MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, May 14, 2026, and called to order at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The actions taken are summarized as follows:

Present and constituting a quorum were:

Analina Medina	Chairman
Michael Kiely	Vice-Chairperson
Joseph Traugott	Assistant Secretary
Hari Joshi	Assistant Secretary

Also present were:

Mark Vega	District Manager
Ryan Dugan	District Counsel *(via Teams)*
Vasili Kostakis	District Engineer *(via Teams)*
Josh Wright	Representative, Yellowstone
Matt Goldrick	Representative, Steadfast

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. Vega 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. Vega reviewed the District Accountant Snapshot with the Board.

B. Aquatics Inspection Report

Mr. Goldrick discussion ensued regarding current status of the District ponds and discussed ongoing maintenance concerns.

Mr. Goldrick advised the Board that a fish stocking proposal would be provided for future consideration.

A recess was taken at approximately 6:55 p.m. and the meeting reconvened at approximately 6:58 p.m.

C. Landscape Report

Discussion included previously relocated lorapedlum landscaping.

On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor, the Yellowstone Proposal #695313 Proposal for a main line repair not to exceed $1.553.00 was approved as presented. 4-0 Motion carried.

Discussion also ensued regarding the Landscape RFP process and the proposed scoring criteria.

On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor, the Landscape RFP process and approved the presented scoring criteria. 4-0 Motion carried.

D. Field Inspection Report

Mr. Fowler stated he would obtain proposal to straighten and repaint the posts black, as well as proposal to clean and repaint the District's communication boards and monument SignsNow on Dale Mabry.

E. District Engineer

Mr. Kostakis reported that the SWFWMD permits are scheduled to expire in November 2028. He advised the Board that inspections and any required work should be completed approximately six months prior

F. District Counsel

Mr. Dugan reported there was no update regarding the Farmers property request. He stated he would review the plat and determine responsibility for the pavers at Sun Lake Road and County Line Road and continue follow up regarding the demand letter.

G. District Manager

i. Reminder of Form 1 Submission Requirements

Mr. Vega reminded the Board regarding the Form 1 submission requirements and stated he would coordinate with Ms. Martinez to verify the EFDMS Form 1 contact information and email records.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-07; Approving Proposed Budget and Setting Public Hearing

> On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, Resolution 2026-07; Approving Proposed Budget and Setting Public Hearing was approved as amended. 4-0 Motion carried.

B. Announcing the Number of Qualified Registered Voters in the District - #1,257

The Number of Qualified Registered Voters was stated for the record as 1,257

C. Acceptance of FY 2025 Audit

> On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, FY 2025 Audit was accepted as discussed. 4-0 Motion carried.

D. Consideration of Resolution 2026-08; Setting Public Hearing on Revised Rules of Procedure

> On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, Resolution 2026-08; Setting Public Hearing on Revised Rules of Procedure was approved as amended. 4-0 Motion carried.

E. Selection of Audit Committee and Setting First Audit Committee Meeting

The Board discussed selection of the Audit Committee and scheduling of the first Audit Committee meeting.

> On MOTION by Ms. Medina seconded by Mr. Kiely, with all in favor, Resolution 2026-08; the Board appointed itself to serve as the Audit Committee, with the first Audit Committee meeting will be in July meeting as amended. 4-0 Motion carried.

F. Discussion of Landscape RFP

The Board tabled business item 3C.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Meeting held April 9, 2026 *(under separate cover)*

B. Consideration of March 2026 Check Register

> On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor, the consent agenda A and B were approved as presented. 4-0 Motion carried.

SIXTH ORDER OF BUSINESS **Supervisors' Requests**

A. Palm Tree Lighting

The Board discussion ensued regarding palm tree lighting and provided consensus for HJ to utilize white lighting.

B. Newsletter Article Topics

Discussion ensued regarding comparison between the CDD and HOA, as well as information regarding alligator mating season.

SEVENTH ORDER OF BUSINESS **Audience Comments**

Ms. Medina requested an inventory of the District lighting assets.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. Kiely seconded by Mr. Traugott, with all in favor, the meeting was adjourned at 8:30 PM.

DocuSigned by:
Mark Vega
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Mark Vega, Assistant Secretary