. Field Inspection Report**

58 Management reported meeting with Yellowstone onsite on January 30, 2026, to review
59 outstanding items. It was noted that Item No. 2 is not part of the CDD's responsibility.
60 Ant mounds were observed throughout the community, which is typical for this time of
61 year.

62 The weeds are currently dormant and will need to be pushed back into the conservation
63 areas.

64 Lots #30 and #34 require review by the engineer. At Lot #36, palms have been removed
65 and the remaining stumps need to be ground down. #45 requires backfilling with dirt.

66 A maintenance proposal will be obtained to move up the refinishing of signs.
67

67

68 **D. Landscape Report**

69 Management reported that Josh is the new Account Manager for Yellowstone and his
70 first visit to the property occurred on Friday, February 6, 2026. The Annuals are
71 scheduled to be planted during the week of March 8, 2026.

72 The Board expressed concern regarding weeds and dead plant material throughout the
73 community and directed that these be removed. Yellowstone indicated that prior
74 instructions may not have been sufficiently clear, which contributed to previous teams
75 not meeting expectations.

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111 **B. Discussion of Outstanding Yellowstone Invoice**

112 The Board expressed that there will be no changes to Yellowstone’s work period. Mr.
113 Dugan suggested seeking reimbursement for plants that were not installed, as well as for
114 plants that have died. Mr. Fowler and Mr. Weaver will adjust the invoice accordingly
115 and provide a new proposal for the March meeting.

116

117 On MOTION by Mr. Kiely seconded by Ms. Fada, with all in favor,
118 seek reimbursement by Yellowstone to make the appropriate
119 adjustment to the invoice accordingly and provide a new proposal for
120 the March meeting, approved as discussed. 4-0 Motion carried.

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122 **FIFTH ORDER OF BUSINESS**

Business Administration

- 123 **A. Consideration of Minutes from the Meeting held December 15, 2025**
- 124 **B. Consideration of November 2025 Financial Statements**
- 125 **C. Ratification of Resolution 2026-02; Redesignating Officers**
- 126 **D. Consideration of Resolution 2026-03; Appointing District Manager**
- 127 **E. Ratification of Resolution 2026-04; Appointing Secretary and Treasurer**
- 128 **F. Ratification of Resolution 2026-05; Designating Authorization and Action Relating**
- 129 **to Accounts**

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131 On MOTION by Mr. Kiely seconded by Mr. Joshi, with all in favor,
132 the business administration items A through F, were approved as
133 presented. 4-0 Motion carried.

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135 **SIXTH ORDER OF BUSINESS**

Supervisors’ Requests

136 The Board requested two standing points for monthly supervisor updates:

- 137 • Palm Tree Lighting: The color arrangement for the month will be green and white.
- 138 • Newsletter Article Topics: Joe will maintain oversight of topics to be included in the
- 139 monthly newsletter.

140 These items are to be addressed as standing monthly updates moving forward.

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142 **SEVENTH ORDER OF BUSINESS**

Audience Comments

143 There bring none, the next order of business followed.

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147 **EIGHTH ORDER OF BUSINESS**

Adjournment

148 There being no further business,

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150 On MOTION by Mr. Kiely seconded by Mr. Joshi, with all in favor,
151 the meeting was adjourned at 7:36 PM.

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Signed by:
John weaver
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John Weaver, Assistant Secretary