

Stonebrier Community Development District

July 13, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



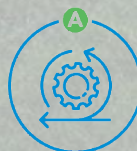
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Stonebrier Community Development District

Board of Supervisors

Analina Medina, Chairperson
Michael Kiely, Vice Chairperson
Joseph Traugott, Assistant Secretary
Kristyn Fada, Assistant Secretary
Hari Joshi, Assistant Secretary

District Staff

Mark Vega, District Manager
Ryan Dugan, District Counsel
Vasili Kostakis, District Engineer
John Fowler, Field Service Manager
Natasha Sowani, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Monday, July 13, 2026, at 6:00 p.m.

The Regular Meeting of the **Stonebrier Community Development District** will be held on **July 13, 2026 at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.**

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. PRESETATION BY LANDSCAPE VENDORS

- A. Discussion of Stonebrier CDD Price Break Down vs Current FY 2026 Budget of \$204,999.96
- B. Discussion of Stonebrier CDD RFP July 2026 Bid Ranking
- C. Presentation Consists of a 7 minutes Presentation and 3 minutes Question and Answer
- D. Presentation by ASI 6:20 PM
- E. Presentation by Arazoza 6:30 M
- F. Presentation by Crowders 6:40 PM
- G. Presentation by Jupiter 6:50 PM
- H. Presentation by Pine Lake 7:00 PM
- I. Presentation by Russell 7:10 PM
- J. Presentation by United 7:20 PM
- K. Presentation by Fieldstone 7:30 PM
- L. Presentation by Yellowstone 7:40 PM

4. STAFF REPORTS

- A. District Engineer
- B. District Counsel
- C. Aquatics Inspection Report
- D. Field Inspection Report
- E. Landscape Report
 - i. Consideration of Irrigation Repair Proposal
 - ii. Consideration of Woodline Cutback Proposal

F. District Accountant Snapshot

G. District Manager

5. BUSINESS ITEMS

6. CONSENT AGENDA

A. Consideration of Minutes from the Meeting held on June 11, 2026

B. Consideration of May 2026 Check Register

7. SUPERVISOR REQUEST

A. Palm Tree Lighting

B. Newsletter Article Topics

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

Bidders	Arazoza Brothers	ASI	Crowders	Fieldstone	Juniper	Pine Lake	Russell	United	Yellowstone
General Landscape Maintenance	\$208,100.00	\$152,577.00	\$120,800.00	\$145,200.00	\$190,405.00	\$187,800.00	\$160,277.97	\$192,420.00	\$170,136.00
Fertilization	\$10,000.00	\$23,736.00	\$14,868.00	\$15,000.00	\$26,496.00	\$23,600.00	\$37,764.32	\$15,556.00	\$12,660.00
Pest Control	\$4,500.00	\$3,096.00	\$6,732.00	\$6,036.00	\$5,400.00	\$3,000.00	\$1,333.47	\$1,700.00	\$2,480.00
Irrigation	\$19,900.00	\$21,660.00	\$19,200.00	\$23,122.00	\$16,800.00	\$13,920.00	\$14,836.24	\$9,576.00	\$18,600.00
Total (\$/year) (Contract Amount)	\$242,500.00	\$201,069.00	\$161,600.00	\$189,358.00	\$239,101.00	\$228,320.00	\$214,212.00	\$219,252.00	\$203,876.00

(Part 5) Installation of Annuals									
Per annual price	\$4.50	\$3.00	\$3.50	\$1.44	\$2.95	\$3.14	\$1.07	\$2.50	\$2.55
Total annuals installed per event	2500	2500	2500	2500	2500	2500	2500	2500	2500
Total - X4 times for year price	\$45,000.00	\$30,000.00	\$35,000.00	\$14,400.00	\$29,500.00	\$31,400.00	\$10,700.00	\$25,000.00	\$25,500.00

(Part 6) Installation of Mulch									
Cubic Yards/Installation (October)	400.00	400.00	200.00	218.00	300.00	526.00	306.00	260.00	340.00
Price per Cubic Yard (Installed)	\$50.00	\$65.00	\$60.00	\$85.00	\$62.50	\$56.25	\$55.00	\$65.00	\$64.00
Cubic Yards/Installation (April)	300.00	275.00	200.00	109.00	150.00	425.00	153.00	170.00	180.00
Price per Cubic Yard (Installed)	\$50.00	\$65.00	\$60.00	\$85.00	\$62.50	\$56.25	\$55.00	\$65.00	\$64.00
Total Mulch/yr (Installed)	\$35,000.00	\$43,875.00	\$24,000.00	\$27,795.00	\$28,125.00	\$53,493.75	\$25,245.00	\$27,950.00	\$33,280.00

Total incl.Annuals/Mulch (Pts. 1-6)	\$322,500.00	\$274,944.00	\$220,600.00	\$231,553.00	\$296,726.00	\$313,213.75	\$250,157.00	\$272,202.00	\$262,656.00
-------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

Additional costs CDD may incur at its discretion									
OTC Injections	N/A	N/A	\$2,600.00	\$10,050.00	N/A	\$2,800.00	\$12,870.00	\$2,880.00	\$28,880.00
TopChoice App. For Fire Ants	\$1,500.00	\$3,264.00	\$4,600.00	\$4,200.00	\$3,600.00	\$5,000.00	\$901.73	\$650/Acre	\$3,680.00

Additional Charges									
Storm Cleanup (\$/hour)	\$75.00	\$125.00	\$250.00	\$150.00	\$75.00	\$125.00	\$55.00	\$125.00	\$70.00
Freeze Protection Landscape \$/application	\$500.00	\$2,200.00	\$1,500.00	\$2,000.00	\$200.00	\$250.00	\$1 per sq ft	TBD	\$440.00
Hand Watering Employee (\$/hour)	\$45.00	\$75.00	\$95.00	\$150.00	\$45.00	\$60.00	\$40.00	\$65.00	\$50.00
Hand Watering Water Truck (\$/hour)	\$150.00	\$150.00	\$350.00	\$700.00	\$75.00	\$250.00	\$95.00	\$125.00	\$225.00
Freeze Protection Irrigation \$/application	\$350.00	\$750.00	\$760.00	\$2,000.00	\$200.00	\$350.00	\$1,000.00	TBD	Included
After Hours Emergency Rate (\$/hour)	\$95.00	\$125.00	\$250.00	\$225.00	\$100.00	\$85.00	\$125.00	\$95.00	\$95.00

Stonebrier CDD
Landscape Maintenance Services RFP - July 2026 Bid Ranking

			Analina Medina	Michael Kiely	Joseph Traugott	Kristyn Fada	Hari Joshi	Totals	
Arazoza Brothers		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$242,500.00	Understanding Scope (10)						0.00	
1st annual renewal	\$242,500.00	Contract Price (20)	14.08	14.08	14.08	14.08	14.08	70.40	
2nd annual renewal	\$242,500.00	Reasonableness (25)						0.00	
3rd annual renewal	\$249,775.00								
4th annual renewal	\$249,775.00								
									Rank
Five (5) yr. avg.	\$245,410.00	Totals	14.080	14.080	14.080	14.080	14.080	70.40	9
ASI		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$201,069.00	Understanding Scope (10)						0.00	
1st annual renewal	\$201,069.00	Contract Price (20)	16.68	16.68	16.68	16.68	16.68	83.40	
2nd annual renewal	\$211,123.00	Reasonableness (25)						0.00	
3rd annual renewal	\$211,123.00								
4th annual renewal	\$211,123.00								
									Rank
Five (5) yr. avg.	\$207,101.40	Totals	16.680	16.680	16.680	16.680	16.680	83.40	3
Crowders		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$161,600.00	Understanding Scope (10)						0.00	
1st annual renewal	\$167,200.00	Contract Price (20)	20.00	20.00	20.00	20.00	20.00	100.00	
2nd annual renewal	\$172,990.00	Reasonableness (25)						0.00	
3rd annual renewal	\$177,950.00								
4th annual renewal	\$184,100.00								
									Rank
Five (5) yr. avg.	\$172,768.00	Totals	20.000	20.000	20.000	20.000	20.000	100.00	1
Fieldstone		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$189,358.00	Understanding Scope (10)						0.00	
1st annual renewal	\$189,358.00	Contract Price (20)	17.82	17.82	17.82	17.82	17.82	89.10	
2nd annual renewal	\$195,039.00	Reasonableness (25)						0.00	
3rd annual renewal	\$195,039.00								
4th annual renewal	\$200,890.00								
									Rank
Five (5) yr. avg.	\$193,936.80	Totals	17.820	17.820	17.820	17.820	17.820	89.10	2
Juniper		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$239,101.00	Understanding Scope (10)						0.00	
1st annual renewal	\$239,101.00	Contract Price (20)	14.11	14.11	14.11	14.11	14.11	70.55	
2nd annual renewal	\$246,275.00	Reasonableness (25)						0.00	
3rd annual renewal	\$246,275.00								
4th annual renewql	\$253,662.00								
									Rank
Five (5) yr. avg.	\$244,882.80	Totals	14.110	14.110	14.110	14.110	14.110	70.55	8
Pine Lake		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$228,320.00	Understanding Scope (10)						0.00	
1st annual renewal	\$228,320.00	Contract Price (20)	14.77	14.77	14.77	14.77	14.77	73.85	
2nd annual renewal	\$232,886.00	Reasonableness (25)						0.00	
3rd annual renewal	\$237,544.00								
4th annual renewal	\$242,295.00								
									Rank
Five (5) yr. avg.	\$233,873.00	Totals	14.770	14.770	14.770	14.770	14.770	73.85	7
Russell		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$214,212.00	Understanding Scope (10)						0.00	
1st annual renewal	\$214,212.00	Contract Price (20)	15.94	15.94	15.94	15.94	15.94	79.70	
2nd annual renewal	\$214,212.00	Reasonableness (25)						0.00	
3rd annual renewal	\$220,640.00								
4th annual renewal	\$220,640.00								
									Rank
Five (5) yr. avg.	\$216,783.20	Totals	15.940	15.940	15.940	15.940	15.940	79.70	5
United		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$219,252.00	Understanding Scope (10)						0.00	
1st annual renewal	\$219,252.00	Contract Price (20)	15.57	15.57	15.57	15.57	15.57	77.85	
2nd annual renewal	\$219,252.00	Reasonableness (25)						0.00	
3rd annual renewal	\$225,830.00								
4th annual renewal	\$225,830.00								
									Rank
Five (5) yr. avg.	\$221,883.20	Totals	15.570	15.570	15.570	15.570	15.570	77.85	6
Yellowstone		Personnel (20)						0.00	
		Experience/Equipment (25)						0.00	
initial term	\$203,876.00	Understanding Scope (10)						0.00	
1st annual renewal	\$203,876.00	Contract Price (20)	16.55	16.55	16.55	16.55	16.55	82.75	
2nd annual renewal	\$203,876.00	Reasonableness (25)						0.00	
3rd annual renewal	\$216,109.00								
4th annual renewal	\$216,109.00								
									Rank
Five (5) yr. avg.	\$208,769.20	Totals	16.550	16.550	16.550	16.550	16.550	82.75	4



Stonebrier CDD Aquatics

Inspection Date:

6/30/2026 12:24 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: D2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Two patches of lilies present and starting to decay from treatment. Follow-ups will be administered as needed. No other nuisance grass observed. No algae observed.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☒ Other: Lilies
			☐ Chara

SITE: D3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Completely dry; mild terrestrial weed growth on the exposed bed. Much has already been sprayed, any remaining will also be if not submersed by the next service.

<u>WATER:</u>	☒ Clear	☐ Turbid	☐ Tannic
<u>ALGAE:</u>	☒ N/A	☐ Subsurface Filamentous	☐ Surface Filamentous
		☐ Planktonic	☐ Cyanobacteria
<u>GRASSES:</u>	☐ N/A	☒ Minimal	☐ Moderate
			☐ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	☐ Torpedo Grass	☐ Pennywort	☐ Babytears
	☐ Hydrilla	☐ Slender Spikerush	☒ Other: Terrestrial
			☐ Chara

Inspection Report

SITE: J

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Treatments to lilies are becoming evident and will continue. Terrestrial weeds on the banks are short and will be left for soil stabilization until water levels rise. No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Lilies, terrestrial

SITE: K

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Terrestrial weeds are getting a little tall and will start to be targeted until cleared. No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Terrestrial

Inspection Report

SITE: L

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Very mild terrestrial growth on the shelf. Some has been treated and will be again if it continues to spread.
No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Terrestrial

SITE: M

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Similar conditions on the shelf as pond L. Treatment will continue if growth spreads.
No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Terrestrial

Inspection Report

SITE: M2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Were it not for a few pieces of trash, this pond would be in excellent condition.
Debris removal set for next service.

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

SITE: T

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild terrestrial growth on the exposed banks. It is close to the water line and will clear quickly once water levels rise.
No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Terrestrial
			Chara

Inspection Report

SITE: Y

Condition: Excellent Great ☒ Good Poor Mixed Condition Improving



Comments:

Lily treatment set for next service and subsequent follow ups.
No other nuisance grass or algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	☒ Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Lilies
			Chara

SITE: Z

Condition: Excellent ☒ Great Good Poor Mixed Condition Improving



Comments:

Conditions have improved since last month. More work is needed to clear the lilies which will bring conditions up further.
No algae observed.

<u>WATER:</u>	☒ Clear	Turbid	Tannic
<u>ALGAE:</u>	☒ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	☒ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	☒ Other: Lilies
			Chara

MANAGEMENT SUMMARY



Summer is officially here which means pond conditions will start to turn. The relatively temperate days are behind us and until the drought ends, growing conditions will run wild. Water temperatures are holding above the algae threshold of 85°F which can produce blooms in under 72 hours. No rain to pelt the mats down means decaying algae can remain in ponds far longer than the expected 7-10 days. Expect conditions like these to hold until water levels rise and begin flushing.

I'm finding interesting conditions regarding vegetation. Longer days have been allowing in-water growth (floating and submersed) to boom, but emergent shoreline growth is slow from lack of rain. Most of these in-water plants are affected by the algaecides in our arsenal and can be dealt with simultaneously. The sparse shoreline growth is easily cleared with standard herbicide treatments.

Rainy season is still ahead of us which will add new strain to waterways. All growth will accelerate so technicians are doing everything they can right now to keep conditions manageable before this happens.

Great pond conditions noted today. Aside from lilies and terrestrial weeds, nuisance grasses are almost nowhere to be seen. Heavy lily treatments have begun and effects are becoming clear. Treatment methods will continue across the community until conditions improve.

Surprisingly, no algae observed today. Many of these ponds inspected don't have a tendency to bloom so these should remain fairly quiet through the summer. Technicians are always willing and ready to treat should this not be the case.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:





Stonebrier CDD

Field Inspection Report - June 2026

Thursday, 2 July 2026

Prepared For Board Of Supervisors

25 Issues Identified

25 Issues Incomplete

John Fowler

Inframark

Item 1

Assigned To: Yellowstone

Noting a few of the Pittasporums in the median island at the entrance guard gate of Evergreen Oaks Dr. are in decline.

Irrigation is looking into the issue. I will replace if needed



Item 2

Assigned To: Yellowstone

Remove sucker growth off the trunks of the Magnolia trees on Evergreen Oaks Dr.

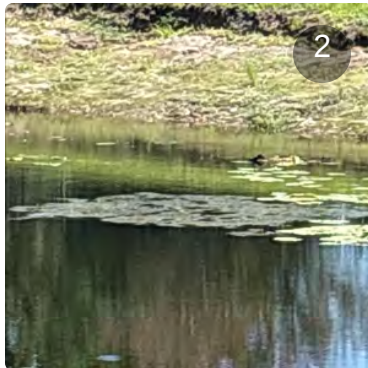
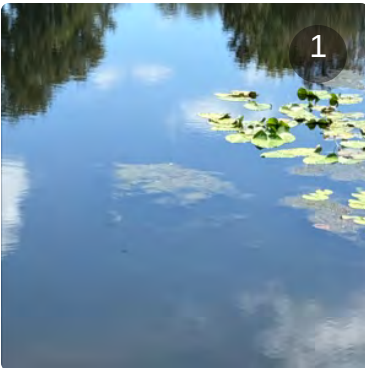


completed by 7-10-26

Item 3

Assigned To: Steadfast

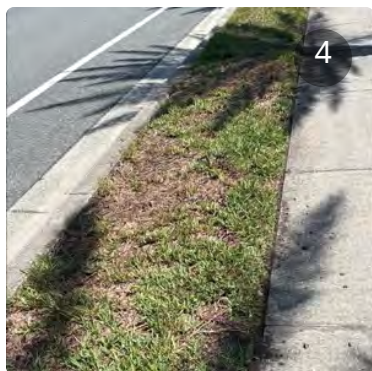
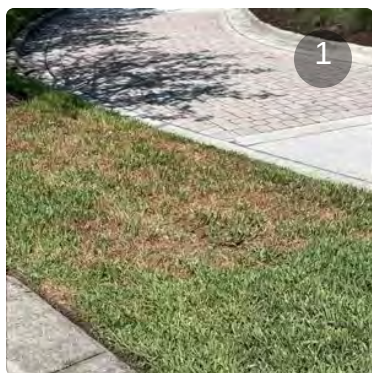
Treat submerged weeds that have surfaced for pond W.



Item 4

Assigned To: Yellowstone

Noting a lot of areas of turf stressed, but appears to be filling in. Asking if this was because of the irrigation issues?

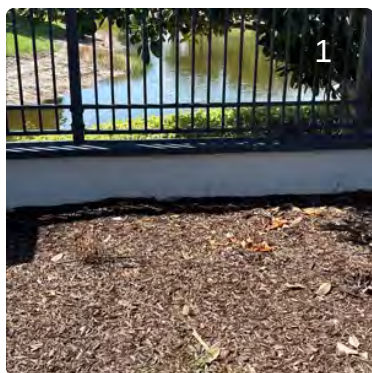


Yes. Hort will retreat for insects

Item 5

Assigned To: Yellowstone

Noting a couple dead Loropetalum in the beds on Evergreen Oaks Dr.

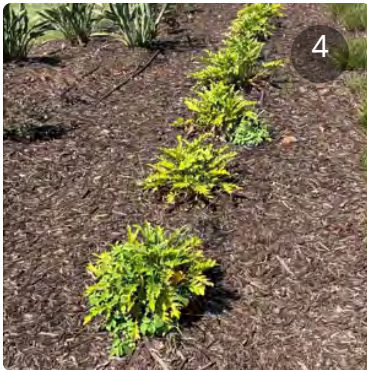


Will get these replaced

Item 6

Assigned To: Yellowstone

Need to pull and treat weeds in the beds on Evergreen Oaks Drive East of Sunlake Boulevard.

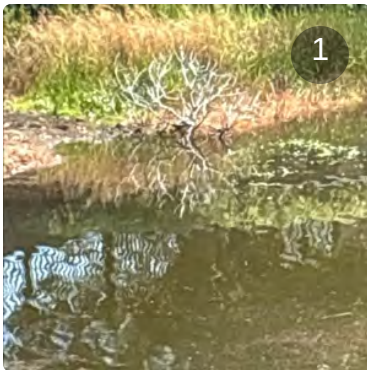


pulled 7-2-26 and sprayed

Item 7

Assigned To: Steadfast

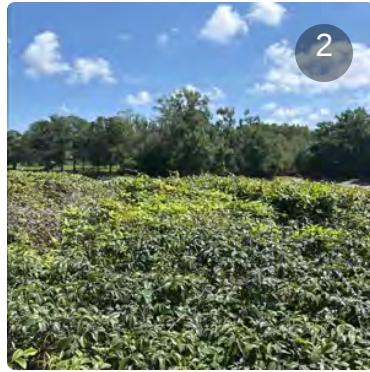
Remove dead branch in pond X. Treat a small area of submerged weeds that has surfaced.



Item 8

Assigned To: Yellowstone

Remove vines on shrubs on Sunlake Blvd. right of ways.

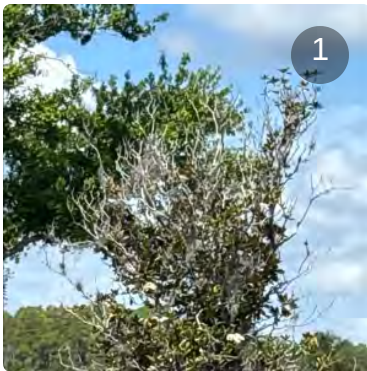


7-10-26

Item 9

Assigned To: Yellowstone

Remove dead wood in the Magnolia trees in median bed on Sunlake Blvd.

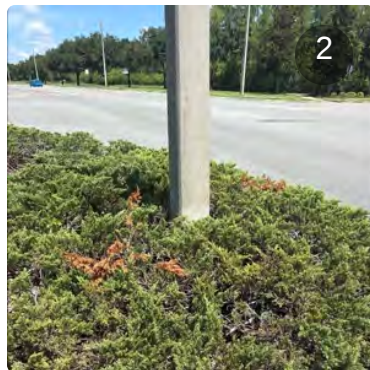
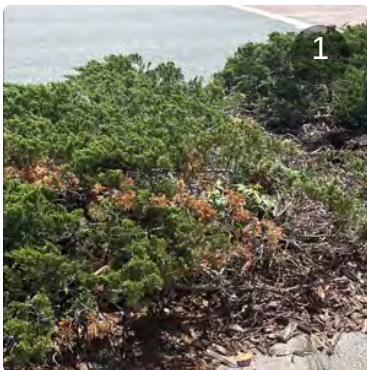


7-24-26

Item 10

Assigned To: Yellowstone

Diagnose and treat the declining Juniper on the Southwest corner of Sunlake Blvd. And Evergreen Oaks intersection.

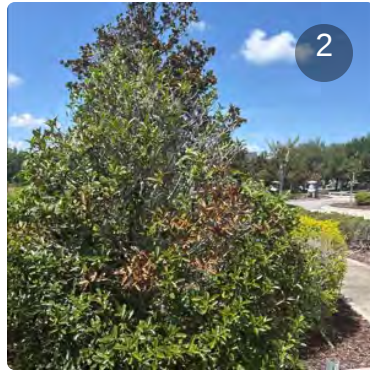
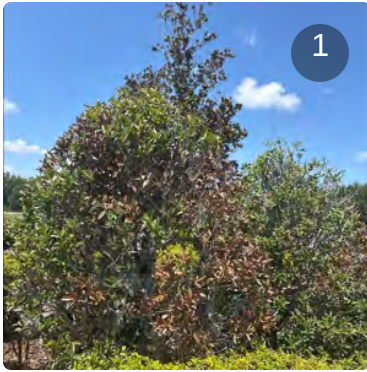


Juniper have been treated for mites will get retreated

Item 11

Assigned To: Yellowstone

Diagnose and treat declining Holly trees on the Southwest corner of Sunlake Boulevard and Evergreen Oaks Drive intersection.

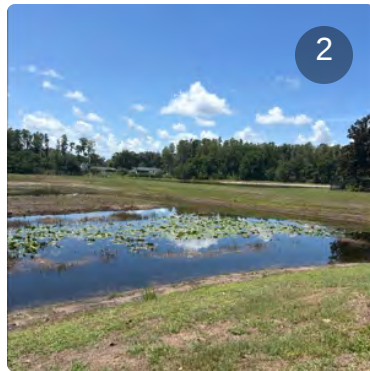


Hollies have been treated and it has been noted that they have a disease that is untreatable. Will continue to treat. Recommend tree replacement.

Item 12

Assigned To: Steadfast

Need to remove trash in pond Z. Also, they want to consider reducing the Lily population.



Item 13

Assigned To: Steadfast

Treat undesirable weeds along pond bank C01.

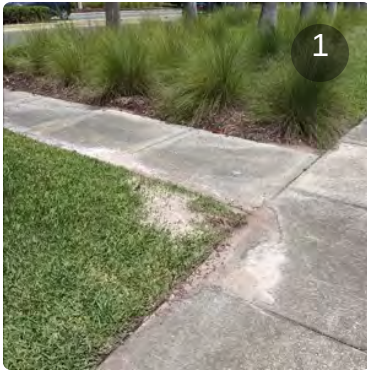


Item 14

Assigned To: Yellowstone

Noting a possible irrigation break in front of the community pool at the sidewalk that crosses Sun Lake Boulevard where we had the median with Torpedograss.

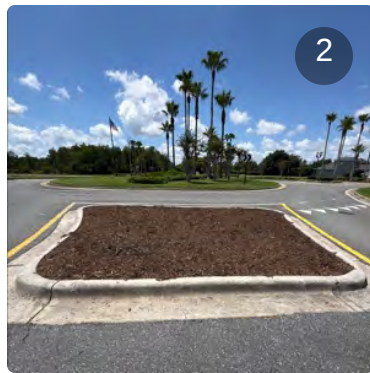
This was repaired. The sprinkler blew out and made a big mess.



Item 15

Assigned To: Yellowstone

Noting the Liriope and Torpedograss has been removed in the median on Sunlake Boulevard, just north of the roundabout.



Item 16

Assigned To: Yellowstone

Remove palm boot debris on the northwest corner of Misty Willow Way and Sunlake Boulevard intersection.



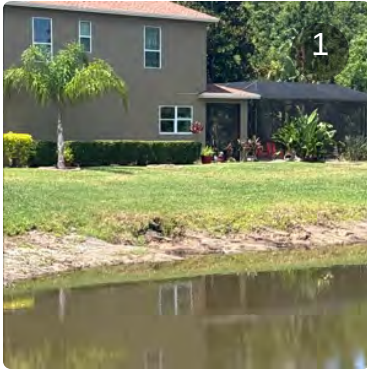
This is done on our weekly maintenance visit

Item 17

Assigned To: Steadfast

Washout for pond D04 is getting worse with the recent rains. May want to consider getting a

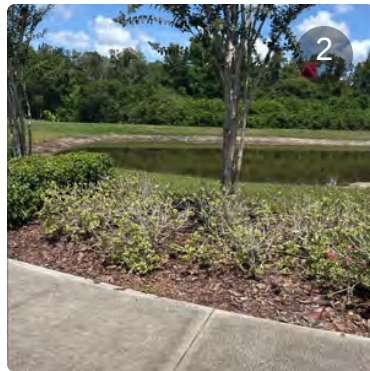
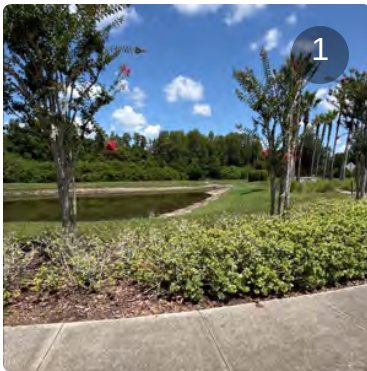
proposal for repair.



Item 18

Assigned To: Yellowstone

Diagnose and treat thinning Pittosporum on the northwest corner of Misty Willow Way and Sunlake Boulevard.

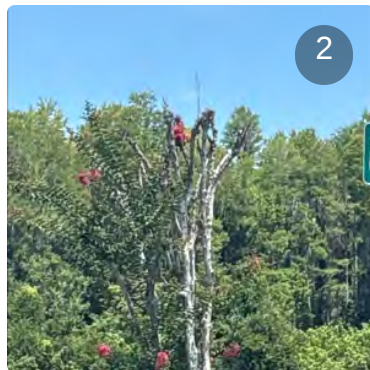
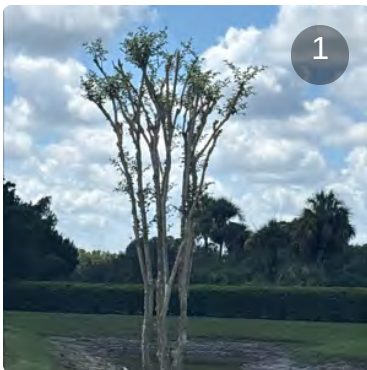


Been treated and will retreat

Item 19

Assigned To: Yellowstone

Diagnose and treat a couple Crepe Myrtles, one on the entrance and one on the exit side of Misty Willow Way that are not doing as well as other others near them.



This tends to happen as crape myrtles age. They don't come back as full as they were when penciled pruned.

Item 20

Assigned To: Yellowstone

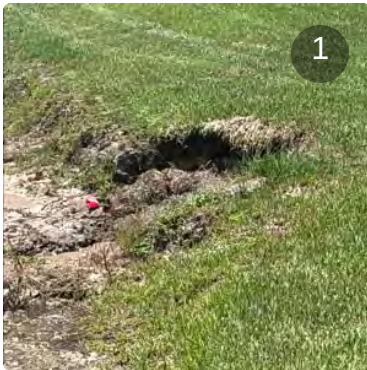
I see a few valve boxes that have been cleared and then a few that have broken lids that need to be replaced throughout the district.



Item 21

Assigned To: Steadfast

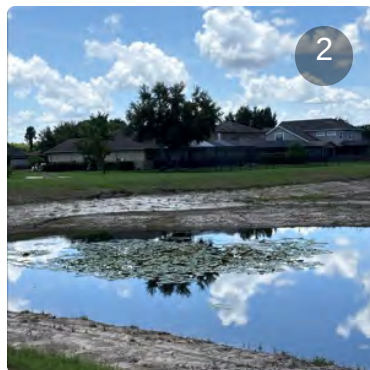
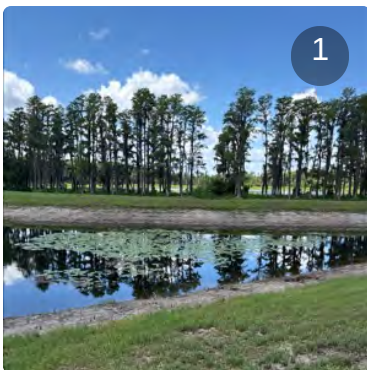
Need to repair the washout that was worked on a couple months ago for pond T6.



Item 22

Assigned To: Steadfast

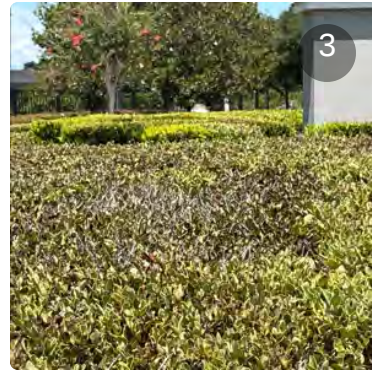
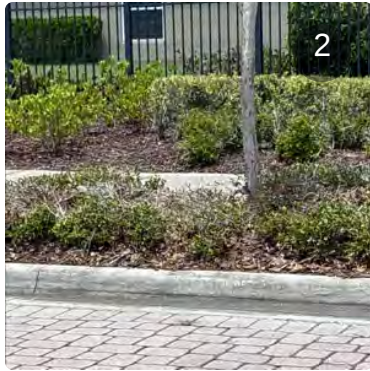
May want to consider to reduce the Lily population for pond T1.



Item 23

Assigned To: Yellowstone

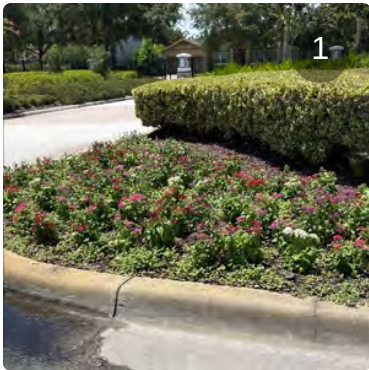
Noting shrubs at Balley Flats Pl. have declined more than last inspection. Were they treated and what was found to be the cause? [they were treated for scale, drought stress, will retreat](#)



Item 24

Assigned To: Yellowstone

General weeding needed for the right of ways and median for Balley Flats Pl.

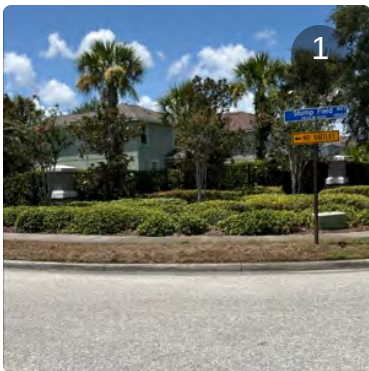


[was done on service visit 7-2-26](#)

Item 25

Assigned To: Yellowstone

Turf between the sidewalk and the road for Stump Field Way is in worse condition than last inspection. Is this an irrigation issue and has it been resolved?



[Yes. It was resolved](#)



Proposal #: 724174

Date: 6/30/2026

From: Jason Geary

**Landscape Enhancement Proposal for
Stonebrier CDD**

LOCATION OF PROPERTY

21550 County Line Road West
Wesley Chapel, FL 33558

JUNE/JULY 2026 DOWN ZONES

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	16	\$65.00	\$1,040.00
MISC.... Irrigation Parts	1	\$790.00	\$790.00

- MULTIPLE ZONES NOT OPERATIONAL
- CONTROLLER 4 - ZONE 14 NOT OPERATIONAL
- CONTROLLER 5 - ZONE 15 NOT OPERATIONAL
- NEED TO TRACK, LOCATE, INVESTIGATE DETERMINE THE ISSUE/ISSUES AND REPAIR AS NEEDED. REPAIRS RANGING FROM CUT WIRE, BAD SOLENOIDS, TO COMPLETE VALVE REPLACEMENT
- NOTE: THIS PROPOSAL REPRESENTS WORSE CASE SCENARIO AND FINAL INVOICE WILL REFLECT ACTUAL LABOR AND MATERIAL USED.

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	\$1,830.00
Sales Tax	\$0.00
Proposal Total	\$1,830.00

THIS IS NOT AN INVOICE



Landscape Enhancement Proposal for
Stonebrier CDD

Proposal #: 724153

Date: 6/30/2026

From: Jason Geary

LOCATION OF PROPERTY

21550 County Line Road West
Wesley Chapel, FL 33558

JUNE/JULY 2026 MAINLINE LEAK

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	20	\$65.00	\$1,300.00
4 INCH SLIP FIX	2	\$170.35	\$340.70
4 INCH COUPLING	4	\$17.75	\$71.00
4 INCH 90 ELBOW	4	\$41.60	\$166.40
20FT 4 INCH PVC PIPE	1	\$380.00	\$380.00
MISC..... Irrigation Parts	1	\$65.00	\$65.00

-2 MAINLINE LEAKS WERE DISCOVERED DURING THE APPROVED REPAIRS THAT WERE BEING MADE.

1. LEAK LOCATED ALONG MAIN BOULEVARD NEXT TO A VALVE BOX (PHOTOS UPLOADED TO TAPIGO)
2. LEAK LOCATED IN LARGE ISLAND NEAR THE CLUBHOUSE (PHOTOS UPLOADED TO TAPIGO)

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	\$2,323.10
Sales Tax	\$0.00
Proposal Total	\$2,323.10

THIS IS NOT AN INVOICE



Proposal #: 712847

Date: 6/3/2026

From: Josh Wright

Proposal for
Stonebrier CDD

LOCATION OF PROPERTY

21550 County Line Road West
Wesley Chapel, FL 33558

Woodline Cut back Pond on Butterwood

DESCRIPTION	QTY
Woodline Cutback	1

This is to cut back the woodline on Butterwood Ln. Pond. This is the backside woodline of the of the pond.

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	\$5,000.00
Sales Tax	\$0.00
Proposal Total	\$5,000.00

THIS IS NOT AN INVOICE

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot July 2, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$99,138.91
 - BankUnited MM: \$1,406,125.60
- **Assessment collections:**
 - We received two tax distribution totaling \$5,939.01 in June.
 - We are 100% fully collected on the tax roll
- **Expenses:**
 - Current expenses make up 68% of the annual budget through the end of June 2026
 - Total expenses for the first 9 months are approximately \$427,200. This figure may change as we finalize the June financials. This puts your average monthly burn rate of approximately \$47,500 per month.
 - June financials will be distributed to the board by July 20th

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, June 11, 2026, and called to order at 6:03 p.m. at the Heritage Harbor
6 Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The actions taken are summarized
7 as follows:

8
9 Present and constituting a quorum were:

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

15 Also present were:

16
17 Mark Vega District Manager
18 Ryan Dugan District Counsel (*via Teams*)
19 Vasili Kostakis John Fowler Field Service Manager
20 Josh Wright Representative, Yellowstone
21 Matt Goldrick Representative, Steadfast
22

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

26
27 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

28 Mr. Vega called the meeting to order and called the roll. A quorum was established.
29

30 **SECOND ORDER OF BUSINESS**

Audience Comments

31 One resident request about invasive maintenance on Lake Ruth. The Natural Areas Policy is
32 on the CDD website under the Document section.

33
34 **THIRD ORDER OF BUSINESS**

Staff Reports.

35
36 **A. District Engineer**

37 No report.

38 **B. District Counsel**

39 Mr. Dugan reported there that no response has been received from the new developer of
40 the farmer's land.

Mr. Traugott asked Mr. Dugan if the CDD's assessment is affected by the new law. Mr. Dugan states the CDD will not be affected by the new law. Mr. Traugott also asked if Mr. Dugan made progress on last months request for who's responsibility for the pavers along Evergreen Oaks and Sunlake Roads. Mr. Dugan will work with Mr. Kostakis next week on this matter.

C. Aquatics Inspection Report

Ms. Fada asked can we address the falling dead pine trees on the adjacent property. Inframark will contact Code Enforcement regarding the matter.

D. Landscape Report

Discussion ensued on the performance of the annual plantings and ongoing weed growth. There is a considerable amount of dead landscape material along Balley Flats Place. Mr. Wright will perform the necessary cutback maintenance in the area identified as item 25 of the field report.

i. Consideration of Valve Box Replacement Proposal

On MOTION by Mr. Traugott seconded by Mr. Joshi with all in favor, the Yellowstone Proposal #711068 for a valve box replacement in the amount of \$2,025.50 was approved as presented. 3-0 Motion carried.

ii. Consideration of General Repairs and Valve Replacement Proposal

On MOTION by Mr. Traugott seconded by Mr. Joshi with all in favor, the Yellowstone Proposal #711396 for general repairs and valve replacement in the amount of \$3,719.95 was approved as presented. 3-0 Motion carried.

iii. Consideration of Woodline Cutback Proposal

Tabled until July so that the Board could review the photos of the area.

E. District Accountant Snapshot

Mr. Vega presented the snapshot to the Board.

F. District Manager

i. Reminder of Form 1 Submission Requirements

Mr. Vega mentioned the Board of the next scheduled meeting will be on July 13th and reminded the Board regarding the Form 1 submission requirements.

78 **FOURTH ORDER OF BUSINESS** **Business Items**

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

80 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

81 **A. Consideration of Minutes from the Meeting held May 14, 2026**

82 **B. Consideration of May 2026 Check Register**

83

84 On MOTION by Mr. Traugott, seconded by Mr. Joshi, with all in
85 favor, the consent agenda A and B were approved as amended. 3-0
86 Motion carried.

87

88 **SIXTH ORDER OF BUSINESS** **Supervisors' Requests**

89 **A. Palm Tree Lighting**

90 Mr. Joshi discussed updating the palm tree lighting to red, white and blue.

91

92 **B. Newsletter Article Topics**

93 Mr. Traugott will update the CDD contact information in the newsletter.

94

95

96 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

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

98

99 **EIGHTH ORDER OF BUSINESS** **Adjournment**

100 There being no further business,

101

102 On MOTION by Mr. Traugott, seconded by Mr. Joshi,, with all in
103 favor, the meeting was adjourned at 7:41 PM. 3-0

104

105

106

107

108

109

Mark Vega, Assistant Secretary

110

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1049	05/04/26	STEADFAST ALLIANCE	SA-22868	Routine Aquatic Maintenance MAY 2026	Pond & Lake Maintenance	534341-53901	\$1,865.00
001	1050	05/07/26	INFRAMARK LLC	178526	Management Fees - MAY 2026	Accounting Services	532001-51301	\$1,074.00
001	1050	05/07/26	INFRAMARK LLC	178526	Management Fees - MAY 2026	District Management	531151-51301	\$1,500.00
001	1050	05/07/26	INFRAMARK LLC	178526	Management Fees - MAY 2026	Field Operations Services	531140-53901	\$1,125.00
001	1050	05/07/26	INFRAMARK LLC	178526	Management Fees - MAY 2026	Administrative Services	531148-51301	\$333.33
001	1050	05/07/26	INFRAMARK LLC	178526	Management Fees - MAY 2026	Dissemination Agent	531012-51301	\$125.00
001	1051	05/11/26	VGLOBALTECH	8490	ADA Web Maintenance - May 25	Website Development and Hosting	549913-51301	\$295.00
001	1052	05/11/26	KUTAK ROCK LLP	3732103	Legal Service Through 3/31/26	Legal Services	531023-51301	\$1,986.50
001	1053	05/11/26	STANTEC CONSULTING SERVICES INC.	2551441	Engineering Services thru 04/03/26	Engineering Services	531147-51301	\$749.00
001	1054	05/11/26	STANTEC CONSULTING SERVICES INC.	2531982	Engineering Services thru 02/13/26	Engineering Services	531147-51301	\$3,661.50
001	1055	05/14/26	YELLOWSTONE LANDSCAPE, INC.	1163115	IRRIGATION REPAIRS 3/21/26	Landscape Irrigation	546930-53901	\$720.25
001	1056	05/14/26	KRISTYN FADA	KF-042726	BOARD 04/27/2026	Supervisor Compensation	511100-51301	\$200.00
001	1056	05/14/26	KRISTYN FADA	KF-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$2.90)
001	1056	05/14/26	KRISTYN FADA	KF-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$12.40)
001	1057	05/14/26	HARIKRISHNA S JOSHI	HJ-042726	BOARD 04/27/2026	Supervisor Compensation	511100-51301	\$200.00
001	1057	05/14/26	HARIKRISHNA S JOSHI	HJ-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$2.90)
001	1057	05/14/26	HARIKRISHNA S JOSHI	HJ-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$12.40)
001	1058	05/14/26	JOSEPH C TRAUOGOTT	JT-042726	BOARD 04/27/2026	Supervisor Compensation	511100-51301	\$200.00
001	1058	05/14/26	JOSEPH C TRAUOGOTT	JT-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$2.90)
001	1058	05/14/26	JOSEPH C TRAUOGOTT	JT-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$12.40)
001	1059	05/14/26	MICHAEL P KIELY	MK-042726	BOARD 04/27/2026	Supervisor Compensation	511100-51301	\$200.00
001	1059	05/14/26	MICHAEL P KIELY	MK-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$2.90)
001	1059	05/14/26	MICHAEL P KIELY	MK-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$12.40)
001	1060	05/14/26	ANALINA MICHELETTI-MEDINA	AM-042726	BOARD 04/27/2026	Supervisor Compensation	511100-51301	\$200.00
001	1060	05/14/26	ANALINA MICHELETTI-MEDINA	AM-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$2.90)
001	1060	05/14/26	ANALINA MICHELETTI-MEDINA	AM-042726	BOARD 04/27/2026	Payroll Taxes	521004-51301	(\$12.40)
001	1061	05/20/26	KUTAK ROCK LLP	3745718	Legal Service Through 4/30/25	Legal Services	531023-51301	\$3,943.00
001	1063	05/20/26	YELLOWSTONE LANDSCAPE, INC.	1168943	Monthly Landscape Maintenance MAY 26	Landscape Maintenance	534050-53901	\$17,083.33
001	1064	05/20/26	BUSINESS OBSERVER	26-01732H	Legal Advertisement - May 2026	Legal Advertisements	548002-51301	\$207.81
001	1065	05/20/26	VGLOBALTECH	8579	ADA Web Maintenance JUNE 2026	Website Development and Hosting	549913-51301	\$295.00
001	1066	05/20/26	YELLOWSTONE LANDSCAPE, INC.	1176273	IRRIGATION REPAIRS FEB 2026	Landscape Irrigation	546930-53901	\$1,554.84
001	1067	05/20/26	YELLOWSTONE LANDSCAPE, INC.	1176274	IRRIGATION REPAIRS Controller B Zone 18/19	Landscape Irrigation	546930-53901	\$1,294.00
001	1068	05/20/26	YELLOWSTONE LANDSCAPE, INC.	1176275	IRRIGATION REPAIRS Controller C Zone 22	Landscape Irrigation	546930-53901	\$768.96
001	1069	05/20/26	YELLOWSTONE LANDSCAPE, INC.	1176276	IRRIGATION REPAIRS Controller E Zone 1	Landscape Irrigation	546930-53901	\$714.50
001	1070	05/20/26	YELLOWSTONE LANDSCAPE, INC.	953339	Waterbridge Entrance Enhancement	Landscape Replenishment	546338-53901	\$59,194.38
001	1071	05/20/26	YELLOWSTONE LANDSCAPE, INC.	1180285	IRRIGATION REPAIRS Mainline Leak April 2026	Landscape Irrigation	546930-53901	\$1,550.70
001	1072	05/20/26	TAMPA BAY POO PATROL, LLC	6149	Pet waste station service 6/1/26	Dog Waste Services	552161-53901	\$412.00
001	1073	05/20/26	BUSINESS OBSERVER	26-01770H	Legal Advertisement General Election	Legal Advertisements	548002-51301	\$56.88
001	1074	05/20/26	BUSINESS OBSERVER	26-01929H	Legal Advertisement July Meeting	Legal Advertisements	548002-51301	\$72.19
001	300000	05/04/26	TECO	041326-3839-ACH	ELECTRIC - IRRIGATION 03/07/26-04/07/26	Electricity - General	543033-53901	\$88.47
001	300001	05/21/26	TECO	051226-1742-ACH	SERVICE FROM 04/08/26-05/06/26	Electricity - General	543033-53901	\$198.32
001	300002	05/21/26	TECO	051226-3607-ACH	SERVICE FROM 04/08/26-05/06/26	Electricity - General	543033-53901	\$53.89
001	300003	05/21/26	TECO	051226-3839-ACH	SERVICE FROM 04/08/26-05/06/26	Electricity - General	543033-53901	\$108.09
001	300004	05/21/26	TECO	051226-4050-ACH	SERVICE FROM 04/08/26-05/06/26	Electricity - General	543033-53901	\$141.68
001	300005	05/21/26	TECO	051226-4365-ACH	SERVICE FROM 04/08/26-05/06/26	Electricity - General	543033-53901	\$84.54
001	300006	05/21/26	TECO	051226-4860-ACH	SERVICE FROM 04/08/26-05/06/26	Electricity - General	543033-53901	\$41.54
001	300007	05/21/26	TECO	051226-4605-ACH	SERVICE FROM 04/08/26-05/06/26	Electricity - General	543033-53901	\$28.55
Fund Total								\$102,250.75

DEBT SERVICE FUND - 201

201	1062	05/20/26	STONEBRIER CDD	051426-0514	SERIES 2016 TAX ROLL ASSESSMENTS	Cash in Transit	103200	\$220.01
Fund Total								\$220.01

Total Checks Paid	\$102,470.76
--------------------------	---------------------