

**MINUTES OF MEETING  
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

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

Present and constituting a quorum were:

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

Also present were:

|                 |  |
|-----------------|--|
| John Weaver     | District Manager                             |
| Mark Vega       | District Manager                             |
| Ryan Dugan      | District Counsel ( <i>via Teams</i> )        |
| Vasili Kostakis | District Engineer ( <i>via Teams</i> )       |
| John Fowler     | Inframark Field Service ( <i>via Teams</i> ) |

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

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

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

**SECOND ORDER OF BUSINESS** **Audience Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Staff Reports**

**A. District Accountant**

Mr. Weaver presented Ms. Sowani’s notes summarizing her report to the Board. The presentation was received as submitted with no questions or comments raised by members of the Board following the presentation.

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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.

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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

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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,

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

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DocuSigned by:  
*Mark Vega*  
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Mark Vega, Assistant Secretary