MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, June 11, 2026, and called to order at 6:03 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:

Kristyn Fada	Assistant Secretary
Joseph Traugott	Assistant Secretary
Hari Joshi	Assistant Secretary

Also present were:

Mark Vega	District Manager
Ryan Dugan	District Counsel *(via Teams)*
Vasili Kostakis John Fowler	Field Service Manager
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**

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

THIRD ORDER OF BUSINESS **Staff Reports**.

A. District Engineer

No report.

B. District Counsel

Mr. Dugan reported there that no response has been received from the new developer of 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.

FOURTH ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS **Consent Agenda**

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

B. Consideration of May 2026 Check Register

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

SIXTH ORDER OF BUSINESS **Supervisors' Requests**

A. Palm Tree Lighting

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

B. Newsletter Article Topics

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

SEVENTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

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

DocuSigned by:
Mark Vega
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Mark Vega, Assistant Secretary