

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.

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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.**

Signed by:  
  
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- 190  
191  John Weaver, Secretary  
192  \_\_\_\_\_, Assistant Secretary

Signed by:  
  
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- Analina Medina, Chair  
 Michael Kiely, Vice Chair