

**MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, July 13, 2026, and called to order at 6:15 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	Chairperson
Michael Kiely	Vice Chairperson
Kristyn Fada	Assistant Secretary
Joseph Traugott	Assistant Secretary
Hari Joshi	Assistant Secretary (<i>via Teams</i>)

Also presents were:

Michael Perez	District Manager
Ryan Dugan	District Counsel (<i>via Teams</i>)
John Fowler	Field Service Manager

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

SECOND ORDER OF BUSINESS

Public Comments

The District Manager presented the Audit Committee's ranking and recommendation.

On MOTION by Ms. Medina seconded by Mr. Kiely with all in favor, the the Audit Committee's recommendation, ranking Grau & Associates first and Berger, Toombs, Elam, Gaines was approved as presented. 5-0 Motion carried.

THIRD ORDER OF BUSINESS

Presentation 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

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C. Landscape Vendors presented in the following order: ASI, Arazoza, Crowder's, Pine Lake, Russell Landscape, United Land Services, Fieldstone Landscaping, and Yellowstone Landscape

The District Manager reviewed the landscape RFP process and the evaluation procedure that would be used following the vendor presentations.

Representatives from ASI, Arazoza, Crowder's, Pine Lake, Russell Landscape, United Land Services, Fieldstone Landscaping, and Yellowstone Landscape presented their proposals to the Board. **Juniper Landscaping** did not attend the meeting.

The completed evaluation score sheets were provided to Field Manager John Fowler for tabulation. While the scores were being compiled, Mr. Perez continued with the meeting while John completed the scoring.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Vega informed the Board that the District Engineer would be retiring and advised that an email regarding the retirement had been distributed to the Board. The Board also discussed the location and ownership of pavers remaining throughout the District.

B. District Counsel

Mr. Dugan discussed the proposed development located north of the District and the associated landscape cost-sharing agreement. It was noted that the District could relinquish its cost-sharing obligation; however, the Board expressed its desire to remain involved in the maintenance of the landscaping.

Mr. Dugan also discussed the status of the FEMA reimbursement.

C. Aquatics Inspection Report

Mr. Perez reviewed the Aquatics Inspection Report. The Board requested that the condition of the T1 pond be included in the next report.

D. Field Inspection Report

The Board reviewed the Field Inspection Report and had no questions.

E. Landscape Report

i. Consideration of Irrigation Repair Proposal

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Proposal #724174 in the amount of \$1,830.00, was approved as presented. 5-0 Motion carried.
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On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Proposal #724153 in the amount of \$2,323.10 was approved as presented. 5-0 Motion carried.

ii. Consideration of Woodline Cutback Proposal

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

F. District Accountant Snapshot

Mr. Perez presented the snapshot to the Board. The Board had no questions at this time.

G. District Manager

Mr. Perez discussed the Board seats up for election and noted that the candidates were unopposed. Mr. Perez also discussed revising line 19 of the prior meeting minutes to separate the names.

FIFTH ORDER OF BUSINESS

Business Items

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Consent Agenda

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

B. Consideration of May 2026 Check Register

On MOTION by Mr. Traugott, seconded by Mr. Kiely, with all in favor, the consent agenda A and B were approved as amended. 5-0 Motion carried.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

A. Palm Tree Lighting

The Board discussed the nonfunctioning lights on the palm trees located on the west side of the District and requested that the lighting color be changed to white.

B. Newsletter Article Topics

This item was not discussed and will be revisited at a future meeting.

THIRD ORDER OF BUSINESS

Presentation by Landscape Vendors

Mr. Fowler completed the tabulation of the evaluation scores and announced the following results: Arazoza – 165.32; Juniper – 181.44; Yellowstone – 253.20; Crowder's – 305.00; Fieldstone – 324.28; United – 336.28; Russell – 344.76; Pine Lake – 359.05 and ASI – 371.72.

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On MOTION by Mr. Kiely, seconded by Mr. Joshi, with all in favor, the Board approved **terminating Yellowstone's** agreement effective **August 31, 2026**. 5-0

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Board approved ranking **ASI first, Pine Lake second, and Russell third**, and authorized staff to proceed with ASI with a contract start date of **September 1, 2026**. 5-0

EIGHTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

There being none, the next order of business followed.

NINETH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Kiely, seconded by Mr. Joshi, with all in favor, the meeting was adjourned at 10:00 PM. 5-0

DocuSigned by:

Mark Vega

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Mark Vega, Assistant Secretary