

Stonebrier Community Development District

March 12, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



SACRIFICE



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, March 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 ReportPage 3
 - C. Field Inspection ReportPage 11
 - D. Landscape Report
 - E. District Engineer
 - F. District Counsel
 - G. District Manager
- 4. Business Items**
 - A. Consideration of Steadfast Proposal for Erosion Repair on Pond D1Page 16
 - B. Consideration of Steadfast Maintenance Service AgreementPage 17
 - C. Consideration of Yellowstone Proposal for Entrance Enhancement.....Page 19
 - D. Consideration of Resolution 2026-06; General Election 2026.....Page 23
- 5. Business Administration**
 - A. Consideration of Minutes from the Meeting held on February 12, 2026Page 26
 - B. Consideration of January 2026 Check RegisterPage 31
- 6. Supervisor Requests**
 - A. Palm Tree Lighting
 - B. Newsletter Article Topics
- 7. Audience Comments – Three- (3) Minute Time Limit**
- 8. Adjournment**

The next regular Board meeting is scheduled for Thursday, April 9, 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

<https://stonebriercdd.org/>



Stonebrier CDD Aquatics

Inspection Date:

3/3/2026 11:13 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: CO1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Two small patches of nuisance grass observed. A quick pass with herbicide next visit will begin clearing these. No algae observed.

I caught a resident dumping trash next to this pond. She saw me and ran back to her house before I could say something.

Our drone is having technical difficulties, so all photos today will be ground-level.

<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: CO2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild slender spikerush growing around the water's edge. Technicians are actively spraying as more is uncovered as water levels drop. No 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:	

Inspection Report

SITE: C03

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

SITE: D2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

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

Inspection Report

SITE: D3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Completely dry. This appears to have given residents a place to ride bikes before the pond starts holding water again. Any grasses present are terrestrial and will not survive when water returns.

<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
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

SITE: J

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some nuisance grass present amid beneficial plants. Most of the beneficials are dead from frost/drought so treating the nuisance grass will not be an issue. No 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
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: K

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

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

Erosion present around the MES.

<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: L

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mild nuisance grass growth around the perimeter. This was treated last week and will need some time before decay becomes evident. Technicians will continue to monitor.

No 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:	

Inspection Report

SITE: M

Condition: Excellent Great ✓Good Poor ✓Mixed Condition Improving



Comments:

Filamentous algae is clinging to nuisance grasses in the pond. This is another case of spraying dead beneficials to target the nuisance grass. Couple that with an algaecide treatment and growth will begin to clear.

<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	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: z

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Bottom-dwelling filamentous algae is starting to surface now that air temperatures are increasing. Targeting the surface growth with algaecide can help clear the submerged "base."
Continued treatment of the submerged vegetation will also aid in clearing the algae.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> 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:

MANAGEMENT SUMMARY



February made for interesting conditions affecting ponds. 25°F lows, 85°F highs, 40-degree daily temperature swings, and only four days of rain have given us six months of typical Florida climatic conditions in just four weeks. Near-record cold and drought have killed many beneficial aquatic plants, lessening the nutrient abatement they provide. Couple this with sudden temperature spikes, and we have almost ideal conditions for algal blooms. Technicians have geared back up for these conditions and started heavy algaecide applications where needed before growing season officially returns. Fortunately, grass growth has remained minimal which is offering more time to combat algae.

Despite unusual weather conditions, ponds have remained in fair shape. Slender spikerush growth has greatly reduced and will continue to be a focus moving forward. Algae blooms are starting here and at many other properties as warmer weather moves in. We will be implementing preventative products for algae similar to those used on shorelines for grasses. If they yield good results early in growing season, they will become a mainstay in our regiment.

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 - March 2026

Thursday, 05 March 2026

Prepared For Board Of Supervisors

33 Items Identified

33 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Yellowstone

General weed control needs to be completed throughout the district.

Item 2

Assigned To: Yellowstone

Noting turf is starting to green up and fill in on Sun Lake Boulevard ROWs. There are some areas that need improvement.

Item 3

Assigned To: Yellowstone

Continue treating ant mounds throughout the district. Many mounds have been treated but several new ones have popped up. Especially on the east sidewalk on Sun Lake Boulevard.

Item 4

Assigned To: Yellowstone

Asking if Yellowstone arborist was able to look at the declining Magnolias, Japanese Blueberry, and Holly trees in the median on Sun Lake Boulevard. Is there a horticulture program in place to improve these?

Item 5

Assigned To: Yellowstone

Noting oak trees are flushing out new growth and blowing oak leaves should be a priority for the next month.

Item 6

Assigned To: Maintenance

Noting some of the street signs need to be re-lettered and straightened on the ROWs of Sun Lake Boulevard.

Item 7

Assigned To: Yellowstone

Asking if it is safe to start rejuvenation cut backs for the recently planted Firebush on Evergreen Oaks Drive median?

Item 8

Assigned To: Yellowstone

Noting Crepe Myrtle cutbacks have started.

Item 9

Assigned To: Yellowstone

Start removing dead material in the recently planted Xanadu's on the ROWs of Evergreen Oaks Dr. it appears most of these are recovering from the frost.

Item 10

Assigned To: Yellowstone

Need to plan to fill in the divider median of the entrance on Evergreen Oaks Drive at the east guard gate.

Item 11

Assigned To: Yellowstone

Bed weeds are starting to overtake parts of the recently planted material on Evergreen Oaks Drive South ROW.

Item 12

Assigned To: Yellowstone

Will the recently planted Red Sister Ti recover on the entrance and exit ROWs of Evergreen Oaks Drive? These were in decline before the cold weather.

Item 13

Assigned To: Yellowstone

Treat weeds where there is missing Jasmine minima on the north ROW of Evergreen Oaks Drive.

Item 14

Assigned To: Yellowstone

During a walk-through with Yellowstone, I noted an area that should be improved on the exit side of Evergreen Oaks Drive. Asking if there is a plan that has been decided on?

Item 15

Assigned To: Yellowstone

Newly planted Liriope struggling, but we should see improvement with the warmer weather. This is in the median island just north of the large roundabout on Sun Lake Boulevard.

Item 16

Assigned To: Yellowstone

Noting some gaps in the Confederate Jasmine in beds on the ROWs of Sun Lake Boulevard. Need to start thinking of a replacement program or another species that might perform better in these areas.

Item 17

Assigned To: Aquatics

Treat grassy weeds in pond D04.

Item 18

Assigned To: Yellowstone

Rejuvenation cutbacks are needed for the Firebush and Star Jasmine on Misty Willow Way ROWs.

Item 19

Assigned To: Yellowstone

Check the drip line irrigation for the ornamental grasses on Sun Lake Boulevard ROWs north and south of the large roundabout.

Item 20

Assigned To: Aquatics

Remove downed landscape debris in pond D4.

Item 21

Assigned To: Maintenance

A broken median warning post that needs to be replaced on Sun Lake Boulevard, just south of the large roundabout.

Item 22

Assigned To: Yellowstone

Asking if Yellowstone has been able to prepare a proposal for the palm tree stumps that need to be flush cut identified on January report?

Item 23

Assigned To: Aquatics

Noting the large wash out still present at pond T6.

Item 24

Assigned To: Yellowstone

Provide a proposal to remove a snapped Bald Cypress next to Lake Ruth on County Line Rd ROW.

Item 25

Assigned To: Yellowstone

Remove palm volunteers and Coontie in Juniper on Balley Flats Pl. entrance and exit ROWs.

Item 26

Assigned To: Yellowstone

Remove palm volunteers, Brazilian peppers, and ferns on the entrance and exit ROWs of Stump Field Way.

Item 27

Assigned To: Yellowstone

While waiting for a solution to enhance the east end of W. County Line Rd., need to ensure weeds are being treated in the bed.

Item 28

Assigned To: Aquatics

Treat algae starting to form and weeds on the bank of pond D02.

Item 29

Assigned To: Aquatics

Treat algae in pond UZ.

Item 30

Assigned To: Yellowstone

Continue pushing back, vegetation, overgrowing, CDD turf along preserved lines.

Item 31

Assigned To: Aquatics

Treat weeds starting to grow on the bank of pond Z.

Item 32

Assigned To: Aquatics and Possible Engineer

Treat grassy weeds in pond TZ and need to evaluate a lot of this lake bank for possible future restoration.

Item 33

Assigned To: Aquatics

Just noting several ponds do not have any water. This example is pond D3.



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 3/3/2026 4/2/2026

BILL TO
 Stonebrier CDD
 250 International Parkway, Ste
 208
 Lake Mary FL 32746

SHIP TO
 Stonebrier CDD
 3741 W County Line Rd
 Lutz FL 33558

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair of an MES on pond D1 at Stonebrier CDD. - Steadfast will fill the washout with dirt and compact. - Lay erosion cloth to stabilize. - Cover the cloth and surround the structure with 6"-12" rip rap boulders, both new and existing.	1.00	1,200.00	1,200.00

Erosion repair of an MES on pond K at Stonebrier CDD. - Steadfast will fill the washout with dirt and compact. - Lay erosion cloth to stabilize. - Cover the cloth and surround the structure with 6"-12" rip rap boulders, both new and existing.	1.00	1,200.00	1,200.00
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I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **2,400.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

**CONSENT TO ASSIGNMENT OF THE AGREEMENT BETWEEN STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT AND STEADFAST ENVIRONMENTAL,
LLC FOR MONTHLY MAINTENANCE SERVICES**

THIS ASSIGNMENT (“Assignment”) is made and entered into this 3 day of March 2026 by and between Steadfast Environmental, LLC, a Florida limited liability company, (“Assignor”) and Steadfast Contractors Alliance, LLC, a Florida limited liability company, with a mailing address of 30435 Commerce Drive, San Antonio, Florida 33576 (“Assignee”); and Stonebrier Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Agreement for Monthly Maintenance Services*, amended by that certain First Amendment to Agreement for Monthly Maintenance Services, approved by the District’s Board of Supervisors on August 14, 2025 (the “**Agreement**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, Assignor was recently acquired by or consolidated with Assignee; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment; and

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District, Assignee, and Assignor 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 Assignment.

2. **DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee. Assignor and Assignee acknowledge and agree that Assignor and Assignee shall be jointly and severally liable for actions or inactions of Assignor occurring prior to the effective date of this Assignment.

3. **NOTICES.** Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Assignee to the addresses as set forth above.

4. **COUNTERPARTS.** This Assignment 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. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

Attest:

Stonebrier Community Development District

Print Name: _____

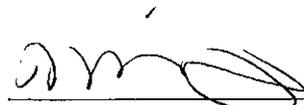
By: _____

Print Name: _____

Its: _____

Witness:

Assignor: Steadfast Environmental, LLC



Print Name: Monica Godinez

By: 

Print Name: Lee Smith
Its: Project Manager

Witness:

Assignee: Steadfast Contractors Alliance, LLC



Print Name: Monica Godinez

By: 

Print Name: Lee Smith
Its: Project Manager



INVOICE

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

Bill To:

Stonebrier CDD (TAMPA)
 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 (TAMPA)

Opp # 552410

Waterbridge Entrance (Sun Lake) Enhancement

Invoice Due Date: August 7, 2025

Invoice Amount: \$59,183.48

Description	Current Amount
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Excellence

Invoice Total \$59,183.48

IN COMMERCIAL LANDSCAPING

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



Proposal #: 552410

Date: 5/23/2025

From: Chris Van Helden

**Landscape Enhancement Proposal
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
Wesley Chapel, FL 33558

Waterbridge Entrance(Sun Lake) Enhancement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Pittosporum, Variegated 3g ea	40	\$15.00	\$600.00
Orange Bulbine 1g ea	396	\$7.13	\$2,823.48
Gold Mound Duranta 3g ea	188	\$15.00	\$2,820.00
Mammy Croton 7g ea	3	\$55.00	\$165.00
Loropedlum 3g ea	216	\$25.00	\$5,400.00
Re Sister Ti 3g ea	40	\$16.25	\$650.00
Orange Bird of Paradise 15g ea	28	\$212.50	\$5,950.00
Fire Bush 3g ea	88	\$15.00	\$1,320.00
Xanadu Philodendron 3g ea	180	\$26.25	\$4,725.00
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

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Stonebrier CDD

Subtotal	\$59,183.48
Sales Tax	\$0.00
Proposal Total	\$59,183.48

THIS IS NOT AN INVOICE

CHANGE ORDER:
Proposal# 552410
DATE 08 May 25

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

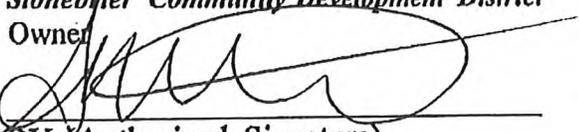
The Contract (defined below) is modified as follows:

- 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

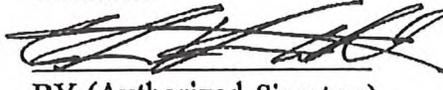


BY (Authorized Signature)

DATE 5/14/25

ACCEPTED:

Yellowstone Landscape, Inc.
Contractor



BY (Authorized Signature)

DATE 8 MAY 25

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the 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 unincorporated Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Kristyn Fada and Seat 5 currently held by Hari Joshi scheduled for General Election on November 3, 2026, for four-year terms. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance does not exceed \$200 per month, and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years for Seats 4 and Seat 5. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election on November 3, 2026. The District understands that it will be responsible to pay its proportionate share of the General Election cost and agrees to pay the same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 12TH DAY OF MARCH 2026.

**STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stonebrier Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 N Falkenburg Rd., Tampa, FL 33619; 813-744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Stonebrier Community Development District has one (2) seat up for election, specifically Seat 4 and Seat 5. The seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

1 **MINUTES OF MEETING**
2 **STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**
3

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

8
9 Present and constituting a quorum were:

10
11 Joseph Traugott Assistant Secretary
12 Kristyn Fada Assistant Secretary
13 Hari Joshi Assistant Secretary
14 Michael Kiely Assistant Secretary
15

16 Also present were:

17
18 John Weaver District Manager
19 Ryan Dugan District Counsel
20 Vasili Kostakis District Engineer
21 John Fowler Inframark Field Service
22 Natasha Sowani District Accountant
23 Jennifer Goldyn Regional Director
24
25

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

29
30 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

31 Mr. Weaver called the meeting to order and called the roll. A quorum was established.
32

33 **SECOND ORDER OF BUSINESS**

Audience Comments

34 There being none, the order of business followed.
35

36 **THIRD ORDER OF BUSINESS**

Staff Reports

37 **A. District Accountant**

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

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

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

43
44 **B. Aquatics Inspection Report**
45 A discussion ensued regarding weather fluctuations, and it was noted that the remaining
46 turf areas require treatment.

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

50 The Board reviewed the proposals submitted by Steadfast and Staples.
51

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

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

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

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

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

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

71 The Board expressed concern regarding weeds and dead plant material throughout the
72 community and directed that these be removed. Yellowstone advised that prior
73 instructions may not have been sufficiently clear, which may have contributed to earlier

74 teams not fully meeting expectations. They indicated that they have since clarified their
75 internal direction to help ensure future performance aligns with expectations.

76

77 **E. District Engineer**

78 Items were addressed under the Steadfast section of the agenda.

79

80 **F. District Counsel**

81 Mr. Dugan discussed the Heritage Harbor Agreement and Damage Reimbursement
82 reporting no returned correspondence to date.

83 It was noted that at the January meeting, the Board approved sending a letter of demand
84 to the trucking company seeking reimbursement for damages exceeding \$3,000. The
85 Board further requested that an additional letter be sent to the trucking company.

86

87 On MOTION by Ms. Fada seconded by Mr. Kiely, with all in favor,
88 the Board directed District counsel to send an additional letter to the
89 trucking company, approved as discussed. 4-0 Motion carried.

90

91 **G. District Manager**

92 Mr. Weaver reported on January 22, 2026, he and Jason Liggett, field services, met with
93 Ms. Kristyn to assess all current landscaping issues. We have had multiple
94 correspondences with Ms. Kristyn in an effort to address both current and past concerns.
95 On February 6, 2026, Mr. Fowler, along with representatives from Yellowstone and Ms.
96 Kristyn, assessed the landscaping and reviewed the prior invoice.

97 Following on February 11, 2026, Mr. Fowler, Ms. Kristyn, and Mr. Weaver walked near
98 the Waterbridge entrance to compare the installed products with the invoiced inventory.

99

100 **FOURTH ORDER OF BUSINESS** **Business Items**

101 **A. Discussion of Pool Drainage License Agreement**

102 Management reported that District Counsel sent a letter to the HOA; however, no
103 response has been received to date. The Board celebrated and expressed a desire to move
104 forward with Inframark.

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On MOTION by Ms. Fada seconded by Mr. Kiely, with all in favor, the Board desires to proceed forward with Inframark, approved as discussed. 4-0 Motion carried.

B. Discussion of Outstanding Yellowstone Invoice

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

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

FIFTH ORDER OF BUSINESS

Business Administration

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

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

SIXTH ORDER OF BUSINESS

Supervisors’ Requests

The Board requested two standing points for monthly supervisor updates:

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

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

143 **SEVENTH ORDER OF BUSINESS**

Audience Comments

144 There being none, the next order of business followed.

145

146 **EIGHTH ORDER OF BUSINESS**

Adjournment

147 There being no further business,

148

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

151

152

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155

John Weaver, Secretary

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Stonebrier CDD
Check Detail
 January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	012326PR1	01/23/2026	ANALINA MEDINA	1100100 · Cash - BU Operating Account		-184.70
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	012326PR2	01/23/2026	Engage PEO	1100100 · Cash - BU Operating Account		-172.40
Bill	122606	01/23/2026		1511117 · Payroll Services Fee	-50.00	50.00
				1511115 · Payroll Taxes	-61.20	61.20
				1511001 · Board of Supervisors Salaries	-61.20	61.20
TOTAL					-172.40	172.40
Bill Pmt -Check	012326PR3	01/23/2026	Joseph C. Traugott	1100100 · Cash - BU Operating Account		-184.70
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	72	01/23/2026	Kristyn Fada	1100100 · Cash - BU Operating Account		-184.70
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	73	01/23/2026	Harikrishna Joshi	1100100 · Cash - BU Operating Account		-184.70
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	1685	01/20/2026	Kristyn Fada	1100100 · Cash - BU Operating Account		-184.70
Bill	202513	12/26/2025		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	1686	01/27/2026	Steadfast Contactors Alliance, LLC	1100100 · Cash - BU Operating Account		-1,865.00
Bill	SA-18979	01/01/2026		1530060 · Pond & Lake Maint.	-1,865.00	1,865.00
TOTAL					-1,865.00	1,865.00

Stonebrier CDD Check Detail January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	1687	01/27/2026	Vesta District Services	1100100 · Cash - BU Operating Account		-17.00
Bill	429889	12/30/2025		1511175 · Miscellaneous	-17.00	17.00
TOTAL					-17.00	17.00
Bill Pmt -Check	1688	01/27/2026	Yellowstone Landscape	1100100 · Cash - BU Operating Account		-17,083.33
Bill	1081132	01/01/2026		1530120 · Landscape Maintenance	-17,083.33	17,083.33
TOTAL					-17,083.33	17,083.33
Bill Pmt -Check	01ACH010526	01/05/2026	TAMPA ELECTRIC	1100100 · Cash - BU Operating Account		-56.30
Bill	211002773607-12.25	12/11/2025		1530040 · Electricity General	-56.30	58.23
TOTAL					-56.30	58.23
Bill Pmt -Check	02ACH010526	01/05/2026	TAMPA ELECTRIC	1100100 · Cash - BU Operating Account		-195.11
Bill	221009461742-12.25	12/11/2025		1530060 · Pond & Lake Maint.	-195.11	195.11
TOTAL					-195.11	195.11
Bill Pmt -Check	03ACH010526	01/05/2026	TAMPA ELECTRIC	1100100 · Cash - BU Operating Account		-198.04
Bill	211002773839 12.25	12/11/2025		1530040 · Electricity General	-198.04	205.98
TOTAL					-198.04	205.98
Bill Pmt -Check	04ACH010526	01/05/2026	TAMPA ELECTRIC	1100100 · Cash - BU Operating Account		-222.63
Bill	211002774050 12.25	12/11/2025		1530040 · Electricity General	-222.63	225.88
TOTAL					-222.63	225.88
Bill Pmt -Check	05ACH010526	01/05/2026	TAMPA ELECTRIC	1100100 · Cash - BU Operating Account		-105.07
Bill	211002774365-12.25	12/11/2025		1530040 · Electricity General	-105.07	106.54
TOTAL					-105.07	106.54

Stonebrier CDD Check Detail January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	06ACH010526	01/05/2026	TAMPA ELECTRIC	1100100 · Cash - BU Operating Account		-27.02
Bill	211002774605 12.25	12/11/2025		1530040 · Electricity General	-27.02	29.49
TOTAL					-27.02	29.49
Bill Pmt -Check	07ACH010526	01/05/2026	TAMPA ELECTRIC	1100100 · Cash - BU Operating Account		-41.03
Bill	211002774860 12.25	12/11/2025		1530040 · Electricity General	-41.03	42.53
TOTAL					-41.03	42.53
Bill Pmt -Check	100425	01/06/2026	TAMPA BAY POO PATROL	1100100 · Cash - BU Operating Account		-412.00
Bill	4968	01/01/2026		1530250 · Pet Waste Station Maintenance	-412.00	412.00
TOTAL					-412.00	412.00
Bill Pmt -Check	100426	01/06/2026	VGlobalTech	1100100 · Cash - BU Operating Account		-295.00
Bill	8128	01/01/2026		1511260 · Website Hosting & Management 1511270 · E-Mail	-200.00 -95.00	200.00 95.00
TOTAL					-295.00	295.00
Bill Pmt -Check	100427	01/09/2026	Vesta District Services	1100100 · Cash - BU Operating Account		-4,156.25
Bill	430319	01/01/2026		1511125 · Management Consulting Services 1511141 · Accounting Svcs 1511135 · General Administrative 1160000 · Field Operations 1511165 · Assessment Roll Preparation	-1,050.00 -875.00 -875.00 -875.00 -481.25	1,050.00 875.00 875.00 875.00 481.25
TOTAL					-4,156.25	4,156.25
Bill Pmt -Check	100428	01/09/2026	BUSINESS OBSERVER	1100100 · Cash - BU Operating Account		-61.25
Bill	26-00005H	01/02/2026		1511200 · Legal Advertising	-61.25	61.25
TOTAL					-61.25	61.25

Stonebrier CDD
Check Detail
 January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	100429	01/15/2026	Vesta District Services	1100100 · Cash - BU Operating Account		-16.99
Bill	430406	12/31/2025		1511175 · Miscellaneous	-16.99	16.99
TOTAL					-16.99	16.99
Bill Pmt -Check	100430	01/20/2026	Illuminations Holiday Lighting	1100100 · Cash - BU Operating Account		-5,500.00
Bill	1921225	12/04/2025		1530205 · Holiday Decorations	-5,500.00	5,500.00
TOTAL					-5,500.00	5,500.00
Bill Pmt -Check	100431	01/20/2026	Yellowstone Landscape	1100100 · Cash - BU Operating Account		-3,934.12
Bill	1082207	01/14/2026		1530140 · Landscape Renewal & Replace...	-3,934.12	3,934.12
TOTAL					-3,934.12	3,934.12