

Stonebrier Community Development District

September 10, 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 & Lee Graffius, District Manager
Ryan Dugan, District Counsel
Greg Woodcock, District Engineer
John Fowler, Field Service Manager
Michelle Dreiser, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Thursday, September 10, 2026, at 6:00 p.m.

The Regular Meeting of the **Stonebrier Community Development District** will be held on **September 10, 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. STAFF REPORTS

- A. District Engineer
- B. District Counsel
- C. Aquatics Inspection Report
- D. Field Inspection Report
- E. Landscape Report
- F. District Manager
 - i. Consideration of Holiday Lighting Replacement Proposal
 - ii. Discussion of Lighting Options

4. BUSINESS ITEMS

- A. Consideration/Ratification of ASI Agreement
- B. Consideration of Resolution 2026-13; Designating Officers
- C. Consideration of Engagement Letter

5. CONSENT AGENDA

- A. Consideration of Minutes from the Meeting held on August 13, 2026 *(Under Separate Cover)*
- B. Consideration of July 2026 Check Register
- C. District Accountant Snapshot

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

- A. Palm Tree Lighting
- B. Newsletter Article Topics

7. ADJOURNMENT



Stonebrier CDD Aquatics

Inspection Date:

9/1/2026 9:59 AM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Mild mixed growth on the exposed banks. Treatment plans are in place to continue clearing all unwanted growth.
No algae observed.
Mild detritus on the surface from recent rain.

Many overhead photos were obscured by fog today; low-profile only if necessary.

<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	Chara	
Hydrilla	Slender Spikerush	✗ Other: Terrestrials		

SITE: B2

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Moderate mixed growth on the banks, littoral shelf, and offshore. All have been noted for heavy treatment later this week.
No algae observed.
Previous erosion repairs still intact.

<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	Chara	
Hydrilla	Slender Spikerush	✗ Other: Terrestrials, spatterdock		

Inspection Report

SITE: C

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Ongoing treatments for floating vegetation will continue.
No algae or other nuisance grass observed.
Mild polled buildup from rain.

<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	Chara
	Hydrilla	Slender Spikerush	✗ Other: Spatterdock	

SITE: D1

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Ongoing treatments for floating vegetation will continue.
Great improvement in the skinny, shallow section in the middle from treatment efforts and rain.
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	Chara
	Hydrilla	Slender Spikerush	✗ Other: Spatterdock	

Inspection Report

SITE: D3

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Previous treatments to terrestrial weeds is evidenced by decayed grasses. Efforts will continue if they do not decay naturally after being covered with water.

No algae observed.

Palm trimmings deposited in pond.

Previous erosion repairs still intact, but the sod is not doing well. There is still a pool drain directly uphill.

<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	Chara
Hydrilla	Slender Spikerush	✗ Other: Terrestrials	

SITE: F

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Very mild nuisance grass growth offshore. This pond is shallow enough to reach these on-foot next visit.

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	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: H1

Condition: Excellent ☒Great Good Poor Mixed Condition Improving



Comments:

Ongoing treatments for floating vegetation will continue. The littoral shelf on this pond typically clears any terrestrial weeds on its own once water levels rise. Technicians will monitor and treat if needed.

<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	Chara
	Hydrilla	Slender Spikerush	☒ Other: Terrestrials, spatterdock	

SITE: H2

Condition: Excellent Great ☒Good Poor ☒Mixed Condition Improving



Comments:

Nuisance grass growth present on the banks and offshore. This is another pond shallow enough to walk and will be treated this week. Follow ups will be administered as needed. 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	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: T4

Condition: ☒Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae or nuisance grass observed. Routine monitoring and treatment as needed will continue.

<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: Z

Condition: Excellent Great ☒Good Poor Mixed Condition Improving



Comments:

Ongoing treatments for floating vegetation will continue. Additional treatments will also be applied to clear the littoral shelf. 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: Spatterdock

MANAGEMENT SUMMARY



80

We're finally starting to see expected seasonal pond conditions. While rain is almost a daily occurrence now, we're still in a drought; D1/Moderate to D2/Severe for your area at this moment. This is bringing more frequent algal blooms and accelerated grass growth on top of an already heavy growing season. A bit more effort and some smart spraying techniques will make a notable difference during treatment. We're asking a lot of our technicians right now and all of them have risen to the challenge. Fortunately we're at the back end of summer and conditions should settle in a month or so. Until then, we're ready for whatever comes our way.

Seasonal and fair conditions today. We're having an exceptionally heavy growing season and the recent almost daily rain isn't helping. Techs have altered their herbicide applications to account for this, though plants with larger foliage (like lilies/spatterdock) may need more time to decay. Conversely, I'm already seeing the persistent terrestrial weeds start to clear on their own from the rain.

Algae is still almost nonexistent for now. Any blooms that appear can be handled quickly with an algaecide application in the morning, and rain to accelerate decay in the afternoon.

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 - September 2026

Tuesday, 1 September 2026

Prepared For Board Of Supervisors

25 Issues Identified

25 Issues Incomplete

Issue 1

Assigned To: Yellowstone

There are a couple struggling Bird of Paradise on the exit side of Evergreen Oaks Dr. as you exit the gate. A few of these have been struggling for the past couple of months.



Issue 2

Assigned To: Yellowstone

Noting several Bulbine are missing throughout the landscape on Evergreen Oaks Dr., as well as a few that are in decline, most likely from chemical damage spraying weeds. Approximately 30 on the exit side are missing or could use replacement. Approximately 20 on the entrance side.



Issue 3

Assigned To: Steadfast

Want to reduce the waterlily population for pond W.



Issue 4

Assigned To: Yellowstone

There are a couple Xanadu on the exit side of Evergreen Oaks Drive that are in decline as well as two missing in the landscape bed.



Issue 5

Assigned To: ASI

Need a proposal to install Jasmine Minima along the aluminum fence on the exit side of Evergreen Oaks Drive. Ensure irrigation is working here properly before installation if approved.



Issue 6

Assigned To: Yellowstone

There are several Loropetalum that are dead, missing, or in decline on entrance and exit side of Evergreen Oaks Drive.

Approximately 18 need replacement on exit side.

Approximately 15 on the entrance side.



Issue 7

Assigned To: ASI

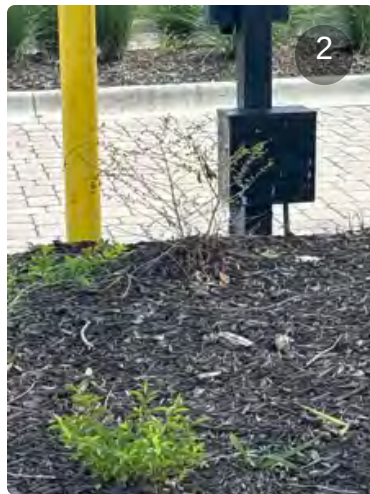
Diagnose and treat declining turf on entrance side of Evergreen Oaks Drive.



Issue 8

Assigned To: ASI

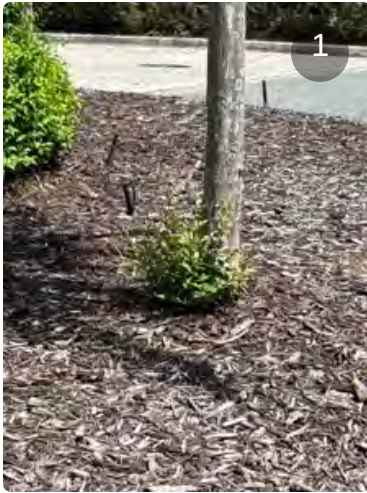
Diagnose and treat a few declining *Duranta Gold Mound* in the median island of Evergreen Oaks Dr.



Issue 9

Assigned To: ASI

Noting a lot of the sucker growth has been removed, but still several in need. Continue to remove during services.



Issue 10

Assigned To: Steadfast

Treat weeds along the littoral bank of pond Z as well as reduce the waterlily population.



Issue 11

Assigned To: ASI

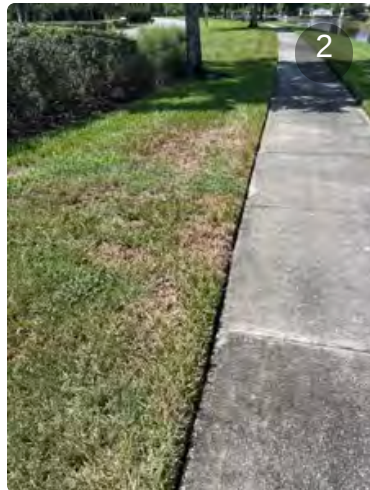
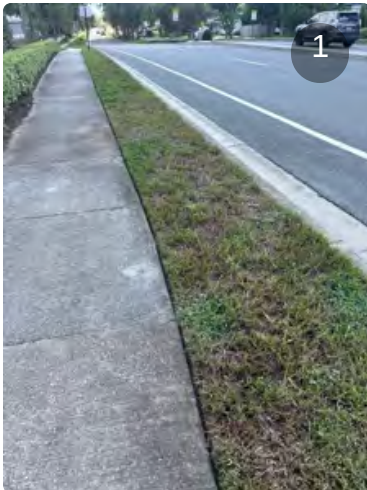
Need a proposal to remove two declining Holly trees on the southwest corner of Sun Lake Boulevard at Evergreen Oaks Drive. There is a third one that needs removal in the southeast landscape bed of Sun Lake Boulevard.



Issue 12

Assigned To: Yellowstone

Noting a few areas of declining turf on the east right away from the south end of Sun Lake Boulevard to Evergreen Oaks Drive. This was from lack of irrigation during the drought with possible chinch bugs.



Issue 13

Assigned To: Yellowstone

Noting vines in the Loropetalum and ornamental grasses on Sun Lake Boulevard right of ways from the south end to Evergreen Oaks Drive. This has been a consistent struggle.



Issue 14

Assigned To: ASI

During the initial walk-through with ASI, noted the Magnolia trees that are not thriving in the median on Sun Lake Boulevard. Asking their horticulture team and arborist to investigate and report their findings.



Issue 15

Assigned To: ASI

Diagnose and treat the declining Juniper on the southwest corner of Sun Lake Boulevard and Evergreen Oaks Drive intersection. Remove any dead or diseased material.



Issue 16

Assigned To: Yellowstone and ASI

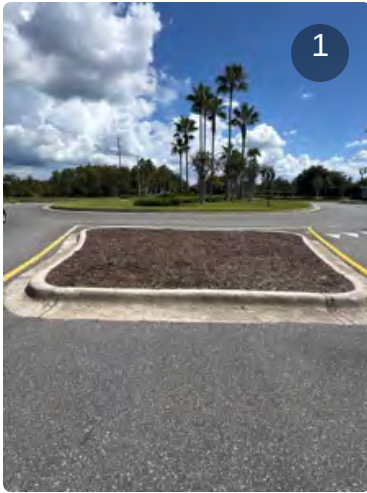
Noting approximately 50 ornamental grasses on the right of ways of Sun Lake Boulevard that were cut back and not showing new growth. Asking ASI to evaluate and determine if some of these may come back.



Issue 17

Assigned To: Yellowstone

Loading approximately 65 one-gallon Liriope that never made it on the median just north of the roundabout on Sun Lake Boulevard where Yellowstone struggled with Torpedograss.



Issue 18

Assigned To: ASI

Asking ASI to install annuals around the flagpole in the median on Sun Lake Boulevard. This will need to be built up with potting soil.



Issue 19

Assigned To: ASI

I am not sure why Yellowstone was unable to get this area when they were able to mow and clean up closer to Lake Ruth. Asking ASI to ensure this is on their radar each site visit.



Issue 20

Assigned To: ASI

ASI to include in their proposal for Holly tree removals. Two in decline on W. County Line Rd. just west of Balley Flats Pl. Also, two just west of Stump Field Way on W. County Line Rd.



Issue 21

Assigned To: Yellowstone

Noting approximately 30 shrubs on the entrance side of Balley Flats Pl. that have been in decline for the past few months. I've asked Yellowstone to diagnose and treated however, each visit more planting died off.



Issue 22

Assigned To: ASI

General cleanup and weeding in the beds on Balley Flats Pl.



Issue 23

Assigned To: Yellowstone

Noting the declining turf on entrance side of Stump Field Way that has been on several inspection reports and now has filled in with weeds.



Issue 24

Assigned To: Yellowstone

Noting the declining trees, declining shrubs, and general weed cleanup on Stump Field Way.



Issue 25

Assigned To: Yellowstone

Noting all the weeds in the bed as well as the declined plants on the east berm at the end of W. County Line Rd.







Illuminations Holiday Lighting

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Stonebrier CDD
2005 Pam Am Cir; Suite 300
Tampa, FL 33607

JOB DESCRIPTION
Holiday lighting and decoration for Stonebrier CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
Main Entrance Sign	Install clear C9s outlining the entrance sign Install clear C9s on top of railing Install 2 x 60" wreaths with lights and bows on either side of entrance sign Install clear led mini light on trunk and green led minis highlighting fronds of palm tree	\$11,500.00
Waterbridge Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns Install clear mini lights on one oak tree in center median just past entrance sign	
Waterbridge Entrance 2	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns Install clear mini lights in 3 crepe myrtles in center median	
Woodside Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns Install clear mini lights in 6 crepe myrtles in center median	
Sweetgrass Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns Install clear mini lights on 3 oak trees in center median just past entrance sign	
Sandhurst Entrance	Install clear C9s outlining top of entrance sign Install 2 x 30" wreaths with lights and bows on each side of the entrance columns	
Roundabout Palm Trees - Sunlake Blvd and W County Line Rd	Install clear mini lights in 8 palm trees Install clear mini lights in 8 crepe myrtles Requires 50% deposit	
TOTAL ESTIMATED JOB COST		\$11,500.00

* Price reflects 3 year terms.

* Price includes rental of materials, labor, installation and service.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed Stonebrier CDD responsible for providing.

* Loss of material due to theft or vandalism is reimbursable at cost

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

7/27/2026
DATE

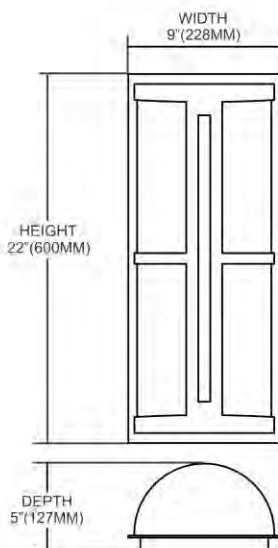
AUTHORIZED SIGNATURE FOR STONEBRIER CDD

DATE



SWEETGRASS
DESIGN

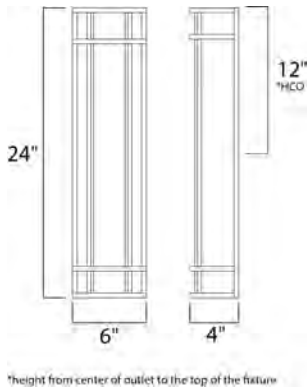
 		ITEM #: 42396/2-LED	
		UPC 748119056395	
		Description Trevot 2-Light Outdoor Sconce in Graphite - Includes LED Bulbs	
		Finish Graphite	
		Materials Acrylic, Cast Aluminum	
		Brand ELK Lighting	
		Collection Trevot	
		Category Outdoor Lighting	
		Type Sconce	
ITEM DIMENSIONS		RATINGS & SPECIFICATIONS	
Width	9 inches	Safety Rating	N/A
Depth	5 inches	ADA Compliant	N/A
Height	22 inches	BULBS / SOCKETS	
Weight	7 pounds	Quantity	2
ADDITIONAL DIMENSIONS		Wattage	9.5 watts
Backplate / Canopy	N/A	Included	Yes
HCWO	N/A	Type	A19 LED (E26 Medium Base)
Min. Extension	N/A	Other	N/A
Max. Extension	N/A	CHAIN / CORD INFORMATION	
OVERALL HEIGHT		Chain	N/A
Min.	N/A	Cord	N/A
Max.	N/A	SHADE / GLASS DETAILS	
EXTENSION ROD(S)		Shade/Glass Description	Graphite with White Panels
N/A		Width	N/A
		Height	N/A
		Width at Top	N/A
		Width at Bottom	N/A





PRODUCT DESCRIPTION

Crafted of 304 Grade Stainless steel and UV stabilized acrylic, Moon Ray offers a classic design thoughtfully engineered to withstand commercial uses indoors and outdoors. Advanced LED technology delivers high light output.



MEASUREMENTS

DIMENSION : 6" W x 24" H x 4" Ext
BACK PLATE : 5.25" W x 23.25" H x 12" HCO
HANGING WEIGHT : 5.91 lb

LAMPING

INPUT VOLTAGE : 120-277V
LUMENS : 1,850 Rated (1,300 Del.)
BULB : 1 x 23W LED PCB Integrated , 23W Total
BULB INCLUDED : (Integrated)
DIMMABLE : No
CRI : 80+ CRI
COLOR_TEMP : 3000K

FINISHES OPTION

- Bronze
- Satin Nickel

GLASS

White WT

MATERIAL

Stainless Steel, Acrylic

RATINGS

cETLus
Wet Location
ADA



ADDITIONAL

INSTALL UP/DOWN: Up
RATED LIFE 40000 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

PHOTOMETRIC: Report Found Online

Always consult a qualified electrician before installing any lighting product.

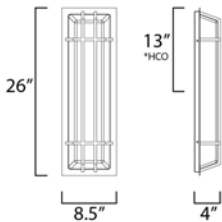


WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4200 SHIRLEY DR. | ATLANTA, GA 30336
P. 626.956.4200 | F. 626.956.4225 | maximlighting.com



PRODUCT DESCRIPTION

This commercial grade outdoor sconce features a trapezoidal White acrylic lens on an aluminum frame finished in Bronze. A four-position switch, located on the back, allows you to select the color temperature from 2700K to 5000K to meet a wide range of specified color temps.



*height from center of outlet to the top of the fixture

MEASUREMENTS

- DIMENSION : 8" W x 26" H x 4" Ext
- BACK PLATE : 7.5" W x 25" H x 13" HCO
- HANGING WEIGHT : 9.6 lb

LAMPING

- INPUT VOLTAGE : 120-277V
- LUMENS : 2,520 Rated (1,260 Del.)
- BULB : 1 x 25W LED PCB Integrated , 25W Total
- BULB INCLUDED : (Integrated)
- DIMMABLE : ELV or Triac CL
- CRI : 80 CRI
- COLOR_TEMP : 27/30/40/50K
- LIGHTING_DIRECTION : Omni

FINISHES OPTION

- Bronze

GLASS

- White WT

MATERIAL

- Steel, Acrylic

RATINGS

- cETLus
- Wet Location
- For OutdoorADA



ADDITIONAL

- INSTALL UP/DOWN: Up/Down
- RATED LIFE 50000 Hours
- OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.



WESTERN DISTRIBUTION CENTER (HEADQUARTER)
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P. 626.956.4200 | F. 626.956.4225 | maximlighting.com



LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

Features

This outdoor LED light is ideal for security and general lighting. Decorative metal accents. 3 in 1 color temperature adjustable option. Provides lighting in indoor or outdoor residential, commercial, and hospitality applications. Meets ADA requirements. Fixture mounts to a standard junction box (not included).

Construction

Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish

Available in Textured Grey or Textured Bronze powder coat finish.

Diffuser

Diffuser is .100" thick matte white acrylic.

Electrical

Input 120-277 VAC / 60 Hz.
Compatible with 0-10V dimmers (36" ONLY*)
Minimum starting temp -4° F/-20° C

LED

Integrated LED modules capable of producing:
24W = 2500 source lumens, 1438 delivered lumens
28W = 3200 source lumens, 1647 delivered lumens
42W = 4300 source lumens, 2250 delivered lumens
3000K (12" and 18") or Adjustable Choice 3000K, 3500K, 4000K CCT (36" ONLY*).
Rated for 50,000 Hrs. 90 CRI.

Certification

All fixtures are cETLus listed for outdoor wet locations.
ADA
Title 24/JA8 Compliant

Option (Consult Factory)

Integrated dusk-to-dawn photocell, add -PC to the end of part number

Warranty

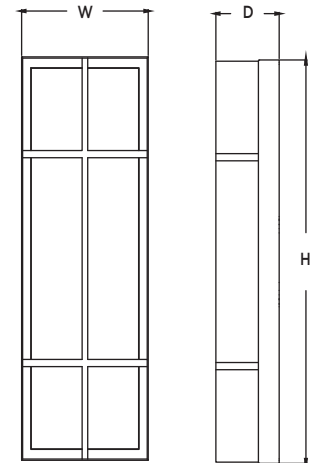
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions
subject to change without notice.

Ordering Information:

Textured Grey	Textured Bronze	LED	Source Lumens	Delivered Lumens	CCT	H	W	D
AUW6122500L30MVTG	AUW6122500L30MVBZ	24W	2500	1438	3000K	12"	5-1/2"	3-1/2"
AUW7183200L30MVTG	AUW7183200L30MVBZ	28W	3200	1647	3000K	18"	7"	3-1/2"

Textured Grey	Textured Bronze	LED	Source Lumens	Delivered Lumens	Adjustable CCT	H	W	D
AUW103643LAJD2TG*	AUW103643LAJD2BZ*	42W	4300	2250	3000K/3500K/4000K	36"	8"	4"





TEL 905.695.2055

toll free 1.800.660.5391

FAX 905.695.2056

toll free 1.800.660.5390

33 West Beaver Creek Road Richmond Hill, Ontario Canada L4B 1L8

BENSA, LARGE OUTDOOR LANTERN



PRODUCT DETAILS

No.	:	44269-012
Product Color	:	SAND BLACK
Width	:	10.75"
Height	:	23.75"
Ext	:	6.5"

LIGHT SOURCE DETAILS

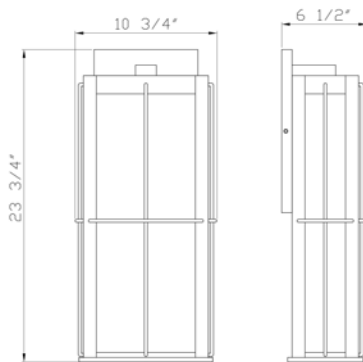
Light Source Type	:	INTEGRATED LED
Input Voltage	:	120V
Bulb Voltage	:	120V
Socket Type	:	LED
Total Wattage	:	14W
Delivered Lumens	:	540lm
Kelvin	:	3000K
CRI	:	90+
Dimmable	:	Yes

OPTIONS AVAILABLE

ITEM NO.	FINISH	SHADE
44269-012	SAND BLACK	

TECHNICAL DETAILS

Canopy / Backplate Length	:	7.75"
Canopy / Backplate Width	:	12.25"
Location	:	WET



44269-012

PROJECT INFORMATION

Job Name: Date: Type:

Comments:

Item #
P1343-039-L

Product Family Name:
Sirato

Category:
OUTDOOR WALL MOUNT

Certification
3195125

Patents:

UPC Code:
844349024422

Finish:
Spanish Iron

Category Type:
LED Outdoor

Notes:



Image File Name: P1343-039-L.jpg



MEASUREMENTS

Width:	Length:	Height:	Extension:
32.25		5.5	3.5
Height Adjustable:	Min Overall Height:	Max Overall Height:	Slope:
No			No
Wire Length:	Chain Length:	Safety Cable Included:	Net Weight:
7"		No	10.32
Canopy Width:	Canopy Height:	Canopy Length:	Center to Bottom:
			16.0
Backplate Width:	Backplate Height:	Center to Top:	
5.0	31.63	16.13	

No. of Bulbs:	Light Type:			
1	LED			
Max Bulb	Socket:			
Wattage:	LED MODULE			
38				
Dimmable:	Ballast:	Rated Life	Photocell	Bulb/LED
Yes		Hours:	Included:	Included:
		30000	No	Y
Bulb/LED	Color Temp.:	CRI:	Initial Lumens:	Delivered
Included:	3000	91	3541.0	Lumens:
Yes				1608.0



SHIPPING

Description:	Material:
MITERED WHITE	GLASS
Part No.:	Quantity:
PG1343	1
Width:	Height:
4.0	1.75
	Length:
	30.63

Carton Width:	Carton Height:	Carton Length:	
7.75	5.88	35.88	
Carton Weight:	Carton Cubic Feet:	Small Package Shippable:	
11.7	0.946	Yes	
Master Pack Width:	Master Pack Height:	Master Pack Length:	
Master Pack Weight:	Master Cubic Feet:	Multi-Pack:	Master Pack:
		1	1



LED



Wet
Location



ETL
Intertek



WARNING:Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this 27th day of August 2026, by and between:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“District”); and

YARD-NIQUE, INC., a Delaware corporation, **D/B/A ASI LANDSCAPE MANAGEMENT**, whose address is 10014 Chapel Hill Road, Morrisville, North Carolina 27560 (“Contractor” and, together with the District, “Parties”).

RECITALS

WHEREAS, the District was established by ordinance of the County Commission of Hillsborough County, Florida, for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating, and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

- A.** The District desires that the Contractor provide professional landscape maintenance services within presently accepted standards. Upon the Parties signing this Agreement, the Contractor shall provide the District with the specific services identified in this Agreement.
- B.** While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. Contractor’s proposed staffing levels are set forth in the **Proposed Staffing Levels attached hereto as Exhibit A** and incorporated herein by this reference. Contractor may modify such

proposed staffing levels by submitting written notice to the District's field manager which shall include a draft revised Exhibit A to reflect Contractor's proposal and the date such revised staffing levels will begin. The revised proposed staffing levels will be reported by the District's field manager to the Board during the next regularly scheduled Board meeting. Exhibit A to this Agreement shall be replaced with the revised proposed staffing levels without the need for an amendment to this Agreement.

- C. The duties, obligations, and responsibilities of the Contractor those described in the **Scope of Services attached hereto as Exhibit B** and incorporated herein by this reference, and in this Agreement. Such services shall be performed in the areas designated on the **Landscape Maintenance Maps attached hereto as Exhibit C** and incorporated herein by this reference. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. The Contractor may perform additional services upon the written request of the District's Manager consistent with Paragraph 5(C) of this Agreement. Exhibit C may be replaced with revised maps upon mutual agreement of the parties without amendment to this agreement provided that the new maps are dated with an effective date and they do not expand or contract the service area.

- D. In addition to the Scope of Services set forth in Exhibit B, Contractor shall perform nuisance vegetation landscape services in targeted areas within 15' of the edge of the woodline of Lake Ruth as identified in the Landscape Maintenance Maps. Contractor is responsible for maintaining this area by cutting back any nuisance vegetation, including Brazilian Pepper, that returns to the area and applying herbicide in the area as needed on a quarterly basis. Contractor is responsible for removal, hauling and dumping of any nuisance vegetation removed from this area, including any associated removal, hauling or dumping fees. Contractor is responsible for scheduling the quarterly cutbacks. If rain makes the area too wet to access without causing damage, then Contractor may adjust its schedule to avoid damaging the area. Compensation for these services is included and already factored into the base compensation set forth herein and no additional invoice will be sent for these services, provided however, Contractor must report when the services are scheduled to be performed and when they are completed.

3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

- A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement, subject to the provisions of paragraph 5(C), below.
- B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. District shall keep the Contractor informed of changes to its representative.
 - i. The District hereby designates the District's field manager to act as its representative.

Contractor shall designate a competent, authorized representative (the "Authorized Representative") acceptable to District to represent and act for Contractor and shall inform District, in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor and shall specify any and all limitations of such authority. Contractor shall keep District informed of any subsequent changes in the foregoing. The Authorized Representative, project managers, superintendents and/or supervisors for services provided herein are all subject to prior and continuous approval of the District. If, at any time during the term of this Agreement, any of the personnel either functionally or nominally performing any of the positions named above, are, for any reason whatsoever, reasonably unacceptable to the District, Contractor shall replace the unacceptable personnel with personnel reasonably acceptable to the District.

The Contractor agrees that the Authorized Representative will meet with the District's representative at least once per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. In addition to any and all specific items addressed during such meetings, the **Landscape & Irrigation Maintenance Audit Sheet, attached hereto as Exhibit D** and incorporated herein by this reference, shall be completed and executed by Contractor's Authorized Representative on a weekly basis. The Contractor agrees to, within forty-eight (48) hours of receipt of written notice of items of concern or performance deficiencies, provide the District with a written explanation of what actions will be taken to remedy such issues. Upon submission of the written explanation,

Contractor shall remedy the issues at the first opportunity for performance. If significant performance deficiencies are documented or if performance deficiencies persist without remedy, the Contractor agrees that the District has the right to, among other remedies available at law or equity, terminate this Agreement for cause or withhold payment in whole or in part to the extent necessary to reasonably protect the District. Any oversight of Contractor's performance of services under this Agreement by the Authorized Representative is not intended to mean that the District shall underwrite, guarantee, or ensure that the performance of services is properly done by the Contractor, and it is the Contractor's responsibility to perform the services in accordance with this Agreement. Exhibit D may be replaced with a revised form upon mutual agreement of the parties without amendment to this agreement provided that the new form is dated with an effective date.

- D. In the event that time is lost due to heavy rains or inclement weather ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days, but shall not provide services on Sundays.
- E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. Such repairs shall be at the Contractor's own expense unless the District agrees otherwise, in writing.
- F. The District reserves the right to bid out any and all landscape and irrigation maintenance services, including but not limited to Mulch, Tree Trimming, Palm Tree Trimming, Crown Pruning, and irrigation repairs and/or replacements. In the event that the District contracts with a third party to perform such services, Contractor agrees that it shall be responsible for the maintenance thereof, and shall continue to perform all other services identified in this Agreement, including any future services that apply to the areas where bid out services are located.
- G. **Hurricanes and Other Weather Events.** In the event a hurricane or other major weather event impacts the District, Contractor is expected to provide priority emergency clean up services. Once the storm has passed and there are safe work conditions, Contractor shall evaluate the community for damage and shall submit a proposal for clean or remediation services within ten (10) days after the evaluation. Contractor agrees to document all work as necessary to enable the District to document a claim with FEMA or any other governmental entity, meet with the entity (if required), and file all the necessary application (as instructed by the District) to assure that the District will comply and receive all available reimbursements for cost incurred from hurricane clean up or any other wind event. Contractor shall be familiar with FEMA, State and County regulations.

By execution of this Agreement, the District hereby authorizes the District Chairperson the authority, but not the obligation, to approve work authorizations for post-weather event clean up and remediation proposals not to exceed \$50,000 that are submitted by Contractor, which shall be ratified by the Board at the next regularly scheduled Board meeting to occur thereafter. If the proposal equals or exceeds \$50,000, the Board may schedule a special meeting in order to consider the proposal. As a point of clarity, this authority is intended to address emergency or dangerous situations which impact District improvements and/or the roadways within the community. The Chairperson is authorized approval authority of work authorizations outside of District meetings for this purpose due to the time sensitive nature of post-storm clean up and remediation services. Notwithstanding the foregoing, Contractor must submit sufficient supporting documentation with the proposal to be approved by the Chairperson consistent with the process for other proposals for additional services provided herein. Work authorization shall be substantially in the same form as the **Form of Work Authorization attached hereto as Exhibit E** and incorporated herein by this reference.

For purposes of submitting post-weather event clean up and remediation work authorizations and proposals, Contractor shall email a copy to the Chairperson, District Manager, Field Manager, and District Counsel. Additionally, Contractor shall verbally speak with at least one of the foregoing parties (in the order they appear). In the event Contractor submits a post-weather event clean up and remediation proposal but is unable to communicate with or contact the District for approval, then Contractor may perform the services to remediate truly emergency or dangerous conditions and seek approval after the fact; provided, however, that Contractor must document its attempts to communicate and contact the Chairperson which demonstrate the Contractor did not receive a response within forty-eight (48) hours after submittal of the email.

4. **COMPENSATION; TERM.**

- A. As compensation for the services described in this Agreement, the District agrees to pay the Contractor an amount of not to exceed **Sixteen Thousand Seven Hundred Fifty-Five Dollars and Seventy-Five Cents (\$16,755.75)** per month for a total fee not to exceed **Two Hundred One Thousand Sixty-Nine Dollars (\$201,069.00)** for the period of the Contractor's services, which shall commence on September 1, 2026 and shall continue through September 30, 2027, unless terminated earlier in accordance with Paragraph 13, below. The Agreement shall automatically renew for four (4) additional one-year terms at the amounts set forth in the **Proposal Pricing attached hereto as Exhibit F** and incorporated herein by this reference.
- B. All prior agreements between the parties with respect to the subject matter of this Agreement are terminated upon the execution of this Agreement.

- C. If the District should desire additional work or services, or to add additional lands to be maintained, the parties shall execute a work authorization utilizing the form in Exhibit E. Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the direction of the District. For any additional work or services described in Exhibit F, the parties agree that the pricing set forth in Exhibit F shall control and be binding on such work or services.
- D. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within thirty (30) days of receipt by the District. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

5. INSURANCE.

- A. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, and including, at a minimum,

Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's

responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement.

7. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the Services.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement for cause as provided in Section 14 and such termination is to be effective immediately upon the giving of notice of termination.

9. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement for cause as provided in Section 14 and such termination is to be effective immediately upon the giving notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The Contractor may terminate this Agreement with or without cause by providing sixty (60) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without

cause upon thirty (30) days written notice of termination. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization. Any purported assignment without such prior written approval shall be void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to the District: Stonebrier Community Development District
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

If to the Contractor: Yard-Nique, Inc.
D/B/A ASI Landscape Management
10014 Chapel Hill Road
Morrisville, North Carolina 27560
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other party and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

25. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Mark Vega** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1140, MARK.VEGA@INFRAMARK.COM, OR 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

27. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, each party is deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

29. E-VERIFY. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public

employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

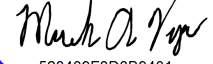
31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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IN WITNESS WHEREOF, the Parties execute this Agreement to be effective the day and year first written above.

Attest:

Signed by:

528409F8D8B9401...
Secretary/Assistant Secretary

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Signed by:

4F68AB958537404
Chair/Vice Chair, Board of Supervisors

Witness:

Signed by:

00461112B9CD421...
(Signature of Witness)
Laura Grey
(Print Name of Witness)

YARD-NIQUE, INC., a Delaware corporation,
D/B/A ASI LANDSCAPE MANAGEMENT

Signed by:

24F55A45A95B444...
By: Neil McFadyen
Its: Regional Leadership Business Development, on behalf of Dominick P.

- Exhibit A** – Proposed Staffing Levels
- Exhibit B** – Scope of Services
- Exhibit C** – Landscape Maintenance Maps
- Exhibit D** – Audit Sheet
- Exhibit E** – Form of Work Authorization
- Exhibit F** – Proposal Pricing (Part IV of Proposal Form)

EXHIBIT A: PROPOSED STAFFING LEVELS

KEY STAFFING & RESPONSIBILITIES

1 TEAM(S)	2 DAY(S)	100 HOURS	5-6 # OF CREW MEMBERS PER TEAM	2 MANAGERS	2 TECHNICIANS
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Branch Manager

- Provides overall leadership and accountability for branch operations and performance
- Oversees production, staffing, safety, and financial objectives within the branch
- Supports Production and Account Management teams with direction and resources
- Reviews operational metrics, budgets, and service outcomes to drive continuous improvement
- Serves as an escalation point for operational and client-related matters
- Ensures compliance with all regulatory, licensing, and safety requirements
- Promotes team development, retention, and a culture of professionalism and accountability

Account Manager

- Serves as the primary point of contact for assigned HOA and CDD communities
- Maintains regular communication with Boards, Community Managers, and stakeholders
- Conducts routine site inspections to verify service quality and contract compliance
- Coordinates with Production and Specialty Service teams to address property needs
- Manages service requests, proposals, and scope adjustments as required
- Proactively identifies issues and implements corrective actions
- Supports budget planning, enhancements, and long-term landscape planning
- Ensures timely response and resolution to client concerns

Agronomic / Horticulture Technician

- Oversees turf and shrub fertilization programs
- Implements Integrated Pest Management (IPM) practices
- Monitors pest populations and plant health
- Applies treatments under Site Manager direction
- Licensed and certified by the State of Florida
- Maintains application logs, MSDS, and label records

Irrigation Manager

- Inspects and monitors all irrigation systems in accordance with the SOW
- Performs routine zone checks, head adjustments, and controller programming
- Identifies leaks, coverage deficiencies, and hydraulic issues
- Coordinates repairs to minimize turf stress and water waste
- Ensures compliance with local watering restrictions and BMP guidelines
- Provides documentation and reporting of system performance when requested

Production Manager

- Oversees daily field operations to ensure all contracted services are delivered on schedule
- Monitors work quality across all assigned properties and enforces ASI service standards
- Supports Crew Foremen with direction, training, and real-time problem resolution
- Ensures compliance with safety protocols, BMP guidelines, and company policies
- Responds promptly to operational issues to minimize service disruptions

Foreman / Detail & Turf Maintenance

- Conducts jobsite walkthroughs to verify quality and completeness
- Enforces safety standards, PPE use, and company policies
- Performs mowing, edging, trimming, and detailed landscape maintenance
- Maintains turf heights, bed lines, and hardscape edges to specification
- Monitors landscape conditions and reports deficiencies to supervision
- Supports seasonal maintenance needs including debris cleanup and storm recovery
- Maintains safe work practices around pedestrians, vehicles, and amenities
- Contributes to consistent service quality through assigned routes and properties

EXHIBIT B: SCOPE OF SERVICES

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches and Celebration Bermuda at a height of three quarter (3/4) to one and one quarter (1 1/4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Stonebrier CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) POND MOWING – Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures

shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead

and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat raked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Stonebrier. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn

brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Hillsborough County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF HILLSBOROUGH COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Irrigated Bahia Sod:

April	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm- season weeds
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cold- season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Field Inspection Coordinator for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It

shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUND COVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUND COVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, May, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde

P - Superphosphate, triple superphosphate, coated diammonium phosphate

K - Sulfur-coated potassium sulfate (may have additional polymer coating)

Mg - Kieserite (magnesium sulfate monohydrate) granules

Mn - Manganese sulfate

Fe - Iron sulfate, FeEDTA and/or FeDTPA

B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

This item will not be included in the contract amount and fertilizer shall not be billed equally on a monthly basis but invoiced the month after application. Contractor is required to provide proposals for each application and proceed once District approval has been executed.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all dark green areas designated as "CDD Maintained – with irrigation unless otherwise noted" on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components, locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest

coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management, or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads (includes spray heads), nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Lee County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch, Shredded Hardwood Dark Brown Mulch or Pine Straw Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**. Match mulch to what is currently present in landscape beds or tree rings.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

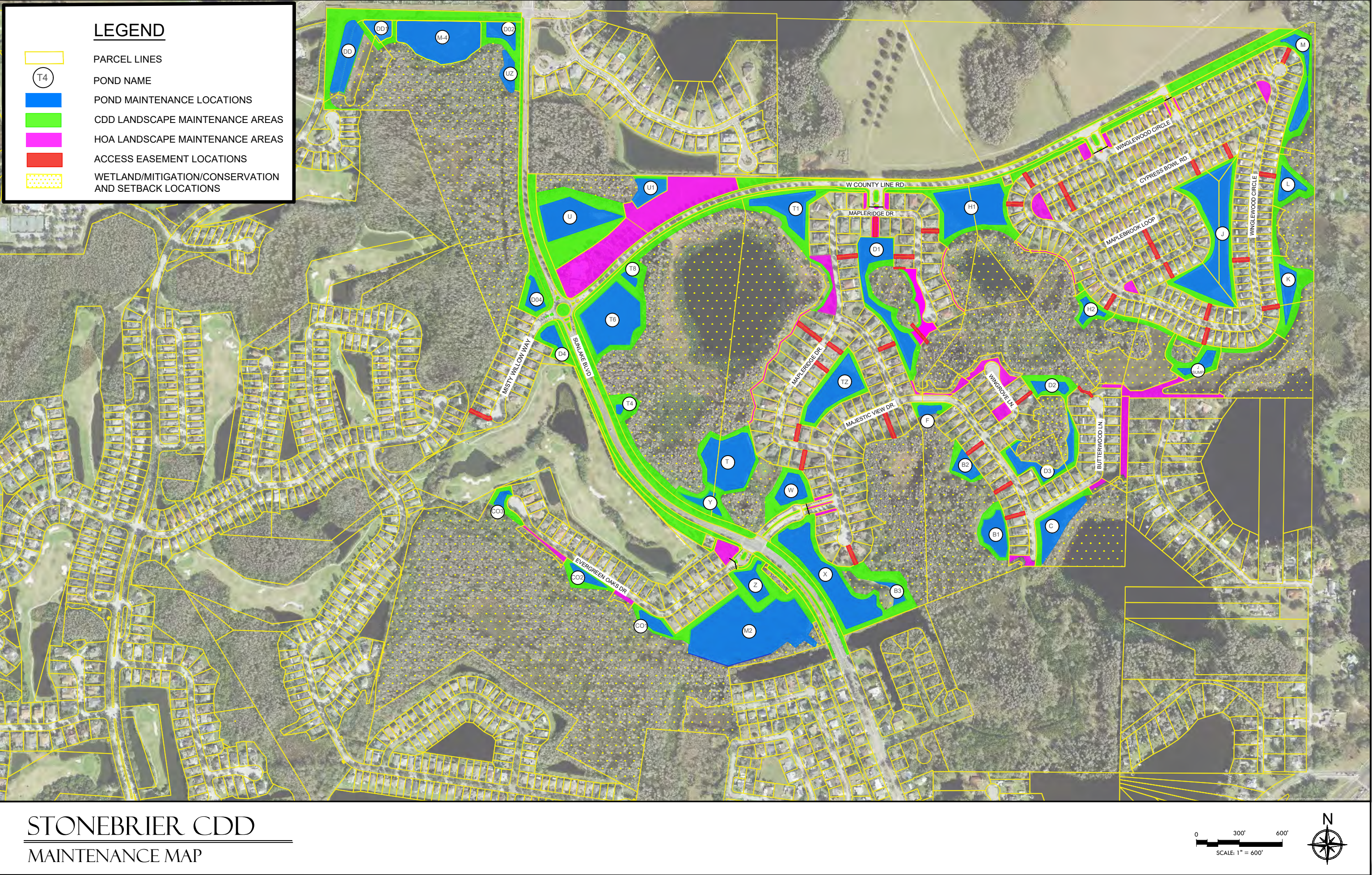
Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately Two Thousand Five Hundred (TBD) annuals in 4.5” pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District.** Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District,** a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1’ layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

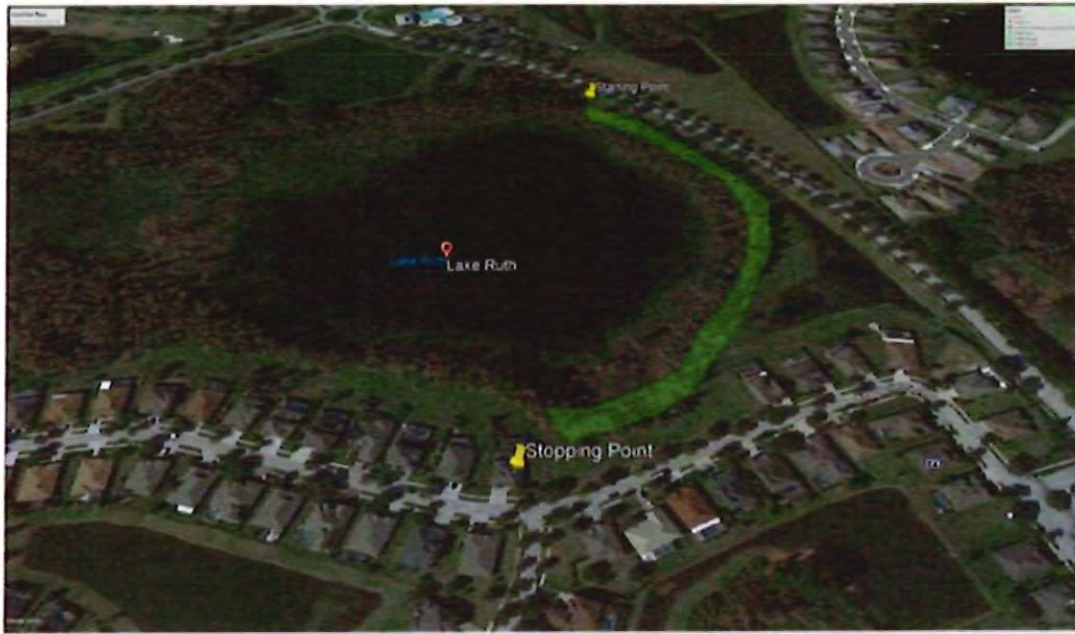
This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]



Lake Ruth Nuisance Vegetation Map



4891-9414-2453.3

65



EXHIBIT D: AUDIT SHEET

Month:

Service

Stonebrier Landscape & Irrigation Maintenance Weekly Audit Sheet

	Date of 1 st audit	Date of 2 nd audit	Date of 3 rd audit	Date of 4 th audit	Quarterly date	Biannual date	Yearly date
Mowing							
Blowing							
Line Trimming							
Soft Edging							
Hard Edging							
Weed Control: Manual - Beds							
Weed Control: Chemical -							
Weed Control: Crack Weeds							
Weed Control: Ponds							
Condition of Sod							
Trimming of Hedges							
Trimming of Low Hanging							
Trimming of Hardwoods							
Trimming of Palm Trees							
Irrigation Check							
Fertilizer Application - Sod							
Condition of Annuals							
Condition of Plant Vegetation							
Condition of Trees							

Comments:

Staff Initials:

#904-0024-2690, 1

EXHIBIT E: FORM OF WORK AUTHORIZATION

WORK AUTHORIZATION NUMBER _____ FOR ADDITIONAL SERVICES

THIS WORK AUTHORIZATION (“**Work Authorization**”), dated _____, _____ 202____, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2026 (“**Agreement**”), by and between:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida (“**District**”), and

YARD-NIQUE, INC., a Delaware corporation, **D/B/A ASI LANDSCAPE MANAGEMENT**, whose address is 10014 Chapel Hill Road, Morrisville, North Carolina 27560 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

YARD-NIQUE, INC., a Delaware corporation,
D/B/A ASI LANDSCAPE MANAGEMENT

By: _____
Its: _____

Exhibit A: Proposal for Additional Services

Pricing

3 PEST CONTROL

DESCRIPTION	ANNUAL AMOUNT
Pest Control	\$3,096

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

n/a

(OTC injections per specs - do not include in Grand Total)

PART 3

PALM TYPE	PALM QTY	# OF INOCULATIONS PER QUARTER PER PALM (BASED ON SIZE) (I.E. (2) INOCULATIONS PER LARGE CANARY PALM PER 1/4, ETC.)	COST PER INDIVIDUAL INOCULATION	TOTAL COST PER YEAR (4X PER YEAR)
n/a	n/a	n/a	n/a	n/a

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

APPLICATION OF TOP CHOICE FOR ANNUAL TREATMENT OF FIRE ANTS

DESCRIPTION	ANNUAL AMOUNT
_____ / yr.	\$3,264

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

Irrigation (All labor and materials)

4 IRRIGATION (ALL LABOR AND MATERIALS)

DESCRIPTION	ANNUAL AMOUNT
Irrigation (All labor and materials)	\$21,660

Shut off main water supply, open all manual drain valves to release water from system. Automatic drains need to be inspected and allow water to exit. Backflow prevention devices need to be drained and insulated if unable to remove.

4 APPLICATION (DO NOT INCLUDE IN IRRIGATION TOTAL OR GRAND TOTAL)

DESCRIPTION	ANNUAL AMOUNT
application (do not include in Irrigation Total or Grand Total)	\$750

After hours emergency service hourly rate \$ _____ /hr. (i.e., broken mainlines, pump & wells, etc.)

4 AFTER HOURS EMERGENCY SERVICE HOURLY RATE

DESCRIPTION	ANNUAL AMOUNT
After hours emergency service hourly rate	\$125

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

See additional pricing sheets in the Irrigation Section of the proposal.

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

5 CY MEDIUM PINE NUGGETS PER SPECS FOR THE FIRST TOP-DRESSING QUANTITY

DESCRIPTION	ANNUAL AMOUNT
CY Medium Pine Nuggets per specs for the first top-dressing quantity	275
first top-dressing at \$ per CY	\$65
(app. October) for a total of	\$17,875
for October installation and CY Medium Pine Nuggets per specs for the second top-dressing	400
second top-dressing at \$ per CY (app. April)	\$65
for a total of \$ for April installation	\$24,375
Installation of Medium Pine Nuggets (All labor and materials) \$ /yr. (if both topdressings are performed - do not include in Grand Total)	\$42,250

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

Annual installation (All labor and materials)

***** TOTAL BIDDING *****

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install (4.5") annuals up to four (4) times per year per specs at the direction of the District at

6 ANNUAL

DESCRIPTION	ANNUAL AMOUNT
annual	\$3
rotation	\$7,500
yr. (if all rotations are performed – do not include in Grand Total)	\$30,000

GRAND TOTAL (PARTS 1, 2, 3 & 4 — THIS IS WHAT CONTRACT WILL BE WRITTEN FOR) **\$201,069** / Initial Term

FIRST ANNUAL RENEWAL	\$201,069 / Yr.
SECOND ANNUAL RENEWAL	\$211,123 / Yr.
THIRD ANNUAL RENEWAL	\$211,123 / Yr.
FOURTH ANNUAL RENEWAL	\$211,123 / Yr.

ASI Landscapes

Contractor/Firm Name

9702 Harney Road

Firm Address

Thonotosassa, FL 33592

City/State/Zip

813-948-3938

Phone Number

Fax Number

Neil McFadyen - Senior Business Development Manager

Name and Title of Representative

Representative's Signature

Date

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1: n/a

2.

3.

4.

5.

Dated this 18 day of June, 2025

Rates are based on summer seasonal rotations and may not reflect the exact cost for total General Maintenance

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

DESCRIPTION	ANNUAL AMOUNT
Mowing, hard edging, blowing off hard surfaces: \$ ___ / event	\$1,800
Pond bank mowing, including line-trimming to water's edge: \$ ___ / event	\$720
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: \$ ___ / event	\$900
Tree Lifting: \$ ___ / event	\$180
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: \$ ___ / event	\$7,425

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

DESCRIPTION	ANNUAL AMOUNT
A. Mowers w/operator -	\$75
B. Bush-Hog w/operator -	\$150
C. Tractor w/operator -	\$150
D. Supervisor with Transportation -	\$75
E. Laborer with hand equipment -	\$75
F. Truck w/driver -	\$75
G. Irrigation Tech -	\$75
H. Granular Pesticide Applicator - Person with Drop Spreader -	\$75
I. Liquid Pesticide Applicator - Person with Spray Truck -	\$75
J. Granular Fertilizer Applicator - Person with Drop Applicator -	\$75
K. Liquid Fertilizer Applicator - Person with Spray Truck -	\$75
L. Granular Weed Control Applicator - Person with Drop Applicator -	\$75
M. Liquid Weed Control Applicator - Person with Spray Truck -	\$75
N. Laborer for Additional Trash Pick-Up -	\$75
O. Lump Sum Mowing (1), entire community - \$ Per Mow	\$3,600

1 Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and/or vacuuming.

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. DEBRIS REMOVAL PERSONNEL UNIT COSTS

DESCRIPTION	ANNUAL AMOUNT
Labor - M-F Regular Hours	\$75
Labor - Evening or Weekends	\$95

B. DEBRIS REMOVAL EQUIPMENT UNIT COSTS

DESCRIPTION	ANNUAL AMOUNT
Heavy Equipment	\$150
Dump Fees per CY	\$65

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE REQUEST FOR PROPOSALS 2ND ANNUAL RENEWAL

NOTE: This pricing form is intended to cover pricing for the second annual renewal of the contract.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

1 GENERAL LANDSCAPE MAINTENANCE

DESCRIPTION	ANNUAL AMOUNT
General Landscape Maintenance	\$160,206

- Storm Cleanup **\$125.00 /hr**
- Freeze Protection (description of ability) Use of frost blankets and increase water flow to critical plant material prior freeze to increase insulation protection.
- **\$2,200.00 /application**
- Hand Watering (do not include in General Landscape Maintenance total or Grand Total)
- for employee with hand-held hose **\$75.00 /hr**
- for water truck/tanker **\$150.00 /hr**

These prices are informational only and NOT to be included in the Grand Total

Fertilization (All labor and materials)

2 FERTILIZATION

DESCRIPTION	ANNUAL AMOUNT
Fertilization	\$24,923

(Make sure all Fertilization from the SCOPE OF SERVICES are included. Vendor may be asked what product is being used before services rendered.)

Pest Control (All labor and materials)

3 PEST CONTROL

DESCRIPTION	ANNUAL AMOUNT
Pest Control	\$3,251

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

n/a

(OTC injections per specs - do not include in Grand Total)

PART 3

PALM TYPE	PALM QTY	# OF INOCULATIONS PER QUARTER PER PALM (BASED ON SIZE) (I.E. (2) INOCULATIONS PER LARGE CANARY PALM PER 1/4, ETC.)	COST PER INDIVIDUAL INOCULATION	TOTAL COST PER YEAR (4X PER YEAR)
n/a	n/a	n/a	n/a	n/a

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services.

APPLICATION OF TOP CHOICE FOR ANNUAL TREATMENT OF FIRE ANTS (COPY)

DESCRIPTION	ANNUAL AMOUNT
_____ / yr.	\$3,428

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

Irrigation (All labor and materials)

4 IRRIGATION (ALL LABOR AND MATERIALS)

DESCRIPTION	ANNUAL AMOUNT
Irrigation (All labor and materials)	\$22,743
Shut off main water supply, open all manual drain valves to release water from system. Automatic drains need to be inspected and allow water to exit. Backflow prevention devices need to be drained and insulated if unable to remove.	

4 APPLICATION (DO NOT INCLUDE IN IRRIGATION TOTAL OR GRAND TOTAL)

DESCRIPTION	ANNUAL AMOUNT
application (do not include in Irrigation Total or Grand Total)	\$750
After hours emergency service hourly rate \$ ____/hr. (i.e., broken mainlines, pump & wells, etc.)	

4 AFTER HOURS EMERGENCY SERVICE HOURLY RATE

DESCRIPTION	ANNUAL AMOUNT
After hours emergency service hourly rate	\$125
Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.	
See additional pricing sheets in the Irrigation Section of the proposal.	
Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:	

5 CY MEDIUM PINE NUGGETS PER SPECS FOR THE FIRST TOP-DRESSING QUANTITY

DESCRIPTION	ANNUAL AMOUNT
CY Medium Pine Nuggets per specs for the first top-dressing quantity	275
first top-dressing at \$ per CY	\$68
(app. October) for a total of	\$18,700
for October installation and CY Medium Pine Nuggets per specs for the second top-dressing	400
second top-dressing at \$ per CY (app. April)	\$68
for a total of \$ for April installation	\$27,200
Installation of Medium Pine Nuggets (All labor and materials) \$ /yr. (if both topdressings are performed - do not include in Grand Total)	\$45,900

Each top-dressing shall leave all beds with a depth of 3"

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor
Contractor shall install (4.5") annuals up to four (4) times per year per specs at the direction of the District at

6 ANNUAL

DESCRIPTION	ANNUAL AMOUNT
annual	3434
rotation	\$8,125
yr. (if all rotations are performed – do not include in Grand Total)	\$32,500

SECOND ANNUAL RENEWAL \$211,123 / Yr.

THIRD ANNUAL RENEWAL \$211,123 / Yr.

FOURTH ANNUAL RENEWAL \$211,123 / Yr.

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. n/a

2.

3.

4.

5.

Dated this 18 day of June, 2026

Rates are based on summer seasonal rotations and may not reflect the exact cost for total General Maintenance.

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

DESCRIPTION	ANNUAL AMOUNT
Mowing, hard edging, blowing off hard surfaces: \$ ___ / event	\$1,890
Pond bank mowing, including line-trimming to water's edge: \$ ___ / event	\$756
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal: \$ ___ / event	\$945
Tree Lifting: \$ ___ / event	\$189
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers: \$ ___ / event	\$7,796

Certificate Of Completion

Envelope Id: 7FA427CA-6C06-8435-8079-E5497F4B3DCE

Status: Completed

Subject: Complete with Docusign: Landscape Irrigation Maintenance Services Agreement with ASI Landscape...

Source Envelope:

Document Pages: 45

Signatures: 2

Envelope Originator:

Certificate Pages: 4

Initials: 0

Alexxis Weiland-Sorenson

AutoNav: Enabled

1650 Farnam Street

Envelopeld Stamping: Enabled

Omaha, NE 68102

Time Zone: (UTC-06:00) Central Time (US & Canada)

Alexxis.Weiland-Sorenson@KutakRock.com

IP Address: 208.127.241.247

Record Tracking

Status: Original

Holder: Alexxis Weiland-Sorenson

Location: DocuSign

8/31/2026 2:25:17 PM

Alexxis.Weiland-Sorenson@KutakRock.com

Signer Events

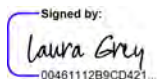
Laura Grey

laura.gray@yardnique.com

OPS. Admin.

Security Level: Email, Account Authentication (None)

Signature

Signed by:

00461112B9CD421...

Signature Adoption: Pre-selected Style
Using IP Address: 172.109.245.34

Timestamp

Sent: 8/31/2026 2:27:25 PM

Viewed: 8/31/2026 2:28:05 PM

Signed: 8/31/2026 2:28:21 PM

Electronic Record and Signature Disclosure:

Accepted: 8/31/2026 2:28:05 PM

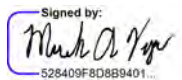
ID: d8412087-2d50-43e8-b5e8-1dc6bb3fb9f9

Company Name: Kutak Rock LLP

Mark Vega

markanthonyvega@yahoo.com

Security Level: Email, Account Authentication (None)

Signed by:

528409F8D8B9401...

Signature Adoption: Drawn on Device
Using IP Address: 47.196.20.149
Signed using mobile

Sent: 8/31/2026 2:27:25 PM

Viewed: 8/31/2026 5:49:48 PM

Signed: 8/31/2026 5:50:23 PM

Electronic Record and Signature Disclosure:

Accepted: 8/31/2026 5:49:48 PM

ID: c66e4c84-4d8f-4145-999c-19aadf77165e

Company Name: Kutak Rock LLP

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Skyler Biggerstaff

Skyler.Biggerstaff@KutakRock.com

Security Level: Email, Account Authentication (None)

COPIED

Sent: 8/31/2026 2:27:23 PM

Viewed: 8/31/2026 2:38:24 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/31/2026 2:27:25 PM
Certified Delivered	Security Checked	8/31/2026 5:49:48 PM
Signing Complete	Security Checked	8/31/2026 5:50:23 PM
Completed	Security Checked	8/31/2026 5:50:23 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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From time to time, Kutak Rock LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you may be charged a fee for printing and postage. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Kutak Rock LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically by sending an email message to the attorney with whom you are working.

To advise Kutak Rock LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you will need to send an email message to the attorney with whom you are working and in the body of such request include your previous email address, and your new email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Kutak Rock LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you will need to send an email message to the attorney with whom you are working and in the body of such request you state your email address, full name, mailing address, and telephone number. Any printing and postage rates will be shared with you and you will have the opportunity to approve or cancel your request.

To withdraw your consent with Kutak Rock LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send an email to the attorney with whom you are working and in the body of such request state your email, full name, mailing address, and telephone number.

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Kutak Rock LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Kutak Rock LLP during the course of your relationship with Kutak Rock LLP.

**WORK AUTHORIZATION NUMBER 1
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated August 27, 2026, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, dated August 27, 2026 (“**Agreement**”), by and between:

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hillsborough County, Florida (“**District**”), and

YARD-NIQUE, INC., a Delaware corporation, **D/B/A ASI LANDSCAPE MANAGEMENT**, whose address is 10014 Chapel Hill Road, Morrisville, North Carolina 27560 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional enhancement services all in accordance with the terms of the Agreement (collectively, “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for Additional Services, the District agrees to pay Contractor **NEGATIVE TEN THOUSAND Dollars (\$-10,000)**. As a point of clarity, this is an enhancement credit to be applied to future work authorizations executed between the parties for landscape enhancement additional services. The credit may not be applied to general maintenance services. Contractor shall invoice the District for the Additional Services upon completion of the same and, if the Additional Services exceed \$10,000, the District shall pay Contractor the balance in accordance with the terms of the Agreement. If the Additional Services are less than \$10,000 the balance shall remain a credit to the District for future work authorizations for Additional Services for so long as there is a balance and such credit shall not expire before exhaustion.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**STONEBRIER COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

YARD-NIQUE, INC., a Delaware corporation,
D/B/A ASI LANDSCAPE MANAGEMENT

By: _____
Its: _____

RESOLUTION 2026-13

**A RESOLUTION DESIGNATING OFFICERS OF THE
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Stonebrier Community Development District II at a regular business meeting desires to appoint the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons were appointed to the offices shown:

<u>Analina Medina</u>	Chairman
<u>Michael Kiely</u>	Vice Chairman
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Joseph Traugot</u>	Assistant Secretary
<u>Kristyn Fada</u>	Assistant Secretary
<u>Hari Joshi</u>	Assistant Secretary
<u>Lee Graffius</u>	Assistant Secretary
<u>Mark Vega</u>	Assistant Secretary

PASSED AND ADOPTED THIS 10th DAY OF SEPTEMBER 2026.

Chairman

Secretary

GNP Services, CPA, PA

www.gnpcpas.com

5000 US Highway 17 S #18187
Fleming Island, FL 32003

P.O. Box 1179
Orange Park, FL 32067-1179

October 7, 2022

Attn: District Manager for
Stonebrier CDD
c/o DPFG Management & Consulting LLC

RE: Stonebrier Community Development District \$6,530,000 Special Assessment
Refunding Bonds, Series 2016

To whom it may concern:

This letter is to confirm and specify the terms of our prospective engagement to provide arbitrage rebate services for the Bond listed on the attached schedule (the "Bonds") and to clarify the nature and extent of the services we will provide. In order to ensure an understanding of our mutual responsibilities, we ask all clients for whom services are to be performed to confirm the following understanding.

We will perform mathematical computations to calculate the arbitrage rebate liability for the Bonds. The report we deliver on any computation date that is not an installment computation date will be in the form of a cover letter with a synopsis presenting the arbitrage rebate liability; on each installment computation date a full report with all supporting schedules will be provided. We will also prepare any Internal Revenue Service forms that are required to be filed in connection with the arbitrage rebate liability for the Bonds.

The mathematical computations will be performed using information that you or the Bonds trustee will furnish to us. We will make no audit or other verification of the data you submit, although we may need to ask you for clarification of some of the information.

It is your responsibility and that of the Bonds trustee to provide all the information required for the preparation of the complete and accurate calculation of the arbitrage rebate liability. You represent that the information you are supplying to us is accurate and complete to the best of your knowledge. You should retain all the documents and other data that form the basis of the calculation of the arbitrage rebate liability. These may be necessary to prove the accuracy and completeness of any returns required to be filed with a taxing authority.

Our work in connection with the preparation of the calculation of the arbitrage rebate liability does not include any procedures designed to discover defalcation or other irregularities, should any exist.

We will use our judgment in resolving questions where the tax law is unclear, or where there may be conflicts between the taxing authorities' interpretations of the law and other supportable positions. We plan to perform reasonable research to support positions taken in your returns. Unless otherwise instructed by you, we will resolve such questions in your favor whenever possible.

The law provides for a penalty to be imposed on any underpayment that results from negligence or disregard of rules or regulations. Negligence "includes any failure to make a reasonable attempt to comply..." with the code. Disregard "includes any careless, reckless or intentional disregard". The law also provides various other penalties that may be imposed when taxpayers understate their tax liability. If the tax authorities assess penalties, you agree to be responsible for their payment and not to look to us for reimbursement.

Your returns may be selected for review by the taxing authorities. Any proposed adjustments by the examining agent are subject to certain rights of appeal. In the event of such government tax examination, we recommend that you hire a competent professional to represent you. We will be available, upon request, to represent you and will render additional invoices for the time and expenses incurred.

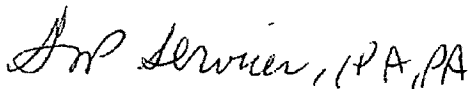
Our fee for these services will be as set forth on Schedule A. Payment is due on receipt. Invoices not paid within ten days are subject to interest at the rate of 1% per month, prorated for the applicable number of days. After ninety days if the invoice remains unpaid, the account may be turned over to a collection agency. Any costs related to collection will be your responsibility.

We will continue to prepare the calculations unless advised in writing at least thirty days prior to the Bond Year end that our services are not required.

Our report will be delivered to the email address you specify on the attachment to this engagement letter. Please complete the name, title, phone number and email address for each recipient to whom you would like the report to be sent.

We will not be providing any services nor preparing any returns for you that are not covered by this agreement. If you do not accept the above conditions we will be unable to provide any services. If you have any questions regarding anything in this letter, you may contact me using the information shown above. We want to express our appreciation for this opportunity to work with you.

Sincerely,

A handwritten signature in black ink that reads "GNP Services, CPA, PA". The signature is written in a cursive, flowing style.

GNP Services, CPA, PA

**SCHEDULE A
FEES FOR ANNUAL AND INSTALLMENT PERIODS
REBATABLE ARBITRAGE LIABILITY CALCULATIONS**

Stonebrier Community Development District
\$6,530,000 Special Assessment Refunding Bonds, Series 2016

One year period fee other than installment date calculation (**)

Cover letter and synopsis	\$	500 (*)
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One year period fee for installment date calculation (***)

Full report	\$	500 (*)
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(*) The fee does not include providing any services to allocate commingled funds.

(**) Calculations will be prepared annually to monitor the arbitrage rebate liability at a fee of \$500 per year.

(***) Upon the fifth year installment date a full report will be provided at a fee of \$500 for that given installment year.

Proposal to perform annual and installment date arbitrage rebate calculation is accepted
as evidenced by the signature below:

Signature

Title

Printed Name

Telephone Number

Email

Report Recipients:

Printed Name

Title

Telephone Number

Email

Printed Name

Title

Telephone Number

Email

Printed Name

Title

Telephone Number

Email

Printed Name

Title

Telephone Number

Email

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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	1083	07/01/26	KUTAK ROCK LLP	3763305	General Counsel 05/26	Legal Services	531023-51301	\$1,121.50
001	1084	07/01/26	STEADFAST CONTRACTORS ALLIANCE, LLC	SA-25292	Routine Aquatic Maintenance JULY 2026	Pond & Lake Maintenance	534341-53901	\$1,865.00
001	1085	07/07/26	VGLOBALTECH	8713	ADA Web Maintenance JUL 2026	Website Development and Hosting	549913-51301	\$295.00
001	1086	07/07/26	TAMPA BAY POO PATROL, LLC	6371	Pet waste station service 7/1/26	Dog Waste Services	552161-53901	\$412.00
001	1087	07/07/26	BUSINESS OBSERVER	26-02313H	Legal Advertisement Rules of Procedures	Legal Advertisements	548002-51301	\$72.19
001	1088	07/14/26	YELLOWSTONE LANDSCAPE, INC.	1219383	IRRIGATION REPAIRS 6/30/26	Landscape Irrigation	546930-53901	\$857.90
001	1089	07/14/26	YELLOWSTONE LANDSCAPE, INC.	1219384	IRRIGATION REPAIRS 6/30/26	Landscape Irrigation	546930-53901	\$3,659.95
001	1090	07/14/26	INFRAMARK LLC	183790	Management Fees - JUL2026	Accounting Services	532001-51301	\$1,074.00
001	1090	07/14/26	INFRAMARK LLC	183790	Management Fees - JUL2026	District Management	531151-51301	\$1,500.00
001	1090	07/14/26	INFRAMARK LLC	183790	Management Fees - JUL2026	Field Operations Services	531140-53901	\$1,125.00
001	1090	07/14/26	INFRAMARK LLC	183790	Management Fees - JUL2026	Administrative Services	531148-51301	\$333.33
001	1090	07/14/26	INFRAMARK LLC	183790	Management Fees - JUL2026	Dissemination Agent	531012-51301	\$125.00
001	1091	07/14/26	BUSINESS OBSERVER	26-02423H	Legal Advertisement RE: Upcoming 8/13/26 Meeting	Legal Advertisements	548002-51301	\$115.94
001	1092	07/14/26	STANTEC CONSULTING SERVICES INC.	2585701	Engineering Services thru 06/05/26	Engineering Services	531147-51301	\$642.00
001	1094	07/22/26	YELLOWSTONE LANDSCAPE, INC.	1221135	IRRIGATION REPAIRS 7/14/26	Landscape Irrigation	546930-53901	\$88.25
001	1113	07/29/26	BUSINESS OBSERVER	26-02590H	Legal Advertisement RE: Upcoming PH 8/13/26 Meeting	Legal Advertisements	548002-51301	\$192.50
001	1115	07/29/26	YELLOWSTONE LANDSCAPE, INC.	1223297	IRRIGATION REPAIRS JUNE/JULY MAINLINE LEAK	Landscape Irrigation	546930-53901	\$1,938.75
001	300008	07/01/26	TECO	061126-4860	ELECTRIC	Electricity - General	543033-53901	\$44.00
001	300009	07/01/26	TECO	061126-4605	ELECTRIC	Electricity - General	543033-53901	\$29.39
001	300010	07/01/26	TECO	061126-1742	ELECTRIC	Electricity - General	543033-53901	\$170.44
001	300011	07/01/26	TECO	061126-3607	ELECTRIC	Electricity - General	543033-53901	\$42.22
001	300012	07/01/26	TECO	061126-4050	ELECTRIC	Electricity - General	543033-53901	\$191.21
001	300013	07/01/26	TECO	061126-3839	ELECTRIC	Electricity - General	543033-53901	\$152.61
001	300014	07/01/26	TECO	061126-4365	ELECTRIC	Electricity - General	543033-53901	\$75.16
001	300015	07/21/26	TECO	071326-4860	SERVICE FROM 06/06/26-07/07/26	Electricity - General	543033-53901	\$47.15
001	300016	07/21/26	TECO	071326-4365	SERVICE FROM 06/06/26-07/07/26	Electricity - General	543033-53901	\$105.25
001	300017	07/21/26	TECO	071326-4050	SERVICE FROM 06/06/26-07/07/26	Electricity - General	543033-53901	\$403.09
001	300018	07/21/26	TECO	071326-4605	SERVICE FROM 06/06/26-07/07/26	Electricity - General	543033-53901	\$32.22
001	300019	07/21/26	TECO	071326-3839	SERVICE FROM 06/06/26-07/07/26	Electricity - General	543033-53901	\$236.39
001	300020	07/21/26	TECO	071326-3607	SERVICE FROM 06/06/26-07/07/26	Electricity - General	543033-53901	\$73.61
001	300021	07/21/26	TECO	071326-1742	SERVICE FROM 06/06/26-07/07/26	Electricity - General	543033-53901	\$197.12
Fund Total								\$17,218.17

Total Checks Paid	\$17,218.17
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STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot August 31, 2026

- **Current Cash Balances:**
 - o Bank United Operating: \$127,678.29
 - o BankUnited MM: \$1,338,843.68
- **Assessment collections:**
 - o We are 100% fully collected on the tax roll
- **Expenses:**
 - o Current expenses make up 75.31% of the annual budget through the end of August 2026
 - o Total expenses for the first 11 months are approximately \$473,077. This figure may change as we finalize the August financials. This puts your average monthly burn rate of approximately \$43,007 per month.
 - o August financials will be distributed to the board by September 20th