

# *Stonebrier Community Development District*

**April 9, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



# 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, April 9, 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
      - i. Consideration of Steadfast Proposal #EST-SCA3702 for Erosion Repair .....Page 11
    - C. Field Inspection Report.....Page 12
    - D. Landscape Report (*under separate cover*)
      - i. Consideration of Yellowstone Proposals
        - a. Irrigation Repair & Replacements #674798, 674820, 674819, 674814, 674807 .Page 25
        - b. Removal of Dead Cypress Trees and Stumps - #671853 .....Page 33
        - c. Irrigation Pump Station - #679543.....Page 34
    - E. District Engineer
    - F. District Counsel
      - i. Discussion of Correspondence dated 3.24.26 - Request for Execution of Owner's Authorizations for County Application .....Page 37
    - G. District Manager
      - i. Discussion of Bank Rates Comparison.....Page 34
      - ii. Discussion of Budget Workshop Date
  4. **Business Administration**
    - A. Consideration of Minutes from the Meeting held on March 12, 2026.....Page 46
    - B. Consideration of February 2026 Check Register.....Page 50
  5. **Supervisor Requests**
    - A. Palm Tree Lighting
    - B. Newsletter Article Topics
    - C. Standing Requests for Next Meeting
  6. **Adjournment**

*The next regular Board meeting is scheduled for Thursday, May 14, 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

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**Inspection Date:**

4/1/2026 2:13 PM

**Prepared by:**

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE: B3**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Terrestrial grasses have moved into the dry pond beds. These will not survive once water levels rise. No other nuisance grass observed. Technicians will monitor bottom-dwelling algae for surfacing and treat if needed.

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

**SITE: D4**

Condition:    Excellent    Great     Good    Poor    Mixed Condition     Improving



**Comments:**

Any filamentous algae present has recently been treated and is decaying. A technician will follow up next visit and re-treat if needed. No nuisance grass 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>	<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:** DO4

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Nuisance grasses present in the shallow section. Treatments will continue until growth has cleared.  
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>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

**SITE:** M2

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	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: T

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Small patches of filamentous algae are clinging to decayed grasses. Technicians are sometimes hesitant to spray these areas as to not harm grasses, but these all seem dead thus will not be harmed by algaecides. Treatments will ensue to clear algal growth.  
No other nuisance grass observed.

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

## SITE: T6

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

All filamentous algae present is in very late stages of decay; no further action needed.  
No nuisance grass observed.

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

# Inspection Report

## SITE: w

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Any filamentous algae present is decayed and has started to submerge; no further action needed.

Nuisance grasses present at the water's edge. These will be addressed next visit to prevent encroachment into the water.

<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>			
	Torpedo Grass	Pennywort	Babytears    Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

## SITE: x

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

Nuisance grasses are getting a little thick by the bridge/entry monument. Treatment via hose reel is set for next visit.

No algae or other areas of nuisance grass 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>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears    Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

# Inspection Report

## SITE: Y

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Terrestrial grasses have moved into the dry pond beds. These will not survive once water levels rise. No other nuisance grass observed. 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
<b><u>NUISANCE SPECIES OBSERVED:</u></b>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: <b>Terrestrial</b>	

## SITE: Z

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Filamentous algae growth in the shallow sections. This pond likes to bloom quickly during growing season and requires constant treatment. Technicians will remain vigilant during maintenance events. Nuisance grasses will be addressed following algaecide applications next visit.

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

## MANAGEMENT SUMMARY



Cooler days are behind us now that Spring has started. Daylight hours are already increasing and rain is slowly becoming more frequent. We're ramping up for growing season with more catered herbicide and algaecide mixes. Pre-emergents added to herbicide mixes throughout the winter have had great effect at keeping grasses at bay for the time being. Algae will likely be more of a focus for now as daytime temps hover in the mid-80's and rain often only comes once per week. We have recently added a product to our algaecide mixes intended to mitigate phosphorous in the water column of a pond and aid in slowing algae growth.

Varied conditions observed today. Seasonal growth has started to return and technicians have mentioned this is the strongest start to a growing season they've seen in a while. Exposed pond beds due to drought have given nuisance grasses more room to grow as well. We have started a seasonal herbicide mix to begin combatting this.

New algal growth is still minimal for now. The new product mentioned above has been yielding good results in many other communities. It will continue to build up in the ponds and ease some burden once summer arrives and growth rates peak.

## 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:





Steadfast Alliance  
San Antonio FL 33576 US

# ESTIMATE

DATE 4/2/2026 DUE 5/2/2026 ESTIMATE # EST-SCA3702

**BILL TO**  
Stonebrier CDD  
C/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa FL 33607

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

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair of one washout on pond D2 at Stonebrier CDD.			
- Steadfast will fill the washout with dirt, then tamp to compact and level with the surrounding area. - Install one staked coir log to support the fill. - Lay Bahia sod over the repaired area	1.00	1,216.00	1,216.00
Erosion repair of an MES on pond D2 at Stonebrier CDD.			
- Steadfast will fill the cavities and surround the structure with 6"-12" rip rap boulders.	1.00	1,040.00	1,040.00



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 2,256.00**

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): \_\_\_\_\_



## Stonebrier CDD

Field Inspection Report - March 2026

Thursday, March 19 2026

Prepared For Board Of Supervisors

33 Items Identified

33 Items Incomplete

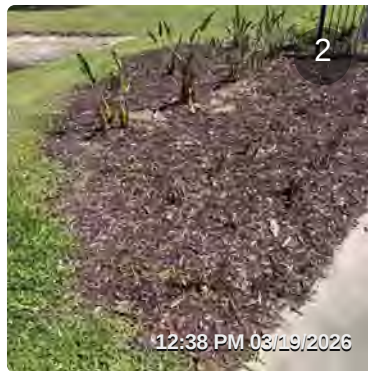
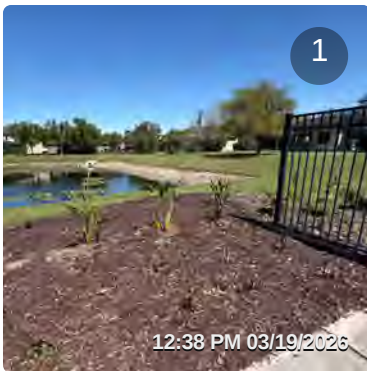
John Fowler

Inframark

### Item 1

Assigned To: Yellowstone

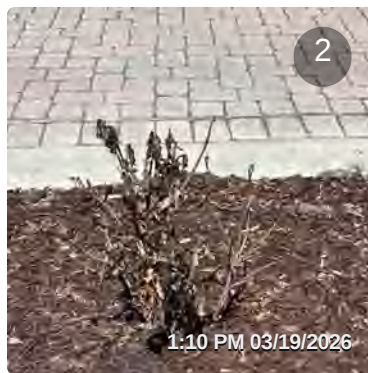
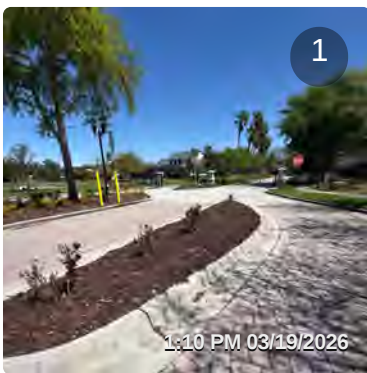
Noting Red Ti have been cut back and Bird of Paradise cleaned up at entrance and exit gate of Evergreen Oaks Drive.



### Item 2

Assigned To: Yellowstone

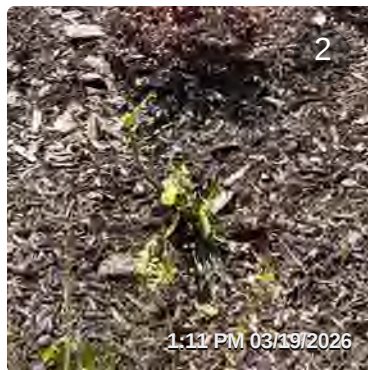
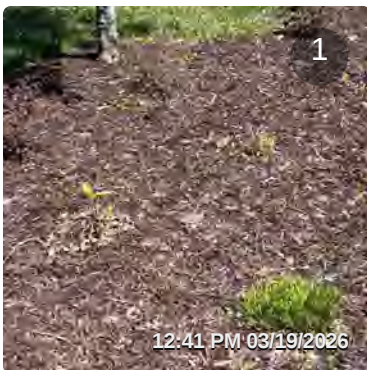
Noting, I am not seeing any improvement for the Croton on the median island that splits the residence and visitors on Evergreen Oaks Drive. What can be done to improve this?



### Item 3

Assigned To: Yellowstone

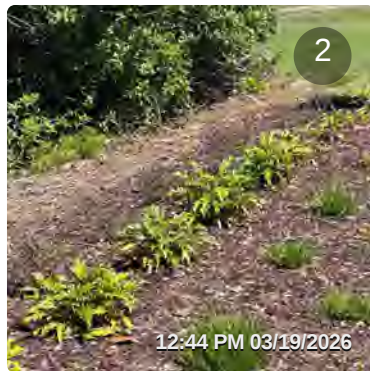
Noting a couple Xanadu struggling to recover on the ROWs on Evergreen Oaks Dr. Will continue to monitor to see if there is any improvement.



### Item 4

Assigned To: Yellowstone

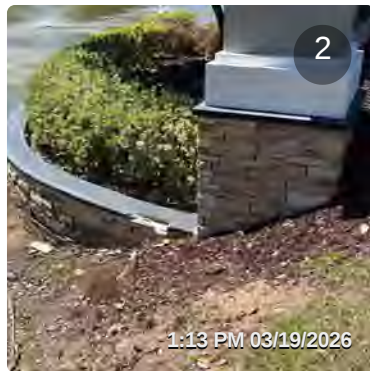
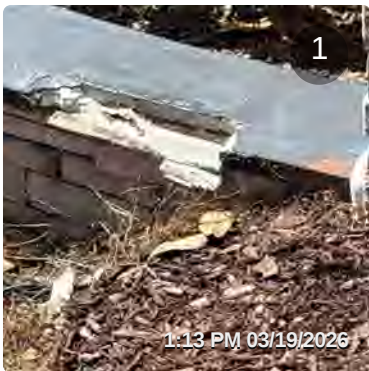
There are 8-10 declining Loropetalum on the North ROW on Evergreen Oaks Dr. These may have to be replaced under warranty if they do not recover.



### Item 5

Assigned To: Maintenance

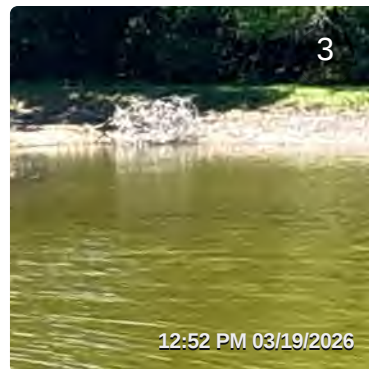
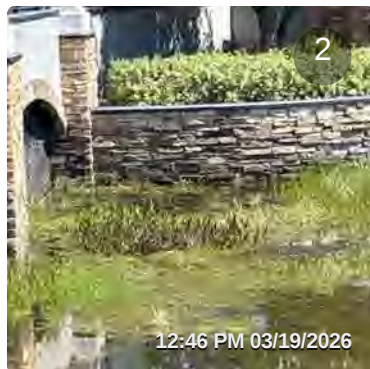
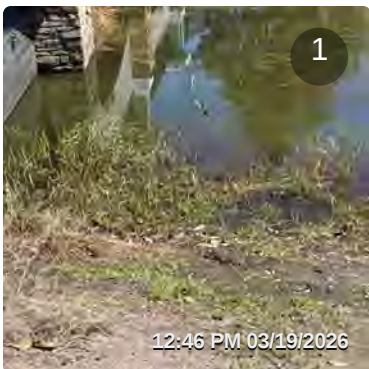
Loading some damage on the east end of the main monument of Stonebriar.



### Item 6

Assigned To: Steadfast Aquatics

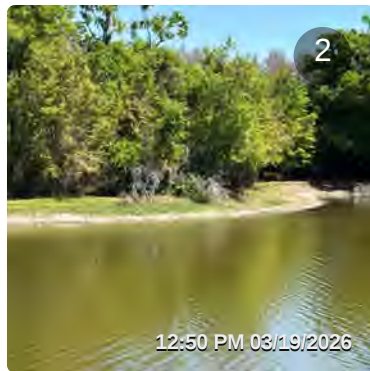
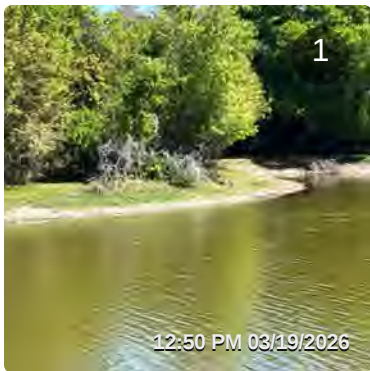
Treat Torpedo grass starting to grow by the bridge at pond X. Also, there is a branch that should be removed on the southeast corner.



### Item 7

Assigned To: Yellowstone

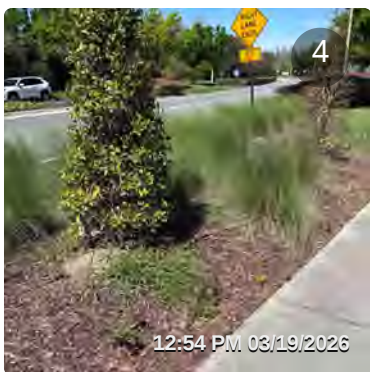
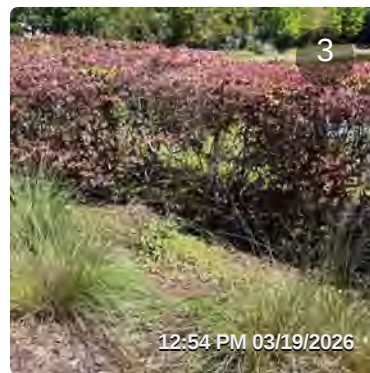
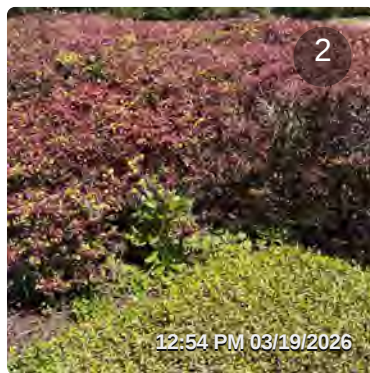
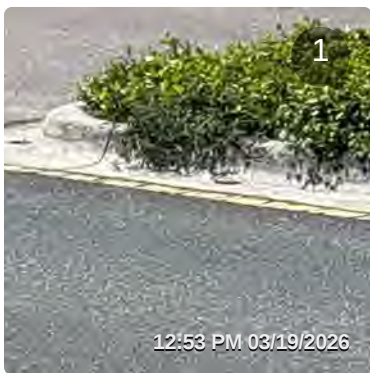
Need to cut back the corner of CDD pond X that does not allow access all the way around for a mower.



### Item 8

Assigned To: Yellowstone

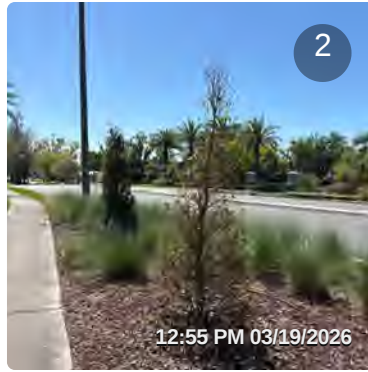
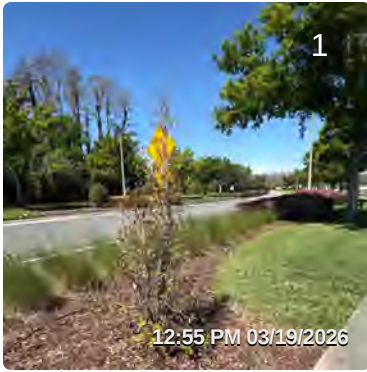
Need to treat multiple areas of weeds in the beds on Sun Lake Boulevard from the south end of the CDD to Evergreen Oaks Dr.



### Item 9

Assigned To: Yellowstone

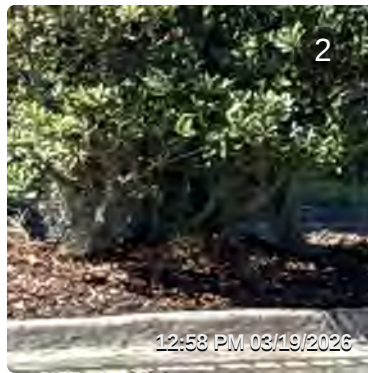
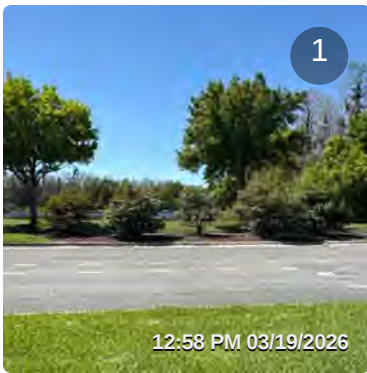
Diagnose and treat a declining Holly tree on Southeast corner of Sun Lake Blvd.



### Item 10

Assigned To: Yellowstone

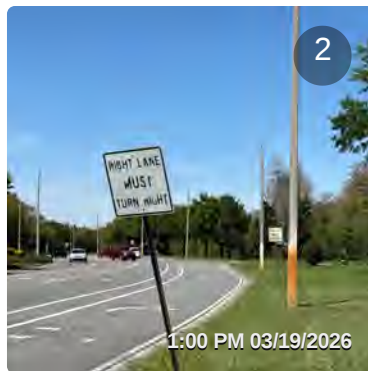
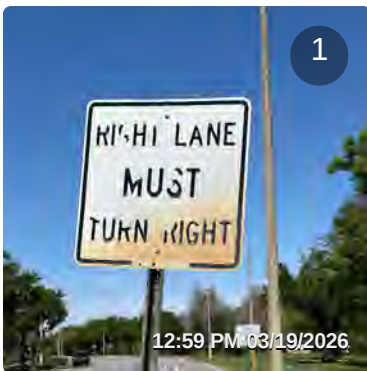
Noting the Japanese Blueberry trees in the median island of Sun Lake Boulevard are looking better. Just need to remove some low lying Spanish Moss within them.



### Item 11

Assigned To: Maintenance

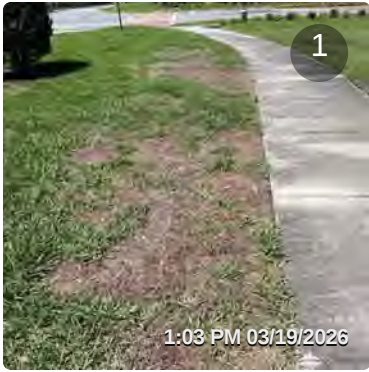
Noting two of the “right lane must turn right” signs on Sun Lake Boulevard at Evergreen Oak Drive intersection need to be refurbished with lettering peeling off.



### Item 12

Assigned To: Board

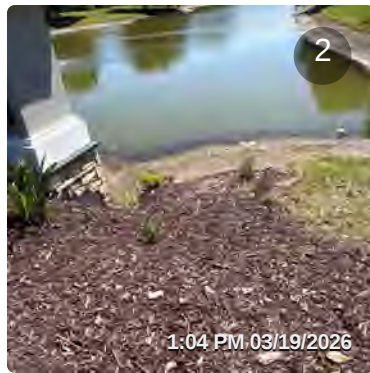
Noting a few areas where winter weeds died off in Saint Augustine turf and is starting to spread and fill the areas.



**Item 13**

Assigned To: Yellowstone

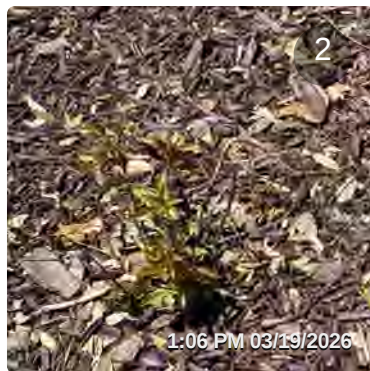
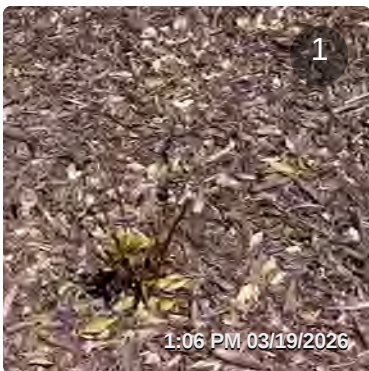
Asking if you have been able to generate a proposal to add sod in this area to help prevent a washout on South ROW of Evergreen Oaks Dr?



**Item 14**

Assigned To: Yellowstone

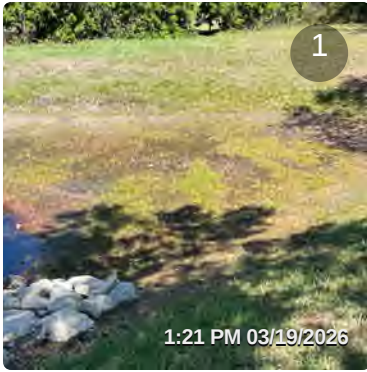
Noting the Firebush have been cut back on the median of Evergreen Oaks Dr. New growth is starting to show on many of the plantings. Will continue to monitor.



**Item 15**

Assigned To: Steadfast Aquatics

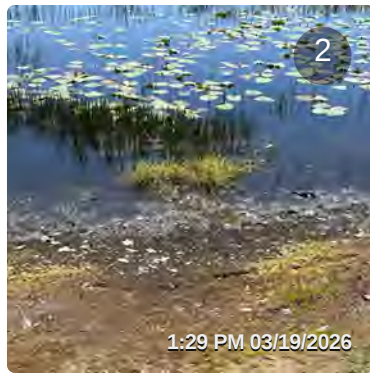
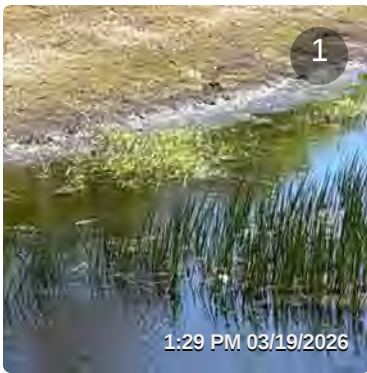
Treat non-desirable weeds starting to form along the banks of pond CO1 and CO3.



### Item 16

Assigned To: Steadfast Aquatics

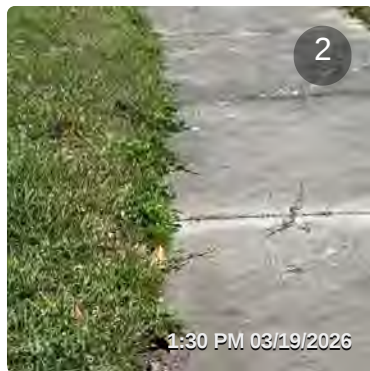
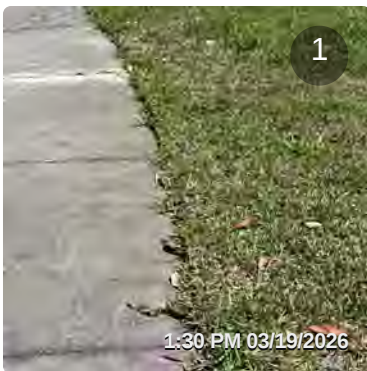
Treat torpedo grass starting to form along the edge of pond Z. Noting this is difficult to suppress this time of year.



### Item 17

Assigned To: Yellowstone

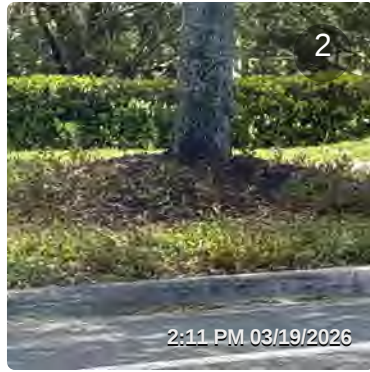
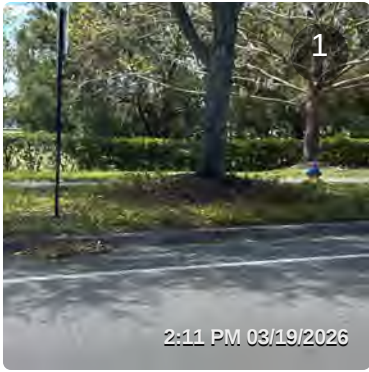
Ensure hard edging is being completed each service. The photos below are on the southwest ROW of Evergreen Oaks Drive and Sun Lake Boulevard intersection.



### Item 18

Assigned To: Yellowstone

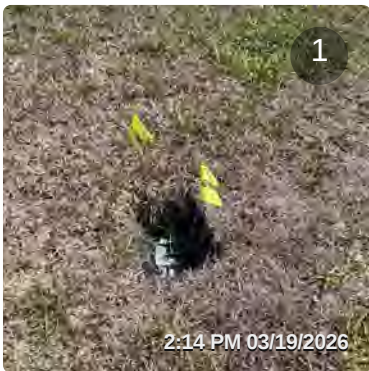
Noting some Oak sucker growth that needs to be controlled on West ROW of Sun Lake Blvd. between Evergreen Oak Drive and Misty Willow Way.



### Item 19

Assigned To: Yellowstone

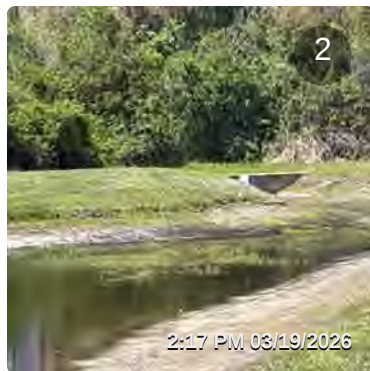
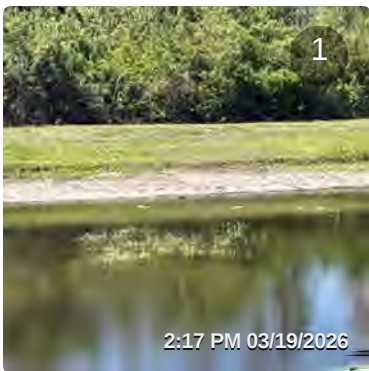
Broken valve box cover that needs to be replaced. It is flagged where it appears it was found on inspection. This is the southwest corner of Misty Willow Way and Sun Lake Boulevard intersection.



### Item 20

Assigned To: Steadfast Aquatics

Treat grassy weeds in pond DO4.

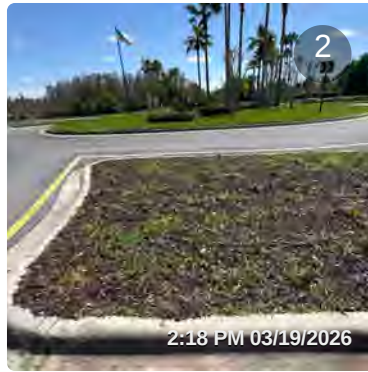
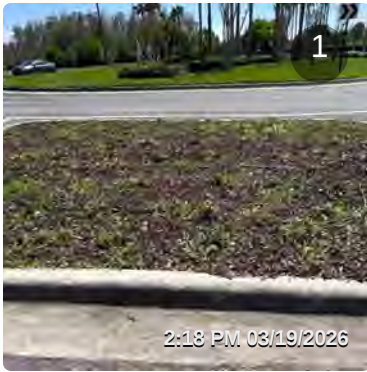


### Item 21

Assigned To: Yellowstone

Noting weeds in the small island just North of the roundabout on Sun Lake Boulevard. Yellowstone is working on a solution for this area based on my conversations with them

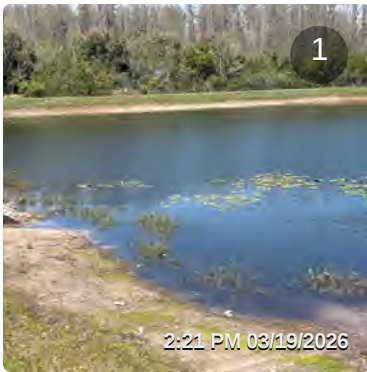
during this inspection.



### Item 22

Assigned To: Steadfast Aquatics

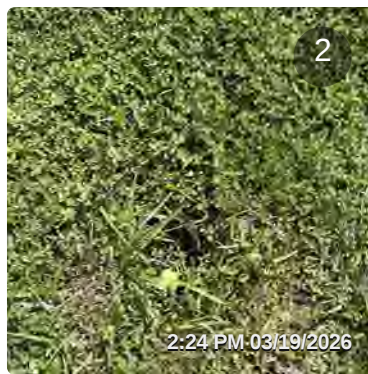
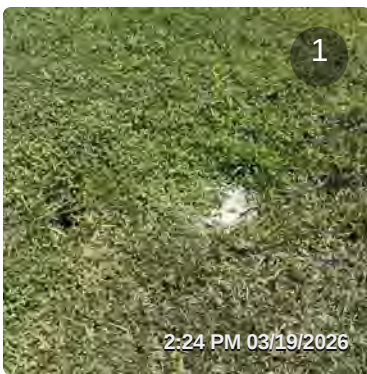
Noting the torpedo grass is starting to die back in pond U. Will continue to monitor.



### Item 23

Assigned To: Yellowstone

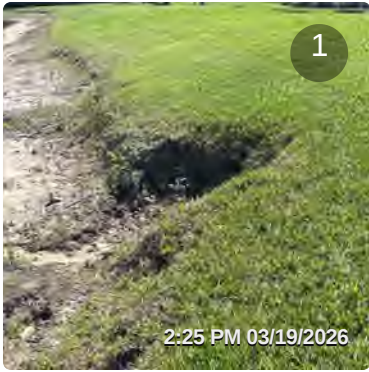
Need to replace a couple valve box covers and remove vegetation growing around them to keep them exposed on the southeast corner of Sun Lake Boulevard and W. County Line Rd. intersection.



### Item 24

Assigned To: Steadfast Aquatics

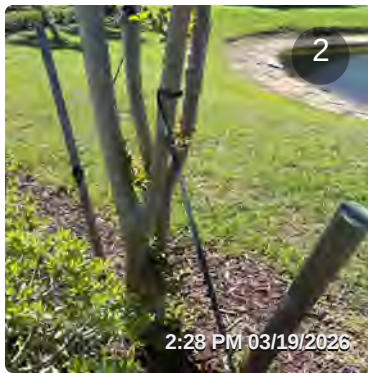
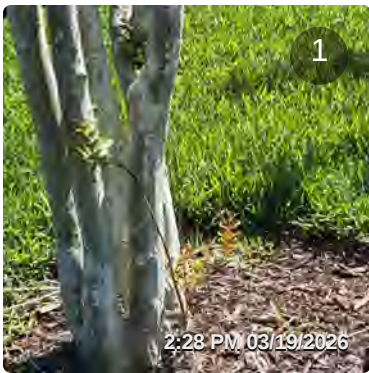
Asking when the approved washout repair will be completed at pond T6?



**Item 25**

Assigned To: Yellowstone

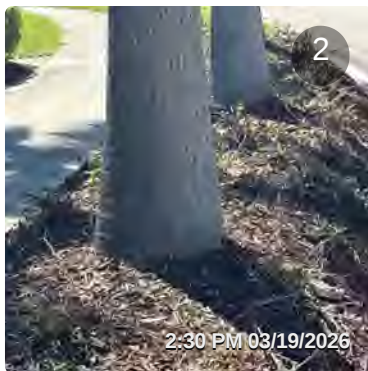
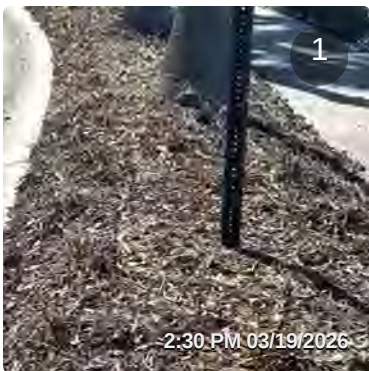
Overall, I feel the cutbacks for the Crepe Myrtles throughout the district look good. Do need to go through and remove any sucker growth off them now.



**Item 26**

Assigned To: Yellowstone

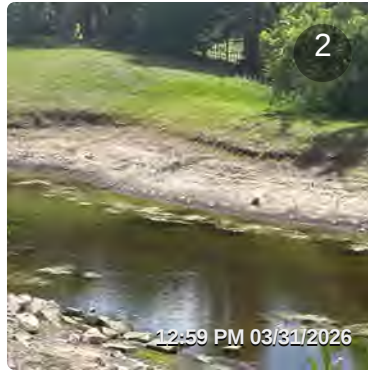
Noting the Firebush for the ROWs of Misty Willow Way have been cut back. Will continue to monitor their rejuvenation over the next couple of months.



**Item 27**

Assigned To: Steadfast Aquatics

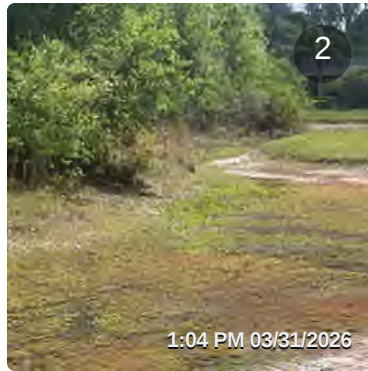
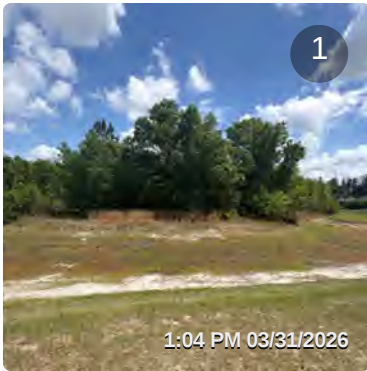
Pond F needs treatment.



### Item 28

Assigned To: Yellowstone

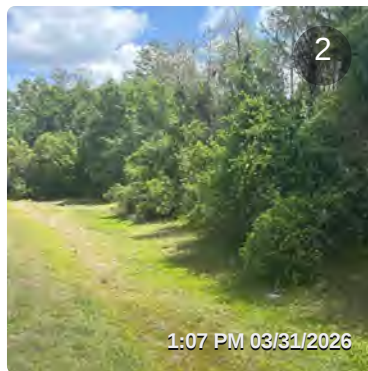
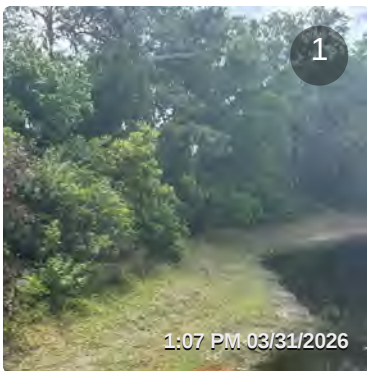
During this inspection, Yellowstone has informed me they will start maintaining the backside of pond D3 that currently is dry.



### Item 29

Assigned To: Yellowstone

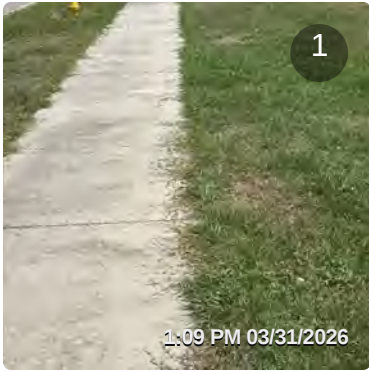
Noting during this inspection, Yellowstone informed me they will be pushing back the vegetation overhanging CDD turf at pond C and along the ROW of Butterwood Ln.



### Item 30

Assigned To: Yellowstone

It appears the sidewalk for Butterwood Ln. Has not been edged recently by pond C. Please ensure this is done each mowing service.



**Item 31**

Assigned To: Engineer and Steadfast Aquatics

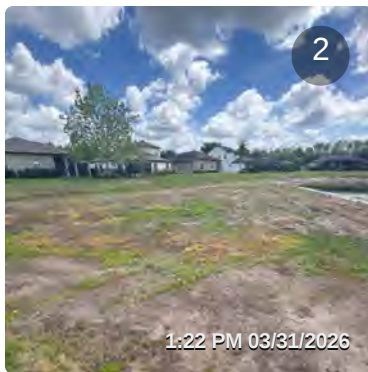
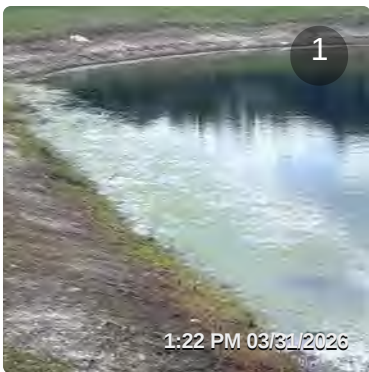
Asking if either of these identified areas at pond D2 needs repairs?



**Item 32**

Assigned To: Steadfast Aquatics

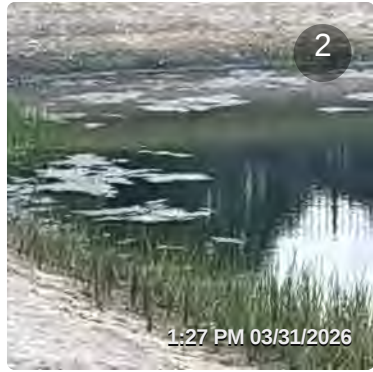
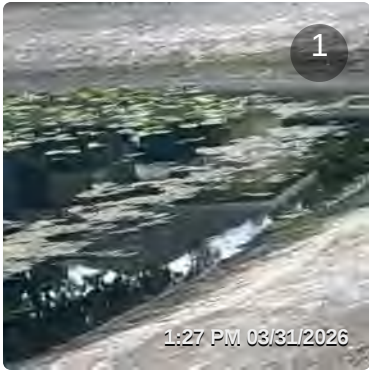
Pond TZ needs treatment around the waters edge. Also, treat non-desirable vegetation in littoral shelf.



**Item 33**

Assigned To: Steadfast Aquatics

Treat algae starting to form at pond D1.





**Proposal #: 674798**

Date: 3/12/2026

From: Wayne Ebanks

**Landscape Enhancement Proposal for  
Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Irrigation Pump/Motor/Pressure Switch  
Replacement (Well #3) August 2025**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
7.5Hp Submersible Motor	1	\$3,574.24	\$3,574.24
7.5Hp Submersible Pump	1	\$7,671.54	\$7,671.54
10-3 Submersible Pump Wire	126	\$5.00	\$630.00
40-60 PSI H/D Pressure Switch	1	\$196.24	\$196.24
Troubleshooting & Installation	1.4	\$962.50	\$1,347.50
Miscellaneous Fittings	1	\$103.13	\$103.13

- The below estimate is to remove all damaged equipment, install new pressure switch, pump and motor, and pressure test for leaks. Once completed turn on zones and adjust controls as needed.

**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

<b>Subtotal</b>	<b>\$13,522.65</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$13,522.65</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 674821**

Date: 3/12/2026

From: Wayne Ebanks

**Landscape Enhancement Proposal for  
Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Irrigation Control Valve Repair/Investigation  
February 2026 Inspection (Controller E- Zone #-1)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Control Valve Materials	1	\$405.00	\$405.00
Irrigation Labor	6	\$85.00	\$510.00

- During the irrigation system inspection of clock E, zone(s) 1 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.
- Once valves have been restored and tested for operation make repairs with any remaining money left, if repairs exceed approved amount, we'll provide an estimate.

**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

<b>Subtotal</b>	<b>\$915.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$915.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 674820**

Date: 3/12/2026

From: Wayne Ebanks

Landscape Enhancement Proposal for  
**Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Irrigation Control Valve Repair/Investigation  
February 2026 Inspection (Controller C- Zone #-22)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Control Valve Materials	1	\$405.00	\$405.00
Irrigation Labor	6	\$85.00	\$510.00

- During the irrigation system inspection of clock C, zone(s) 22 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.
- Once valves have been restored and tested for operation make repairs with any remaining money left, if repairs exceed approved amount, we'll provide an estimate.

**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	\$915.00
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$915.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 674819**

Date: 3/12/2026

From: Wayne Ebanks

**Landscape Enhancement Proposal for  
Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Irrigation Control Valve Repair/Investigation  
February 2026 Inspection (Controller B- Zone #-  
18/19)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Control Valve Materials	2	\$405.00	\$810.00
Irrigation Labor	12	\$85.00	\$1,020.00

- During the irrigation system inspection of clock B, zone(s) 18/19 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.
- Once valves have been restored and tested for operation make repairs with any remaining money left, if repairs exceed approved amount, we'll provide an estimate.

**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

<b>Subtotal</b>	<b>\$1,830.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$1,830.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 674814**

Date: 3/12/2026

From: Wayne Ebanks

**Landscape Enhancement Proposal for  
Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Irrigation Control Valve Repair/Investigation  
February 2026 Inspection (Controller A- Zone #-15)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Control Valve Materials	1	\$405.00	\$405.00
Irrigation Labor	6	\$85.00	\$510.00

- During the irrigation system inspection of clock A, zone(s) 15 would not turn on automatically from the irrigation controller (timer). Further evaluation will be necessary and repairs will be made based on the findings. The valve will need to be electronically located and excavated. Repairs could range from wire splicing to replacement of solenoid, valve disassembly and cleaning, diaphragm replacement, to complete valve replacement including all fittings needed to repair. This proposal reflects the worse case scenario (total valve replacement). Any lesser repairs would be billed at a time and material basis which would result in a lower amount.
- Once valves have been restored and tested for operation make repairs with any remaining money left, if repairs exceed approved amount, we'll provide an estimate.

**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

<b>Subtotal</b>	<b>\$915.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$915.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 674807**

Date: 3/12/2026

From: Wayne Ebanks

**Landscape Enhancement Proposal for  
Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Irrigation Repairs February 2026 Inspection (All  
Controllers)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
6" Sprays	7	\$17.25	\$120.75
Nozzle & Filter	7	\$3.00	\$21.00
6" Rotor	1	\$47.50	\$47.50
10" Valve Box	2	\$165.95	\$331.90
12" Rectangle Valve Box	1	\$249.40	\$249.40
17mm Drip Coupling	36	\$0.80	\$28.80
Dripline	35	\$0.98	\$34.30
.5 Street Ell	7	\$2.25	\$15.75
.5 Flex Pipe	11	\$2.00	\$22.00
Miscellaneous Materials	1	\$141.96	\$141.96
Irrigation Labor	12	\$85.00	\$1,020.00

- The below are the estimated materials and labor to complete the repairs found during the monthly inspection which have been flagged out and noted on the monthly reports. Once approved complete all repairs, test for operation, and make adjustments as needed.

**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	\$2,033.36
Sales Tax	\$0.00
<b>Proposal Total</b>	<b>\$2,033.36</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 671853**

Date: 3/23/2026

From: Josh Wright

Proposal for  
**Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Stonebrier Removal of Dead Cypress Trees and Stumps**

DESCRIPTION	QTY
Stumps (5)	1

This Proposal also includes stump grinding of the stumps they are at the corner of County Line Rd and Sunlake Blvd. just before the round about (4) Stumps. There is on(1) stump that is across the street on the corner of Misty Willow.

**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

<b>Subtotal</b>	<b>\$620.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$620.00</b>

**THIS IS NOT AN INVOICE**



**Proposal #: 679543**

Date: 3/27/2026

From: Wayne Ebanks

**Landscape Enhancement Proposal for  
Stonebrier CDD**

**LOCATION OF PROPERTY**

21550 County Line Road West  
Wesley Chapel, FL 33558

**Irrigation Emergency Call 03/21/2026 (Pump Station-  
)**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
85 Gallon Pressure Tank	1	\$1,801.04	\$1,801.04
1.25 Schedule 80 Union	1	\$46.05	\$46.05
1.25 Schedule 80 PVC Pipe	6	\$5.10	\$30.60
1.25 S x T Coupling	1	\$26.19	\$26.19
1.25 Male Adapter Schedule 80	1	\$20.58	\$20.58
1.25 Schedule 80 90	1	\$12.00	\$12.00
1.25 x .5 Tee	1	\$10.37	\$10.37
24" x 24" Concrete Pad	1	\$268.00	\$268.00
Miscellaneous Materials	1	\$70.50	\$70.50
Irrigation Labor	7	\$85.00	\$595.00

- As requested responded and shut down water until repairs have been approved.
- The below are the estimated materials and labor to complete the repairs from emergency call request. Once approved complete all repairs, test for operation, make adjustments as needed, and return back to automatic service.

**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

<b>Subtotal</b>	<b>\$2,880.33</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$2,880.33</b>

**THIS IS NOT AN INVOICE**

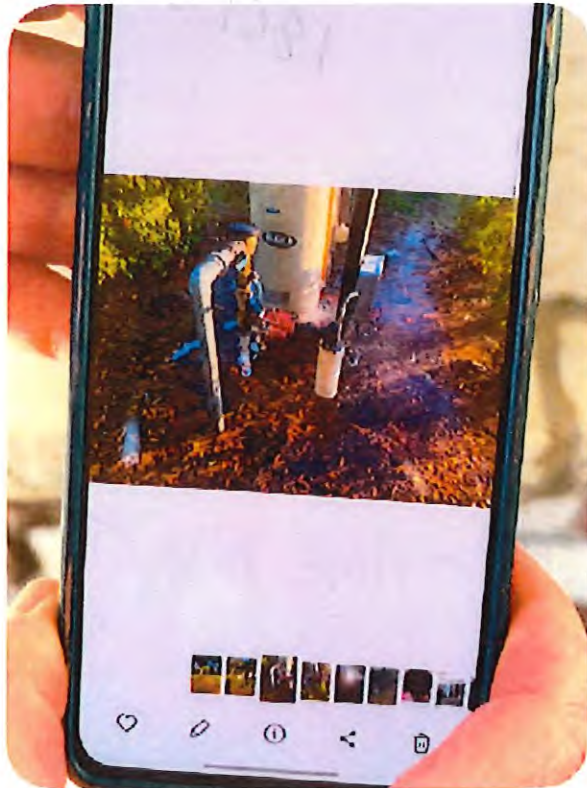
8:22



John

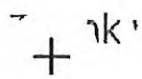


iMessage  
Saturday 9:12 AM



Hi Josh, this is John Weaver from Inframark, I just got this from Stonbrier Board. It looks like the pump at the end of county line is gushing water. Can we get somebody out there?

Yes I'll let you know when it's off



iMessage



March 24, 2026

**VIA ELECTRONIC MAIL**

Heritage Harbor CDD  
c/o Heath Beckett, District Manager  
250 International Parkway  
Suite 208  
Lake Mary, FL 32746  
[hbeckett@vestapropertyservices.com](mailto:hbeckett@vestapropertyservices.com)

Stonebrier CDD  
c/o John Weaver, District Manager  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
[jweaver@inframark.com](mailto:jweaver@inframark.com)

Re: *Request for Execution of Owner's Authorizations for County Application*

Dear Sirs:

This law firm represents HBWB Development Services, LLC, a Florida limited liability company ("Applicant"), contract purchaser of approximately 62 acres of land generally located northeast of the intersection of Sunlake Blvd and W County Line Rd, bearing Hillsborough County Property Appraiser Folio Nos. 012645-0050 and 012645-0100 (the "Property").

The Property is located within a Unified Site Plan ("Unified Plan") that was approved by Hillsborough County in 2003. A copy of the Unified Plan is enclosed herewith, and the Property is denoted as the "Geraci Homestead Future Development Parcel." The Unified Plan included and combined portions of two Planned Developments that had previously been approved by the County – the Lake Ruth Planned Development approved in 1994, and the Lake Nancy Planned Development approved in 1998 (collectively, the "PDs"). From 2004 to 2017, there were various assignments of unit entitlements between and among the developers/owners of the property within the PDs, resulting in a portion of the overall units being assigned to the Property.

Applicant has submitted a development application to the County in order to proceed with development of the allocated units on the Property. In connection therewith, the County has requested that the Applicant obtain executed Owner's Authorization forms from Heritage Harbor CDD and Stonebrier CDD, due to the CDDs' ownership and control over certain conservation lands within the two PDs.

March 24, 2026

Page 2 of 2

The Applicant does not believe that the County can or should legally require Owner's Authorizations from the CDDs, due to the assigned units and vested rights in the Property to develop the units pursuant to the Unified Plan. However, the Applicant and the owner of the Property prefer to avoid a legal dispute with the County on this issue, which would likely include the CDDs as necessary parties to the litigation. Accordingly, the Applicant and Property owner are requesting the CDDs' execution of the Owner's Authorizations as, hopefully, a "path of least resistance" for all parties involved.

On behalf of the Applicant, we therefore request that you execute the enclosed Owner's Authorization and return it to the undersigned's attention within **10 days** of the date of this correspondence. We remain available should you wish to discuss this matter further. We look forward to your anticipated cooperation and prompt attention to this matter.

Respectfully,

HILL WARD HENDERSON

*s/ Shane T. Costello*

Shane T. Costello

Enclosures

cc: Tracy Robin, Esq. ([trobin@srvlegal.com](mailto:trobin@srvlegal.com))  
Ryan Dugan, Esq. ([ryan.dugan@kutakrock.com](mailto:ryan.dugan@kutakrock.com))  
Tucker Mackie, Esq. ([tucker.mackie@kutakrock.com](mailto:tucker.mackie@kutakrock.com))  
Kami Corbett, Esq. ([kami.corbett@hwlaw.com](mailto:kami.corbett@hwlaw.com))  
Client (via email)



# Affidavit to Authorize Agent

(If applicant is other than owner)

**State of Florida**  
**County of Hillsborough**

Heritage Harbor CDD

(Name of all property owners), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

NE of Sierra Pines Blvd. & W Lutz Lake Fern Rd.

Address or general location: Intersection Folio No(s): See Attachment

2. That this property constitutes the property for which a request for a: Major Modification (MM) to a Planned

Development (PD) (Nature of request)

is being applied to the Board of County Commissioners, Hillsborough County.

Hill Ward Henderson, P.A.; Clearview Land Design, P.L., Traffic & Mobility

3. That the undersigned (has/have) appointed Consultants, LLC; HBWB Development Services, LLC

as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.

4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;

5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

\_\_\_\_\_  
Signed (Property Owner)

\_\_\_\_\_  
Signed (Property Owner)

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Type or Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(year)

\_\_\_\_\_  
(name of person acknowledging)

Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary taking acknowledgment)

\_\_\_\_\_  
Type or Print Name of Notary Public

\_\_\_\_\_  
Commission number

\_\_\_\_\_  
Expiration date

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(year)

\_\_\_\_\_  
(name of person acknowledging)

Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary taking acknowledgment)

\_\_\_\_\_  
Type or Print Name of Notary Public

\_\_\_\_\_  
Commission number

\_\_\_\_\_  
Expiration date

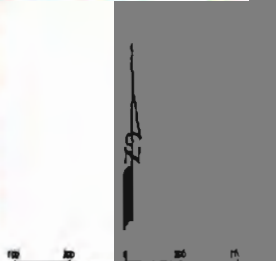
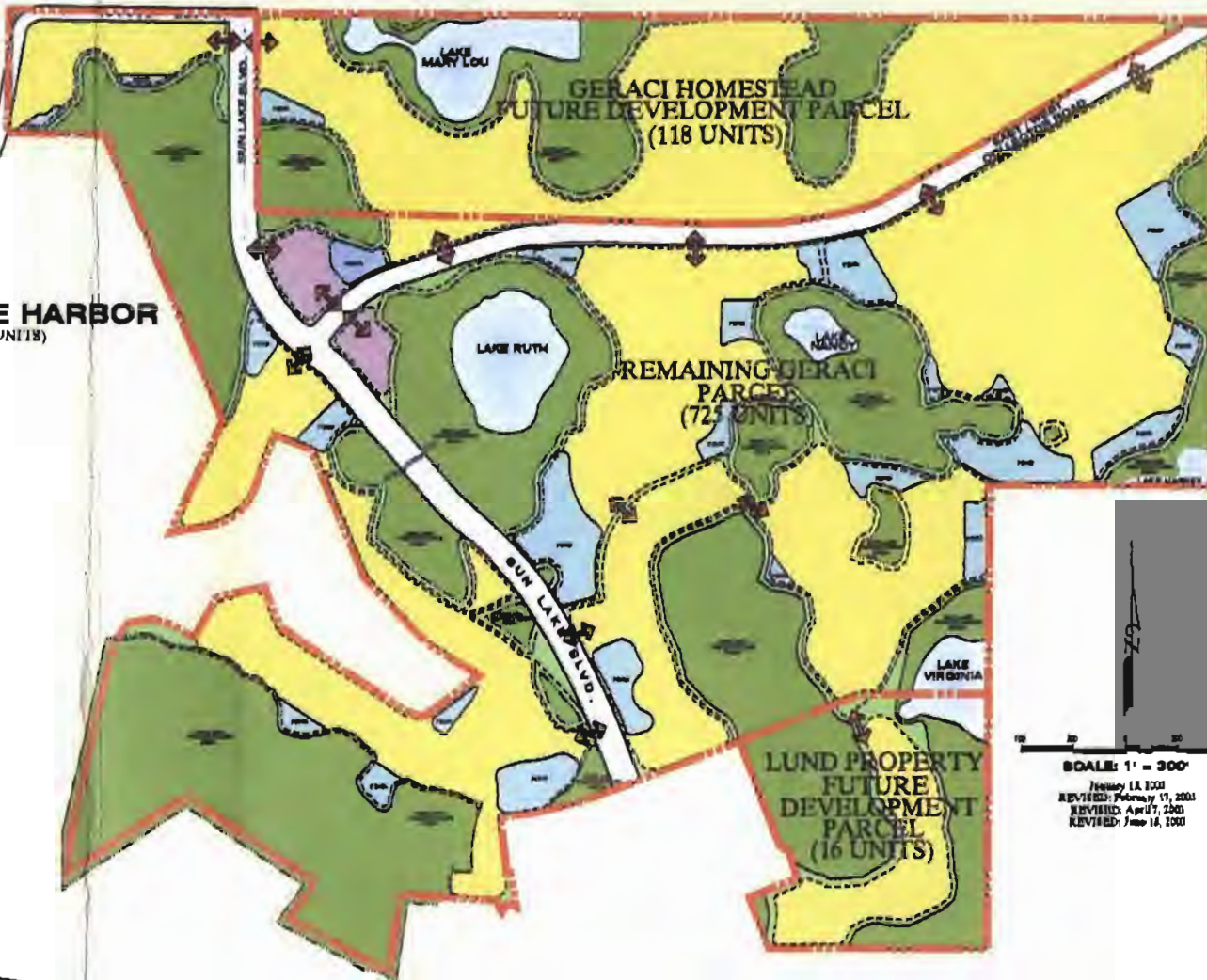
Heritage Harbor CDD Folio Nos.

- |                |                |
|----------------|----------------|
| 1. 0129250000  | 51. 0129281129 |
| 2. 0129250990  | 52. 0129281130 |
| 3. 0129250993  | 53. 0129281370 |
| 4. 0129250994  | 54. 0129281372 |
| 5. 0129250995  | 55. 0129281374 |
| 6. 0129250996  | 56. 0129281376 |
| 7. 0129250997  | 57. 0129281378 |
| 8. 0129251000  | 58. 0129281486 |
| 9. 0129251020  | 59. 0129281488 |
| 10. 0129252000 | 60. 0129281490 |
| 11. 0129252010 | 61. 0129281646 |
| 12. 0129260200 | 62. 0129281648 |
| 13. 0129260300 | 63. 0129281650 |
| 14. 0129280580 | 64. 0129281652 |
| 15. 0129280582 | 65. 0129281654 |
| 16. 0129280584 | 66. 0129281656 |
| 17. 0129280586 | 67. 0129281760 |
| 18. 0129280588 | 68. 0129281762 |
| 19. 0129280590 | 69. 0129282046 |
| 20. 0129280592 | 70. 0129282048 |
| 21. 0129280594 | 71. 0129282050 |
| 22. 0129280596 | 72. 0129282052 |
| 23. 0129280864 | 73. 0129282054 |
| 24. 0129280866 | 74. 0129282056 |
| 25. 0129280868 | 75. 0129282126 |
| 26. 0129280870 | 76. 0129282128 |
| 27. 0129280872 | 77. 0129282130 |
| 28. 0129280874 | 78. 0129282132 |
| 29. 0129280876 | 79. 0129282178 |
| 30. 0129280878 | 80. 0129282180 |
| 31. 0129280880 |                |
| 32. 0129280882 |                |
| 33. 0129280884 |                |
| 34. 0129280886 |                |
| 35. 0129280888 |                |
| 36. 0129280890 |                |
| 37. 0129280892 |                |
| 38. 0129281104 |                |
| 39. 0129281106 |                |
| 40. 0129281108 |                |
| 41. 0129281110 |                |
| 42. 0129281112 |                |
| 43. 0129281114 |                |
| 44. 0129281116 |                |
| 45. 0129281118 |                |
| 46. 0129281120 |                |
| 47. 0129281122 |                |
| 48. 0129281124 |                |
| 49. 0129281126 |                |
| 50. 0129281128 |                |



HERITAGE HARBOR  
(670 UNITS)

SITE CALCULATIONS / LEGEND	
TOTAL AREA:	+/- 792.8 ac.
TOTAL WETLAND AREA:	+/- 623.7 ac.
NET DEVELOPABLE AREA:	+/- 369.1 ac.
STORMWATER PONDS:	+/- 61.8 ac.
TOTAL MAXIMUM ALLOWABLE UNITS:	
LAND NANCY ZONING:	837 UNITS
LAND HERITAGE HARBOR:	837 UNITS
PROPOSED UNITS:	
GERACI HOMESTEAD PARCEL (FUTURE):	118 UNITS
REMAINING GERACI PARCEL:	725 UNITS
REMAINING GERACI PARCEL:	725 UNITS
REMAINING GERACI PARCEL:	725 UNITS
MAX. DENSITY FOR NET AREA:	
TOTAL COMMERCIAL AREA:	+/- 10.1 ac. (110,000 sq. ft.)
○ ○ ○	LIGHTED WILDLIFE CROSSING
○ ○ ○	EXISTING LAKES
○ ○ ○	STORMWATER / DETENTION PONDS
○ ○ ○	EXISTING WETLANDS w/ 50' WETLAND SETBACK
○ ○ ○	PROPOSED COMMERCIAL VILLAGE LOCATIONS
○ ○ ○	PROPOSED SINGLE-FAMILY VILLAGE LOCATIONS
ZONING REGULATIONS FOR OVERSIZED LOT AREAS TRAFFIC TO PROPOSED ROADWAY (1000)	
↔	OPTIONAL VILLAGE PROBLEMS / ROWLEM



SCALE: 1" = 300'  
 January 14, 2001  
 REVISED: February 15, 2001  
 REVISED: April 7, 2001  
 REVISED: June 14, 2001

LUTZ-LAKE FERN RD.

DALE MABRY HWY.

# GERACI PROPERTY

## UNIFIED ZONING PLAN

Hillsborough County, Florida

**HEEDY & ASSOCIATES, Inc.**  
 Tampa • Fort Myers  
 Tallahassee  
 2011 G Street, Suite 100  
 Tampa, Florida 33606  
 Phone: 813.888.8911  
 Fax: 813.888.8918

89-0768

89-0768

## Safety, Returns, and Peace of Mind: Access up to \$175 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash Service<sup>SM</sup>, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

### How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$175 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

**Want to learn more?  
Call me today.**

### With ICS and CDARS, you can:



**Enjoy Peace of Mind** – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



**Save Time** – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



**Access Funds** – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.

## **Bank Rates for Comparison**

**Truist Bank** – interest rate 1.55%

**Bank United Money Market** - interest rate 3.4%

**Hancock Whitney General Fund Checking account** – no interest rate

**Valley National Checking account** – interest rate 3.59%

The above banks are Qualified Public Depository Institutions for Special government and government entities.

**A Qualified Public Depository (QPD)** is a financial institution approved to hold public funds and required to pledge collateral to protect deposits that exceed FDIC insurance limits.

Public entities must use QPDs to ensure taxpayer money is safeguarded in the event of a bank failure. QPDs pledge collateral monthly based on their average daily public deposit balances.

### **How Collateralization Works: QPD Designation**

Financial institutions must meet statutory criteria to become a QPD, such as:

- Being authorized to receive deposits in the state
- Having federal deposit insurance
- Meeting financial condition requirements
- Filing required resolutions and agreements

### **Example: BankUnited Pledge Level**

Since BankUnited and Valley National pledge 50%, that means it has been assigned to the 50% collateral tier under Florida's framework. QPD's must pledge collateral equal to 50% of its public deposit balances exceeding FDIC insurance. This makes QPD's a moderate risk but fully compliant QPD under the state program.

### ***What 50% Collateral Means Practically***

If a public depositor (e.g., a city, school district, or agency) has \$10 million on deposit with a QPD, only the first \$250,000 is insured.

For the remaining \$9,750,000, the QPD must pledge:

$50\% \times \$9,750,000 = \$4,875,000$  in eligible collateral.

Eligible collateral types include:

- Cash
- Marketable securities
- Federal Home Loan Bank letters of credit

This collateral is held by an approved third-party custodian or similar entity, protecting the public depositor.

### **Why Collateralization Matters**

Collateralizing public funds:

- Protects public depositors beyond FDIC limits
- Ensures funds are recoverable if a QPD fails
- Comply with state law and public fiscal stewardship requirements

### **Takeaways:**

1. The FDIC limit is \$250k – anything above that limit is subject to the 50% pledge where the district will get this back immediately and the remaining 50% will be picked up by other banks where it could take years to get reimbursed (to clarify if you have \$1m in the bank the 50% is calculated on the \$750k, removing the \$250k)
2. Some of our districts have multiple Money Market accounts with funds in each to not overfund at one bank.
3. BankUnited has provided the attached ICS account structure for any district that wishes to use it. If your district wishes to move funds into this program, please let me know. This would be for funds more than the \$250k limit.

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, March 12, 2026, and called to order at 6:00 p.m. at the Heritage Harbor  
6 Clubhouse, 19502 Heritage Harbor Way, Lutz, FL 33558. The actions taken are summarized as  
7 follows:

8  
9 Present and constituting a quorum were:

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

16 Also present were:

17  
18 John Weaver District Manager  
19 Mark Vega District Manager  
20 Ryan Dugan District Counsel (*via Teams*)  
21 Vasili Kostakis District Engineer (*via Teams*)  
22 John Fowler Inframark Field Service (*via Teams*)  
23

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

27  
28 **FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

29 Mr. Weaver called the meeting to order and called the roll. A quorum was established.  
30

31 **SECOND ORDER OF BUSINESS**

**Audience Comments**

32 There being none, the next order of business followed.  
33

34 **THIRD ORDER OF BUSINESS**

**Staff Reports**

35 **A. District Accountant**

36 Mr. Weaver presented Ms. Sowani's notes summarizing her report to the Board.

37 The presentation was received as submitted with no questions or comments raised by  
38 members of the Board following the presentation.  
39  
40

41 **B. Aquatics Inspection Report**

42 A discussion ensued regarding the ponds that were reported to be in good condition  
43 overall, despite low water levels. Recent rainfall has provided some improvements; grass  
44 levels remain low and are currently being treated.

45  
46 On MOTION by Mr. Traugott seconded by Mr. Kiely, with all in  
47 favor, the proposals by Steadfast for Pond T6 in the amount of \$1,305,  
48 were approved as presented. 4-0 Motion carried.

49  
50 On MOTION by Mr. Traugott, seconded by Mr. Kiely, with all in  
51 favor, the proposals by Casco Marine, in the amount of \$1,196, were  
52 approved as presented. 4-0 Motion carried.

53  
54 On MOTION by Mr. Kiely seconded by Mr. Fada with all in favor,  
55 the proposals for pond work not to exceed \$3,600, were approved as  
56 presented. 4-0 Motion carried.

57  
58 **C. Field Inspection Report**

59 The Board reviewed the plant count at the monument.  
60 The crape myrtles were reported to be undergoing detailed maintenance, including  
61 weeding, moss removal, and the removal of ant mounds. It was further noted that algae  
62 treatment is required for ponds, and water levels remain low.  
63 In addition, a fallen bald cypress tree was identified and will need to be removed.

64  
65 **D. Landscape Report**

66 Ms. Fada expressed concern regarding the lack of detail in the report and noted that the  
67 neighborhood’s overall appearance has not met expectations. It was reported that  
68 residents have raised questions about current landscaping conditions and Yellowstone  
69 advised that fertilizer application is scheduled for the week of March 22<sup>nd</sup>.  
70 The Board expressed concern that insufficient progress has been made and noted that  
71 weeding has not been adequately addressed.  
72 The Board formally requested a timeline demonstrating visible improvement by April 9.  
73 It was confirmed that trees have been fertilized. Additionally, witches’ broom has been  
74 identified on some trees and is currently being treated.

75 Yellowstone will install pink muhly grass in the divider median along Evergreen Oaks  
76 Drive.

77 The Board tabled Item No.14 in the landscape report will remain open until April and  
78 Items No. 15 and 16, John Fowler and Yellowstone will collaborate on resolution.

79  
80 **E. District Engineer**

81 Mr. Kostakis discussed pond erosion occurring behind residential properties. It was noted  
82 a letter has been sent indicating that the District previously completed repairs.

83 A second letter has been issued to the trucking company regarding the matter and Mr.  
84 Kostakis will proceed with filing an insurance claim.

85  
86 **F. District Counsel**

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

89 It was noted that at the January meeting, the Board approved sending a letter of demand  
90 to the trucking company seeking reimbursement for damages exceeding \$3,000.

91 The Board further requested that an additional letter be sent to the trucking company.  
92

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

96  
97 **G. District Manager**

98 Mr. Weaver corresponded with Yellowstone to request an adjustment to the inventory  
99 reflected on the July 2025 invoice.

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

102 **A. Consideration of Steadfast Proposal for Erosion Repair on Pond D1**

103 **B. Consideration of Steadfast Maintenance Service Agreement**

104 The Board considered the Steadfast Maintenance Service agreement.

105

106 On MOTION by Mr. Joshi seconded by Mr. Kiely, with all in favor,  
107 business items 4A and 4B were approved as discussed. 4-0 Motion  
108 carried.

109

110

111 **C. Consideration of Yellowstone Proposal for Entrance Enhancement**

112 The Board tabled business item 4C.

113  
114 **D. Consideration of Resolution 2026-06; General Election 2026**  
115

116 On MOTION by Mr. Kiely seconded by Mr. Joshi, with all in favor,  
117 Resolution 2026-06 General Election 2026 with corrections was  
118 adopted as amended. 4-0 Motion carried.

119  
120 **FIFTH ORDER OF BUSINESS** **Business Administration**

121 **A. Consideration of Minutes from the Meeting held February 12, 2026**

122 **B. Consideration of January 2026 Check Register**

123  
124 On MOTION by Mr. Kiely seconded by Ms. Fada with all in favor,  
125 the business administration items A and B were approved as  
126 presented. 4-0 Motion carried.

127  
128 **SIXTH ORDER OF BUSINESS** **Supervisors' Requests**

129 Mr. Kiely questioned payroll process, and the Board agreed to stay with W2.

130 **A. Palm Tree Lighting**

131 Palm tree lighting will be teal, yellow and pink.

132  
133 **B. Newsletter Article Topics**  
134 A reminder about trash, ponds and yard waste as Board approved pond repairs for erosion.  
135

136 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

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

138  
139 **EIGHTH ORDER OF BUSINESS** **Adjournment**

140 There being no further business,

141  
142 On MOTION by Mr. Kiely seconded by Mr. Joshi, with all in favor,  
143 the meeting was adjourned at 8:20 PM.

144  
145  
146  
147  
148 \_\_\_\_\_  
John Weaver, Assistant Secretary

**Stonebrier CDD**  
**Check Detail**  
 January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>012326PR1</b>	<b>01/23/2026</b>	<b>ANALINA MEDINA</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-184.70</b>
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>012326PR2</b>	<b>01/23/2026</b>	<b>Engage PEO</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-172.40</b>
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
<b>Bill Pmt -Check</b>	<b>012326PR3</b>	<b>01/23/2026</b>	<b>Joseph C. Traugott</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-184.70</b>
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>72</b>	<b>01/23/2026</b>	<b>Kristyn Fada</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-184.70</b>
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>73</b>	<b>01/23/2026</b>	<b>Harikrishna Joshi</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-184.70</b>
Bill	20261	01/23/2026		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>1685</b>	<b>01/20/2026</b>	<b>Kristyn Fada</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-184.70</b>
Bill	202513	12/26/2025		1511001 · Board of Supervisors Salaries	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>1686</b>	<b>01/27/2026</b>	<b>Steadfast Contactors Alliance, LLC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-1,865.00</b>
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
<b>Bill Pmt -Check</b>	<b>1687</b>	<b>01/27/2026</b>	<b>Vesta District Services</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-17.00</b>
Bill	429889	12/30/2025		1511175 · Miscellaneous	-17.00	17.00
TOTAL					-17.00	17.00
<b>Bill Pmt -Check</b>	<b>1688</b>	<b>01/27/2026</b>	<b>Yellowstone Landscape</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-17,083.33</b>
Bill	1081132	01/01/2026		1530120 · Landscape Maintenance	-17,083.33	17,083.33
TOTAL					-17,083.33	17,083.33
<b>Bill Pmt -Check</b>	<b>01ACH010526</b>	<b>01/05/2026</b>	<b>TAMPA ELECTRIC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-56.30</b>
Bill	211002773607-12.25	12/11/2025		1530040 · Electricity General	-56.30	58.23
TOTAL					-56.30	58.23
<b>Bill Pmt -Check</b>	<b>02ACH010526</b>	<b>01/05/2026</b>	<b>TAMPA ELECTRIC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-195.11</b>
Bill	221009461742-12.25	12/11/2025		1530060 · Pond & Lake Maint.	-195.11	195.11
TOTAL					-195.11	195.11
<b>Bill Pmt -Check</b>	<b>03ACH010526</b>	<b>01/05/2026</b>	<b>TAMPA ELECTRIC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-198.04</b>
Bill	211002773839 12.25	12/11/2025		1530040 · Electricity General	-198.04	205.98
TOTAL					-198.04	205.98
<b>Bill Pmt -Check</b>	<b>04ACH010526</b>	<b>01/05/2026</b>	<b>TAMPA ELECTRIC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-222.63</b>
Bill	211002774050 12.25	12/11/2025		1530040 · Electricity General	-222.63	225.88
TOTAL					-222.63	225.88
<b>Bill Pmt -Check</b>	<b>05ACH010526</b>	<b>01/05/2026</b>	<b>TAMPA ELECTRIC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-105.07</b>
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
<b>Bill Pmt -Check</b>	<b>06ACH010526</b>	<b>01/05/2026</b>	<b>TAMPA ELECTRIC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-27.02</b>
Bill	211002774605 12.25	12/11/2025		1530040 · Electricity General	-27.02	29.49
TOTAL					-27.02	29.49
<b>Bill Pmt -Check</b>	<b>07ACH010526</b>	<b>01/05/2026</b>	<b>TAMPA ELECTRIC</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-41.03</b>
Bill	211002774860 12.25	12/11/2025		1530040 · Electricity General	-41.03	42.53
TOTAL					-41.03	42.53
<b>Bill Pmt -Check</b>	<b>100425</b>	<b>01/06/2026</b>	<b>TAMPA BAY POO PATROL</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-412.00</b>
Bill	4968	01/01/2026		1530250 · Pet Waste Station Maintenance	-412.00	412.00
TOTAL					-412.00	412.00
<b>Bill Pmt -Check</b>	<b>100426</b>	<b>01/06/2026</b>	<b>VGlobalTech</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-295.00</b>
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
<b>Bill Pmt -Check</b>	<b>100427</b>	<b>01/09/2026</b>	<b>Vesta District Services</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-4,156.25</b>
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
<b>Bill Pmt -Check</b>	<b>100428</b>	<b>01/09/2026</b>	<b>BUSINESS OBSERVER</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-61.25</b>
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
<b>Bill Pmt -Check</b>	<b>100429</b>	<b>01/15/2026</b>	<b>Vesta District Services</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-16.99</b>
Bill	430406	12/31/2025		1511175 · Miscellaneous	-16.99	16.99
TOTAL					-16.99	16.99
<b>Bill Pmt -Check</b>	<b>100430</b>	<b>01/20/2026</b>	<b>Illuminations Holiday Lighting</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-5,500.00</b>
Bill	1921225	12/04/2025		1530205 · Holiday Decorations	-5,500.00	5,500.00
TOTAL					-5,500.00	5,500.00
<b>Bill Pmt -Check</b>	<b>100431</b>	<b>01/20/2026</b>	<b>Yellowstone Landscape</b>	<b>1100100 · Cash - BU Operating Account</b>		<b>-3,934.12</b>
Bill	1082207	01/14/2026		1530140 · Landscape Renewal & Replace...	-3,934.12	3,934.12
TOTAL					-3,934.12	3,934.12