INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Stonebrier Community Development District

October 8, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



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, October 8, 2026, at 6:00 p.m.

The Regular Meeting of the **Stonebrier Community Development District** will be held on **October 8, 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.** Discussion of Monument Lighting Options
4. **BUSINESS ITEMS**
   - **A.** Consideration of Stormwater Pipe & Joint Repair Proposal
   - **B.** Consideration of Erosion/Pond Restoration Proposals
5. **CONSENT AGENDA**
   - **A.** Consideration of Minutes from the Meeting held on August 13 and September 10, 2026
   - **B.** Consideration of August 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:

9/29/2026 2:20 PM

Prepared by:

Matt Goldrick

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

SITE: CO1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild submersed vegetation present near the water's edge. Treatments are ongoing and will continue until it has cleared.
No algae observed.

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

SITE: CO2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Any algae present is in very late stages of decay. Technicians will continue to monitor for new growth and treat if needed.
No nuisance grass observed.

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

SITE: CO3

Condition: ✓Excellent Great Good Poor Mixed Condition Improving





Comments:

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

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

SITE: DO2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild nuisance grass growth by the pond's edge. One or two herbicide applications should clear this quickly.
Floating vegetation is almost out of range of our spray rigs. In-water applications combined with cooler weather over the next few months will make a difference moving forward.
No algae observed.

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

SITE: J

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild terrestrial weed growth on the exposed shoreline. Treatments are ongoing and should clear it quickly when combined with rain predicted later this week.
Similar floating vegetation conditions as stated earlier.
No algae observed.

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

SITE: K

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Water levels have not risen enough to fully drown all of the terrestrials present. I'll note this and any other ponds with similar growth for treatment next week.
No algae observed.

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

SITE: L

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

More progress here clearing terrestrials than the previous few ponds. Any remaining will be noted for treatment.
No algae observed.

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

SITE: M

Condition: Excellent ✓Great Good Poor ✓Mixed Condition Improving





Comments:

The planted side looks great, only monitoring needed. The other side has more terrestrials in need of treatment; noted for next service.
No algae observed.

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

SITE: UZ

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

The floating vegetation is definitely out of range. We'll keep it at bay until it starts to clear naturally with the weather.
No algae observed.

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

SITE: Z

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Mild emergent nuisance grass growth near beneficial plants and on the littoral shelf. Backpack treatment needed for better coverage which will be done next service.
No algae observed.

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

MANAGEMENT SUMMARY



Summer is coming to a close and ponds are definitely feeling it. This is typically one of the most difficult times of year for aquatic management. Temperatures are still high, but slowly declining. Algal growth will continue to benefit off these conditions for a few more weeks. Daily rain is keeping things interesting as well. Bad news: it's going to feed vegetative and algal growth with new nutrients flushed into the ponds. Good news: water levels are slowly returning to were they should be and clearing terrestrial growth. All this means is pond conditions can change in a few days; improving or declining. Technicians are putting in efforts toward one last push to finish the season strong and set us up for an easy winter.

Ponds are in much better shape than I was expecting. September is usually rough but technicians have managed to hold off anything serious here thus far. Terrestrial weeds are still the largest issue I'm seeing and they are slowly decreasing from treatment and rising water levels. As noted on a few ponds, spatterdock treatments have been effective and need a little help from nature to further notable progress. I'll look into a new treatment routine for the winter months to help this along.

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

STEADFAST ENVIRONMENTAL

Stonebrier CDD

Sunlake Blvd, Lutz, FL

Gate Code:





Stonebrier CDD

Field Inspection Report - October 2026

Thursday, 1 October 2026

Prepared For Board Of Supervisors

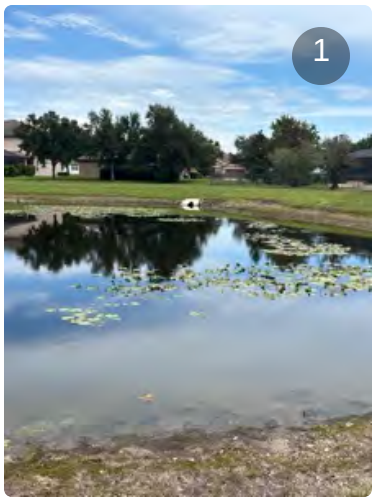
32 Issues Identified

32 Issues Incomplete

Issue 1

Assigned To: Steadfast

Reduce the waterlily population for pond W.





Issue 2

Assigned To: ASI

Diagnose and treat an area of declining turf on the exit side of the guard gate on Evergreen Oaks Drive Eastside.





Issue 3

Assigned To: ASI

Diagnose and treat declining Duranta 'Gold Mound' on the east end of the median on Evergreen Oaks Drive. The goal is for to fill in and look like the area that is currently full.



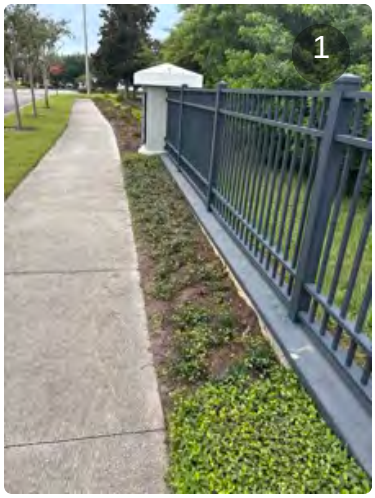


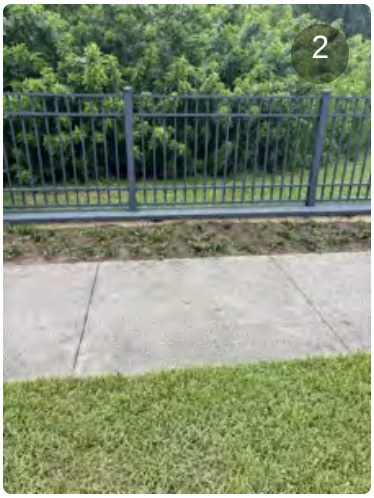


Issue 4

Assigned To: ASI

Noting the Jasmine enhancement has been completed and looks good on Evergreen Oaks Drive.

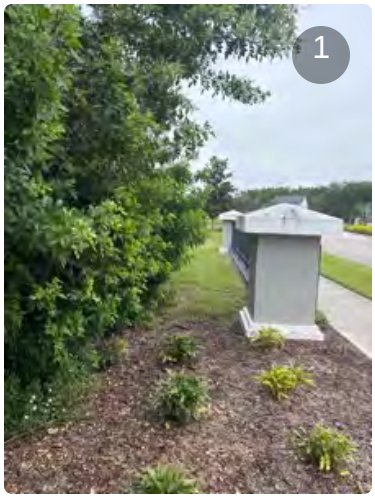




Issue 5

Assigned To: ASI

Asking if ASI can put together a map with weeks to show the flow of how you intend to push back the preserve areas during the non-growing season?





Issue 6

Assigned To: ASI

Reminder on scope of the contract that dead plant material are to be removed during service and documented for possible replacement in the future.





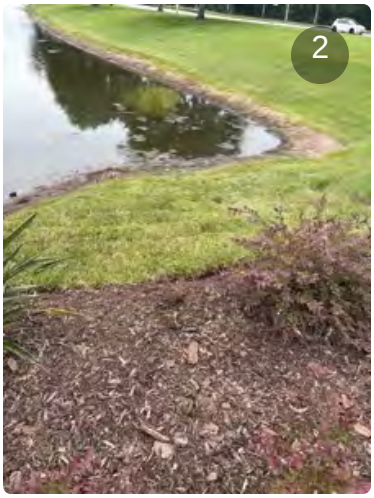


Issue 7

Assigned To: ASI

Noting the sod enhancement has been completed to help prevent erosion on Evergreen Oaks Drive slope on North end of pond X. The turf appears to be in good health and just need to ensure it is being watered for proper establishment.

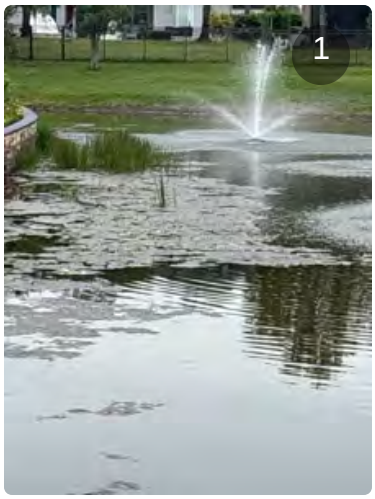




Issue 8

Assigned To: Steadfast

Treat submerged weeds and algae blooms for pond X on the North end near the monument.





Issue 9

Assigned To: ASI

Noting valve boxes have started to be cleared from vegetation throughout the district. Please keep these exposed during services moving forward.





Issue 10

Assigned To: ASI

Noting that tree work has been done for the Magnolias in the median on Sun Lake Boulevard. There are a couple that appear to be in severe decline and asking ASI for their evaluation and action plan for improvement.





Issue 11

Assigned To: ASI

Noting two Pittasporum, with one in decline, in front of the community sign on Sun Lake Boulevard. I feel they should just be removed and maybe install a couple pieces of sod in front of the sign for a cleaner appearance.





Issue 12

Assigned To: ASI

Would like a proposal to fill in a bare area on the South median of Sun Lake Boulevard. Sod may be a good option here, but we would need irrigation adjustments to do so. Could also fill in with a lower growing shrub species.





Issue 13

Assigned To: ASI

Provide a proposal to fill in the Southernmost median bed on Sun Lake Boulevard with existing Confederate
Jasmine.



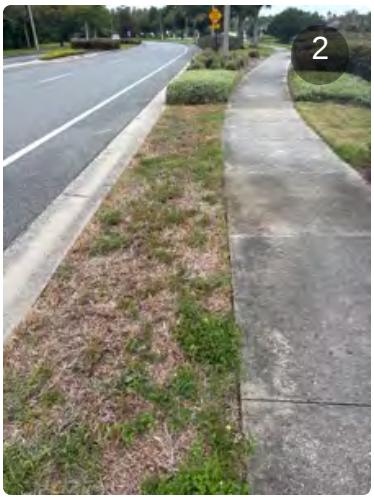


Issue 14

Assigned To: ASI

Noting a few areas of declining turf on the right of ways of Sun Lake Boulevard. Hopefully the fertilizer ban being lifted October 1 will help fill in some of these areas. What is ASI fertilizer schedule look like for the last few months of this year?



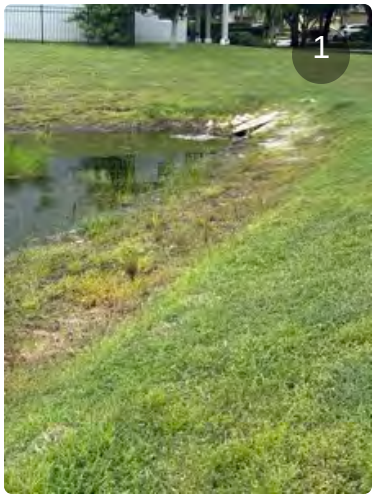


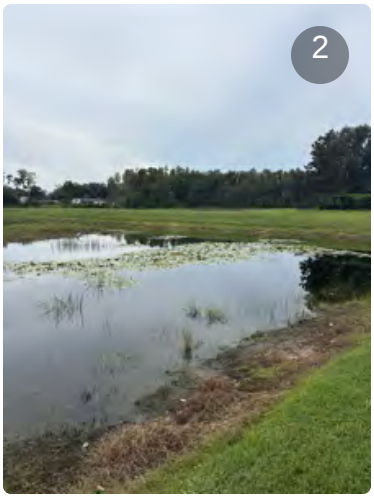


Issue 15

Assigned To: Steadfast

Treat undesirable littoral bank weeds and reduce waterlily population for pond Z.



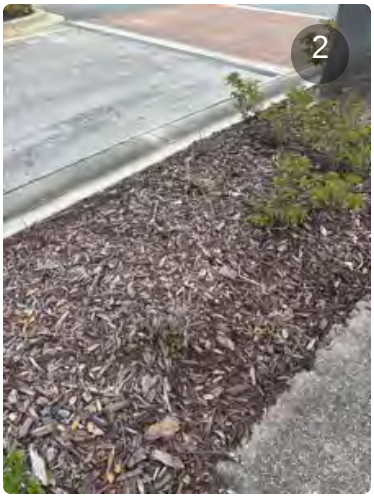


Issue 16

Assigned To: ASI

Need to remove a few dead Firebush on Misty Willow Way right of ways at Sun Lake Blvd. intersection.





Issue 17

Assigned To: Board Information

Noting yellow barrier poles that were installed at the end of the hedge line from neighboring community. The installer cut Stonebrier shrubs to install and did not pick up the debris including a branch in pond D4.











Issue 18

Assigned To: ASI

Noting a Brazilian Pepper tree branches on top of Stonebrier shrub line on the West right of way of Sun Lake Boulevard near pond D4. It is also starting to overhang the community sidewalk.





Issue 19

Assigned To: ASI

Need to treat the broadleaf turf weeds in the Saint Augustine throughout the district.





Issue 20

Assigned To: ASI

Noting areas that could use better clean up from ornamental grass pruning on Sun Lake Blvd.







Issue 21

Assigned To: ASI

Annuals were installed around the flag pole at the roundabout on Sun Lake Blvd. Noting they are not the same type of annuals that were installed a few weeks prior in the rest of the district.



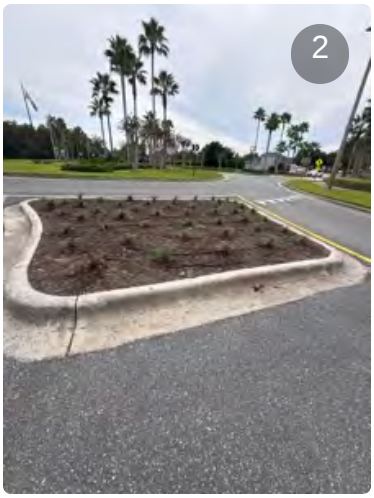


Issue 22

Assigned To: ASI and Board Information

Noting Yellowstone has installed new Liriope in the median just North of the roundabout on Sun Lake Blvd. and ASI is currently doing a good job keeping the Torpedograss out.





Issue 23

Assigned To: ASI

Need to remove weeds on the berm at the end of County Line Rd





Issue 24

Assigned To: ASI

Diagnose and treat areas of declining turf on the right of way of County Line Rd. mostly between the sidewalk and the road.





Issue 25

Assigned To: ASI

Noting vines that should be scheduled for removal on the shrubs on County Line Rd. located between Stump Field Way and Double Tree Way.



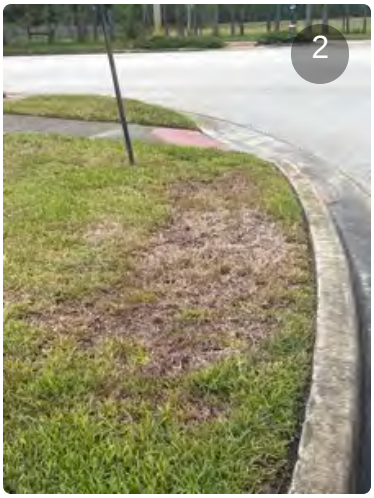


Issue 26

Assigned To: ASI

Remove dead shrubs on entrance on Balley Flats Rd. Also, diagnose and treat declining turf on the entrance corner shared with County line Road intersection.

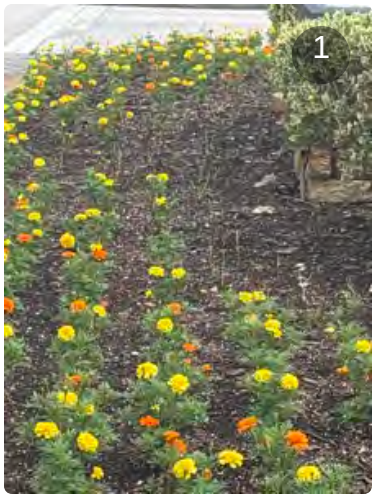




Issue 27

Assigned To: ASI

Noting the decline of a few annuals on Balley Flats at Waterbridge monument.



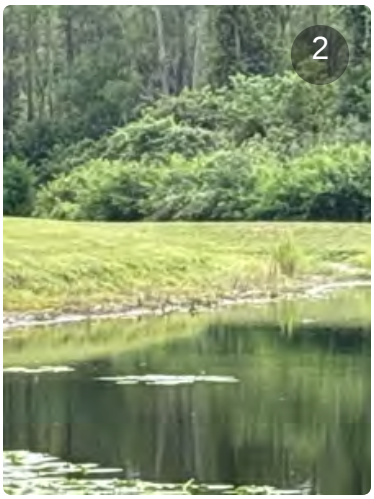


Issue 28

Assigned To: Steadfast

Treat the undesirable weeds on the littoral shelf and littoral banks for pond H1.





Issue 29

Assigned To: ASI

Irrigation break needs repair on County Line Rd between Balley Flats and Stump Field Way





Issue 30

Assigned To: ASI

Remove any dead shrubs in the median island of Stump Field Way. Diagnose and treat any shrubs in decline in this area.





Issue 31

Assigned To: Steadfast

Treat the grassy weeds at the bottom of this normally dry pond D3 on Majestic View Dr.

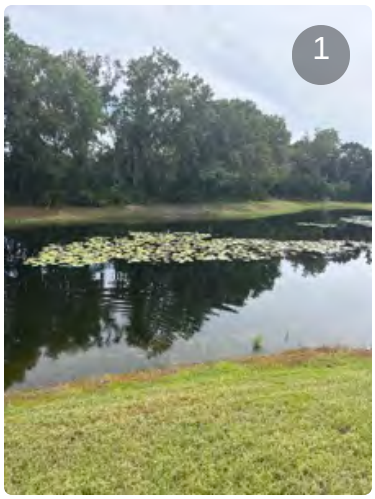




Issue 32

Assigned To: Steadfast

Reduce the waterlily population and treat Torpedograss along the water edge of pond C.





ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for Stormwater Pipe & Joint Repair

Prepared For: Stonebrier CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 09/15/2026
Proposal No. : 1323
Project Location: 2915 Cypress Bowl Rd

Project Overview

Investigate and repair a suspected failed joint and subsurface void on a 24-inch concrete stormwater pipe buried 5 feet below grade at 2915 Cypress Bowl. The crew will locate utilities, temporarily remove a vinyl fence section, and utilize a well-point dewatering system for groundwater control. The work involves excavating to expose the pipe, sealing the leaking joint to stop soil migration, compacting structural backfill to prevent settlement, and fully restoring the site with St. Augustine sod and fence reinstallation.

Scope of Work

1. Coordinate utility locates and establish a safe work area prior to excavation.
2. Temporarily remove the necessary section(s) of existing vinyl fencing to provide equipment and personnel access. Fence will be reinstalled upon completion.
3. Provide and install a well-point dewatering system as necessary to lower the groundwater below the excavation and maintain workable conditions during the repair.
4. Excavate to expose the existing 24-inch RCP and the suspected leaking/failed pipe joint. Excavation will be performed with consideration for the limited access between the adjacent residences.
5. Remove loose, unsuitable, or washed-out material encountered around the pipe and inspect the exposed RCP and joint condition.
6. Repair and seal the exposed leaking joint using an appropriate concrete/RCP joint repair method to limit future soil migration and groundwater infiltration.
7. Place suitable structural backfill around the repaired pipe and compact in controlled lifts to restore support and reduce the potential for future settlement.
8. Backfill the excavation to existing grade, remove the temporary dewatering system, and restore the disturbed work area.
9. Restore disturbed turf areas with St. Augustine sod and reinstall removed vinyl fencing.

Total Project Cost: **$16,750.00**

Notes

This proposal assumes the existing 24-inch concrete pipe is structurally sound and the repair can be completed at the exposed joint without replacing full pipe sections. If the excavation reveals cracked pipe, additional failed joints, extensive voiding, or hidden utility conflicts, ADS will notify the client before proceeding, as any added work will require a change order. Pricing includes one mobilization and roughly one week of well-point dewatering, though unusual groundwater conditions or delays outside the contractor's control may incur extra costs. Finally, while work remains subject to weather and site access, ADS will make reasonable efforts to restore all disturbed areas, though an exact color or age match for the existing vinyl fencing and sod cannot be guaranteed.

Workmanship Warranty

ADS LLC warrants that all work performed under this proposal will be free from defects in workmanship for a period of one (1) year from the date of completion. This warranty covers installation and labor only and does not include damage caused by unforeseen conditions or factors beyond contractor control.







ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Stonebrier CDD

Ship to
Stonebrier CDD

Estimate details
Estimate no.: 2611
Estimate date: 09/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion/Pond Bank Restoration**	Pond TZ -- Restore one eroded area caused by homeowner pool drainage. Repair with imported fill soil, geotextile erosion control, and Bahia sod for all disturbed area. Area is referred to as Area 3 in the report provided by Stantec.	1	$1,450.00	$1,450.00

Total **$1,450.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date **Accepted by**

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/28/2026	10/28/2026	EST-SCA4742

BILL TO
Stonebrier CDD
C/o Inframark
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SE1026
Stonebrier CDD
3741 W County Line Rd
Lutz FL 33558

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair on pond TZ at Stonebrier CDD. Scope of work to include: - Fill three washouts with dirt, then tamp to compact and shape. - Install stapled and trenched C350 erosion mat over the fill. - Cover the fill with Bahia sod. Approximate timeframe: 1 day.	1.00	5,150.00	5,150.00

TOTAL **5,150.00**

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/29/2026	10/29/2026	EST-SCA4824

BILL TO
Stonebrier CDD
C/o Inframark
2005 Pan Am Circle, Suite 300
Tampa FL 33607

SHIP TO
SE1026
Stonebrier CDD
3741 W County Line Rd
Lutz FL 33558

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair of an MES on pond W at Stonebrier CDD. - Steadfast will fill the washout with dirt and compact. - Lay erosion cloth to stabilize. - Cover the cloth and surround the structure with 6"-12" rip rap boulders, both new and existing.	1.00	1,200.00	1,200.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **1,200.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

ESTIMATE

Steadfast Alliance
San Antonio FL 33576 US

DATE	DUE	ESTIMATE #
9/28/2026	10/28/2026	EST-SCA4778

BILL TO
3311 Majestic View Drive
Lutz FL 33558 USA

SHIP TO
3311 Majestic View Drive
Lutz FL 33558 USA

DESCRIPTION	QTY	RATE	AMOUNT
Erosion repair behind 3311 Majestic View Dr. Scope of work to include: - Fill one washout with dirt then compact and shape. - Lay trenched C350 erosion cloth and staple to the ground. - Cover the repair with Bahia sod.	1.00	1,300.00	1,300.00
Estimated timeframe: 1 day			
Work will not begin until the drain causing erosion is removed and diverted to a proper area per CDD guidelines.			

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

TOTAL **1,300.00**

Accepted this _____ day of _____, 20_____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, August 13, 2026, and called to order at 6:00 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The actions taken are summarized as follows:

Present and constituting a quorum were:

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

Also presents were:

Mark Vega	District Manager
Lee Graffius	District Manager
Ryan Dugan	District Counsel *(via Teams)*
John Fowler	Field Service Manager
Tyson Waag	District Engineer *(via Teams)*

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

None.

THIRD ORDER OF BUSINESS **Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment**

On MOTION by Mr. Kiely, second by Ms. Medina, the Board approved the open Public Hearing at 6:17 p.m. 4-0

On MOTION by Mr. Kiely, second by Ms. Medina, the Board approved the close Public Hearing at 6:18 p.m. 4-0

A. Consideration of Resolution 2026-09; Adopting Final Budget for FY 2027

> On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-09; Adopting Final Budget for FY 2027 was adopted as presented. 4-0 Motion carried.

B. Consideration of Resolution 2026-10; Levying O&M Assessments

> On MOTION by Mr. Kiely, seconded by Ms. Medina, with all in favor, the Resolution 2026-10; Levying O&M Assessments was adopted as presented. 4-0 Motion carried.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

Mr. Waag will review pond TZ work performed in February and we will.

B. Aquatics Inspection Report

Mr. Vega reviewed the Aquatics Inspection Report.

i. Mapleridge Invasives Report

Reviewed and confirmed that ASI will be servicing the two areas and Yellowstone will service them one last time before the transfer to ASI.

ii. Mapleridge Invasive Vegetation Removal Proposal

The proposal was tabled until September pending review of Pond TZ.

C. Field Inspection Report

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

D. Landscape Report

Yellowstone will confirm if they will replace the Loripe or provide a credit. The current Field Report will serve as the punch list.

E. District Counsel

Mr. Dugan updated the Board on the revised ASI agreement and ASI kept pricing as presented.

Johanas is our Account Manager from ASI. The Board stated they do not want Coleus or Poinsettia planted on the property. The Board also questioned why there are no annuals at the flagpole.

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the ASI for $7,500.00 for annuals based on Kristyn's approval of the plant was approved as presented. 4-0 Motion carried.

F. District Manager

i. Consideration of Resolution 2026-11; Goals and Objectives

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-11; Goals and Objectives was adopted as presented. 4-0 Motion carried.

ii. Consideration of Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-12; Setting FY 2027 Annual Meeting Schedule was adopted as presented. 4-0 Motion carried.

iii. Discussion of ASI Agreement

Discussion ensued under District Counsel.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Meeting held July 13, 2026

B. Consideration of June 2026 Check Register

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

SIXTH ORDER OF BUSINESS Supervisors' Requests

A. Palm Tree Lighting

Mr. Joshi will select the preferred option.

B. Newsletter Article Topics

Staff will speak with Mr. Traugott regarding erosion.

SEVENTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the meeting was adjourned at 8:29 PM. 4-0

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Mark Vega, Assistant Secretary

MINUTES OF MEETING
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Stonebrier Community Development District was held Thursday, September 10, 2026, and called to order at 6:01 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558. The actions taken are summarized as follows:

Present and constituting a quorum were:

Analina Medina	Chairperson
Michael Kiely	Vice Chairperson
Kristyn Fada	Assistant Secretary
Joseph Traugott	Assistant Secretary
Hari Joshi	Assistant Secretary *(via Teams)*

Also presents were:

Lee Graffius	District Manager
Mark Vega	District Manager
Ryan Dugan	District Counsel *(via Teams)*
John Fowler	Field Service Manager
Tyson Waag	District Engineer
Johannes Velasquez	ASI Landscaping
Lee Smith	Steadfast Aquatic Services

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Engineer

Mr. Waag provided updates on erosion issues on Ponds D3 and TZ. D3 is holding but 4 areas on TZ require repairs. Proposals were obtained but not in time for the meeting

agenda. Mr. Waag spoke with resident on Butterwood regarding their pool drain being on CDD property. Ms. Medina requested Mr. Dugan review the prior notices sent to the homes affecting the erosion areas. Ms. Medina requested follow up on Butterwood pool drain location with homeowner by Mr. Waag and follow-up inspections on the other locations by Steadfast. Direction was given to repost Informational literature on the purpose of retention ponds, stormwater pond slope erosion and wetlands and the CDD website and to go out in HOA communications. Ms. Medina upon resident request on Butterwood directed Mr. Dugan to send a letter to the former owner regarding improper remediation on pool drain installation and to resident on Majestic involving pond 2 erosion who did not remediate the erosion issue. Steadfast to review all ponds and provide an update at the October meeting.

B. District Counsel

Ms. Medina restated the request to review previous pond erosion letters and to follow up by sending new letters to properties that remain out of compliance.

C. Aquatics Inspection Report

The Steadfast report was included in the agenda. The ponds are in good condition, with grass still remaining in D3. Steadfast will look into removing and cutting of the grass while the pond is dry. Steadfast reported palm tree trimmings are being deposited in retention pond areas. A notice to be sent out in HOA newsletter, and Counsel will send a general notice letter to homeowners on Butterwood along the pond.

D. Field Inspection Report

The Board reviewed the Field Inspection Report and had no questions. Mr. Fowler to verify open items from Yellowstone are completed prior to signing off on final invoice payment to Yellowstone.

E. Landscape Report

The ASI provided an update on landscaping. Irrigation testing and mapping are in progress. Annuals were removed and new installed. ASI to address the extra mulch removal and installation of annuals around the flagpole.

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the ASI Proposal #177141 in the amount of $555.57, was approved as presented. 5-0 Motion carried.

> On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Proposal #176414 to replace 50 jasmine install sod on embankment and remove a total of 7 holly trees in the amount of $4,000.00 was approved as presented. 5-0 Motion carried.

A. District Engineer

Mr. Waag joined the call to discuss the depression issue in the backyard of 2915 Cypress Bowl Road. Upon inspection there appears to be a possible issue related to the 24" storm drainpipe in the easement area. Advantage Drainage Solutions will provide a proposal to excavate the area and inspect the pipe joint for issues. Board request for Mr. Waag to review the previous repair that was completed in 2022-2023.

F. District Manager

i. Consideration of Holiday Lighting Replacement Proposal

The Holiday lighting proposal was discussed. The Board wishes to obtain proposals for permanent lighting for monument walls. Upon verification from Illuminations Holiday Lighting a proposal will be prepared and proposed contract may be revised for a one-year contract.

> On MOTION by Ms. Medina, seconded by Mr. Traugott, with all in favor, the Holiday Lighting Replacement Proposal in the amount of $11,500 and a one-year contract was approved as presented. 5-0 Motion carried.

ii. Discussion of Lighting Options

Lighting options were presented for board review. Upon inspection Mr. Joshi will measure current lighting and provide to everyone in order to research lighting options with similar dimensions to minimize the necessity for stucco repairs.

FOURTH ORDER OF BUSINESS Business Items

A. Ratification of ASI Agreement

> On MOTION by Mr. Kiely, seconded by Ms. Medina, with all in favor, the ASI Agreement was ratified as presented. 5-0 Motion carried.

B. Consideration of Resolution 2026-13; Designating Officers

Adding Mr. Graffius as Assistant Secretary.

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Resolution 2026-13; Designating Officers was approved as presented. 5-0 Motion carried.

C. Consideration of Engagement Letter

On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the Arbitration rebate Engagement Letter with GNP Services was approved as presented. 5-0 Motion carried.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Meeting held August 13, 2026 ***(Under Separate Cover)***

The minutes were not distributed in the agenda packet. Mr. Vega and Mr. Graffius will provide the minutes to the board to review in advance of the October meeting.

B. Consideration of July 2026 Check Register

On MOTION by Mr. Traugott, seconded by Mr. Kiely, with all in favor, the July 2026 Check Register was approved as presented. 5-0 Motion carried.

C. District Accountant Snapshot

No questions on the District Accountant snapshot.

SIXTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Palm tree lights need to be inspected for repairs. A yellow and red lighting scheme was decided for fall illumination.

Trimmings being dumped in retention ponds, pond erosion, wetland and gutter drain diagrams to be added to the HOA newsletter. Mr. Graffius will have articles regarding retention ponds, wetlands and gutter drain articles placed on CDD website.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. Traugott, seconded by Mr. Kiely, with all in favor, the meeting was adjourned at 9:13 PM. 5-0

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Lee Graffius, Assistant Secretary

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	1116	08/03/26	YELLOWSTONE LANDSCAPE, INC.	1227317	IRRIGATION REPAIRS 7/29/26	Landscape Irrigation	546930-53901	$915.00
001	1117	08/03/26	STEADFAST CONTRACTORS ALLIANCE, LLC	SA-26542	Routine Aquatic Maintenance AUG 2026	Pond & Lake Maintenance	534341-53901	$1,865.00
001	1118	08/03/26	STEADFAST CONTRACTORS ALLIANCE, LLC	SA-20622	Routine Aquatic Maintenance MAR 2026	Pond & Lake Maintenance	534341-53901	$1,865.00
001	1119	08/03/26	VGLOBALTECH	8796	ADA Web Maintenance AUG2026	Website Development and Hosting	549913-51301	$295.00
001	1120	08/03/26	TAMPA BAY POO PATROL, LLC	6611	Pet waste station service 8/1/26	Dog Waste Services	552161-53901	$412.00
001	1121	08/10/26	YELLOWSTONE LANDSCAPE, INC.	1215306	Monthly Landscape Maintenance JUL26	Landscape Maintenance	534050-53901	$17,083.33
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Accounting Services	532001-51301	$1,074.00
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	District Management	531151-51301	$1,500.00
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Field Operations Services	531140-53901	$1,125.00
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Administrative Services	531148-51301	$333.33
001	1122	08/17/26	INFRAMARK LLC	186144	Management Fees - AUG 2026	Dissemination Agent	531012-51301	$125.00
001	1123	08/17/26	KUTAK ROCK LLP	3780582	Legal Service Through 7/31/26	Legal Services	531023-51301	$1,021.50
001	1124	08/17/26	STANTEC CONSULTING SERVICES INC.	2602903	Engineering Services thru 07/24/26	Engineering Services	531147-51301	$2,185.70
001	300000A	08/17/26	TECO	081126-4050	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$158.50
001	300001A	08/17/26	TECO	081126-4860	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$38.89
001	300002A	08/17/26	TECO	081126-3839	SERVICE FROM 07/08/26-08/05/26	Electricity - General	543033-53901	$179.29
001	300003A	08/17/26	TECO	081126-4605	SERVICE FROM 07/08/26-08/05/26	Electricity - General	543033-53901	$28.90
001	300004A	08/17/26	TECO	081126-1742	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$170.45
001	300005A	08/17/26	TECO	081126-4365	SERVICE PERIOD 07/08/26-08/05/26	Electricity - General	543033-53901	$70.65
001	300006A	08/17/26	TECO	081126-3607	SERVICE FROM 07/08/26-08/05/26	Electricity - General	543033-53901	$53.08
							Fund Total	**$30,499.62**

Total Checks Paid	**$30,499.62**

STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 28, 2026

- **Current Cash Balances:**
  - Bank United Operating: $112,871.24
  - BankUnited MM: $1,338,843.68
- **Assessment collections:**
  - We are 100% fully collected on the tax roll
- **Expenses:**
  - Current expenses make up 78.06% of the annual budget through September 28, 2026.
  - Total expenses for the first 12 months are approximately $490,354. This figure may change as we finalize the September financials. This puts your average monthly burn rate of approximately $40,863 per month.
  - September financials will be distributed to the board by October 20th.