INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Stonebrier
Community Development District

November 12, 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, 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, November 12, 2026, at 6:00 p.m.

The Regular Meeting of the **Stonebrier Community Development District** will be held on **November 12, 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
     - **i.** Consideration of 2026 Winter Mulch Proposal
     - **ii.** Consideration of 2026 December Flower Rotation Proposal
     - **iii.** Consideration of October 2026 Field Inspection Proposal
     - **iv.** Consideration of Lowering Hedge by Golf Couse Proposal
     - **v.** Consideration of Waterbridge Turf Proposal
     - **vi.** Consideration of Mulch Installation Proposal
     - **vii.** Consideration of Irrigation Repairs Proposal
   - **F.** District Manager
4. **BUSINESS ITEMS**
   - **A.** Consideration of FY2026 Completed Goals and Objectives
   - **B.** Consideration of Resolution 2027-01; Designating Officers
5. **CONSENT AGENDA**
   - **A.** Consideration of Minutes from the Meeting held on October 8, 2026
   - **B.** Consideration of September 2026 Check Register
   - **C.** District Accountant Snapshot
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
   - **A.** Palm Tree Lighting

B. Newsletter Article Topics

7. ADJOURNMENT

STEADFAST
ENVIRONMENTAL



Stonebrier CDD Aquatics

Inspection Date:

11/3/2026 1:02 PM

Prepared by:

Matt Goldrick

Account Manager

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

Inspection Report

SITE: D3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

The growth in the middle is still present. We have a large treatment by boat coming up next week, I'll add this pond to the list.
No other nuisance growth 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: Maidencane

SITE: JSUMP

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Mild nuisance grass growth amid beneficial plants. Carefully targeted treatments will be done as to not harm the natives. Spatterdock treatments will also begin to clear growth.
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

Inspection Report

SITE: M2

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: T

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving





Comments:

That patch of terrestrial weeds have been fully submerged for sometime and are almost fully decayed. A little more time for this to continue and the pond will be back to excellent condition.
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: Terrestrials

Inspection Report

SITE: T1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

The lilies here are set for treatment by boat next week. Any nuisance growth on the littoral shelf will be treated tomorrow.
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: Lilies

SITE: TZ

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Similar conditions as pond T1. Boat treatments next week and littoral zone shelf treatments tomorrow.
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: Lilies

Inspection Report

SITE: U

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

Most of the nuisance grasses on the perimeter are decaying. A technician will follow up and treat any new growth present. Lily treatments will commence later in the season.
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: U1

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Very mild nuisance grass growth in the back corner. This has been noted for treatment tomorrow.
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:

Inspection Report

SITE: W

Condition: Excellent ✓Great Good Poor Mixed Condition Improving





Comments:

Another pond slated for boat treatment next week. No other nuisance growth 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: Y

Condition: Excellent Great ✓Good Poor Mixed Condition Improving





Comments:

This pond will also be included in boat and littoral shelf treatments during the next few visits.
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



The final days of growing season are here. Daytime temperatures are hovering around 80°F which is still enough for algal blooms to rapidly appear. Other key factors will be the driving force for growth moving forward; mainly rain events and residential runoff. It's been an odd season; right now we're seeing pond conditions typically for July. Algal growth has accelerated as grass growth has slowed. I'm curious to see if this winter will be as unprecedented as predicted and how that will affect stormwater systems. Efforts made by technicians now will be crucial to prepare ponds for what may come in the following months.

Unseasonably good conditions today. Once these few rounds of targeted treatment are done, we'll be in great shape headed into winter. To elaborate on the lily treatments, 14 ponds with the highest growth density and visibility are set to be treated with specialized herbicides by boat next week. Depending on results a few weeks afterward, we may do another round. Combine that with cooler temperatures and we should be able to knock down at least half of what's currently growing. I'll be monitoring and reporting on these ponds regularly over the next month.

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:



Printed: Nov 3, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Nov 3, 2026

Job: SE1026 Stonebrier CDD Aquatics
Title: Pond TZ/Majestic View
Added By: Matt Goldrick
Log Notes:
The resident has removed the drain from district property and is rerouting water into their own landscaping
Weather Conditions:
Partly cloudy with showers Tue, Nov 3, 2026, 11:08 AM

84°F
71°F
Wind: 13 mph
Humidity: 94%
Total Precip: 0.06"

Attachments: 2






Stonebrier CDD

Field Inspection Report - November 2026

Thursday, 29 October 2026

Prepared For Board Of Supervisors

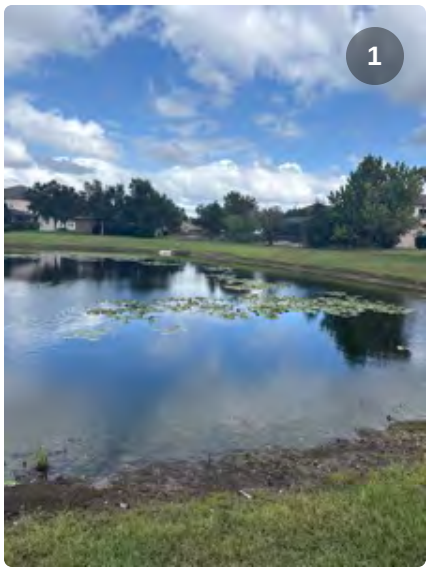
28 Issues Identified

28 Issues Incomplete

Issue 1

Assigned To: Steadfast Aquatics

Continue to reduce the Waterlily population for pond W.



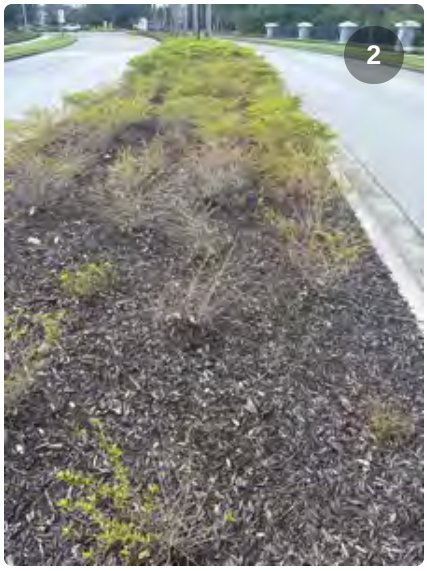


Issue 2

Assigned To: ASI

Diagnose and treat several declining Duranta "Gold Mound' in the median island of Evergreen Oaks Dr.

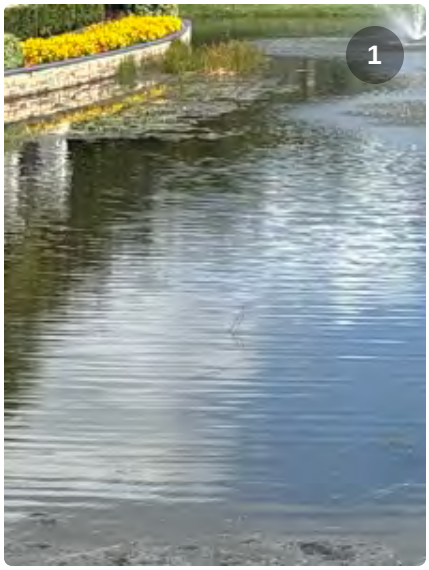




Issue 3

Assigned To: Steadfast Aquatics

Steadfast has done a good job suppressing the submerged weeds and algae presence for Pond X. There is still a small amount left but again better than before.





Issue 4

Assigned To: ASI

Scout and treat for ant mounds that are forming throughout the district. Once the mound is no longer active, smooth out to surrounding grade.





Issue 5

Assigned To: ASI

There are a couple areas of turf showing drought stress on Sunlake Boulevard. I noticed heads were recently cleared out during this inspection, so these areas hopefully will start filling in and greening up soon.

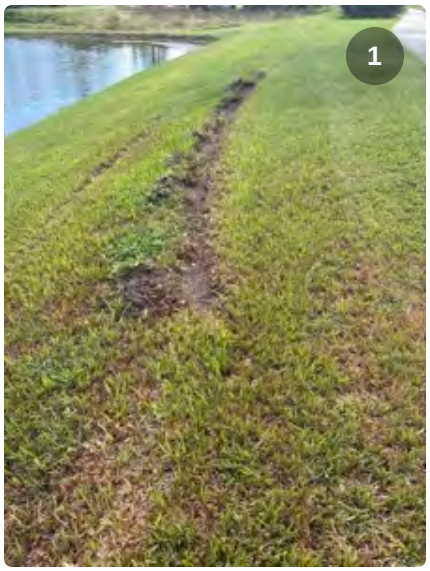




Issue 6

Assigned To: ASI

Noting a large rut that needs repair on the southwest end of pond X next to Sunlake Boulevard right of way.





Issue 7

Assigned To: ASI

Remove vines that are overtaking ornamental grasses and Loropetalum on the southeast side of Sunlake Boulevard right of way.







Issue 8

Assigned To: ASI

Diagnose and treat a few declining Loropetalum on the east right of way of Sunlake Boulevard towards the south end. Remove any disease or dead material.





Issue 9

Assigned To: ASI

Noting a few Magnolias not thriving in the south median of Sunlake Boulevard as well as the northwest corner of Evergreen Oak Drive and Sunlake Boulevard intersection. Asking if an ASI arborist investigated these yet to determine what can be done to improve their health.







Issue 10

Assigned To: ASI

Diagnose and treat a few declining Xanadu on the south right of way of Evergreen Oak Drive.







Issue 11

Assigned To: ASI

Remove a couple dead Bird of Paradise on the south right of way of Evergreen Oaks Drive.

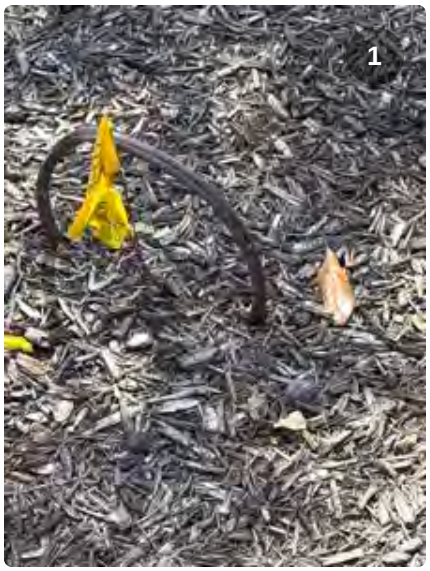




Issue 12

Assigned To: ASI

Noting a couple raised drip lines on the south right of way of Evergreen Oaks Drive near the entrance gate. Both are flagged and asking if these will be possibly repaired and buried soon?





Issue 13

Assigned To: Steadfast Aquatics

Continue reducing the waterlily population for pond Z.





Issue 14

Assigned To: ASI

Continue to remove any dead material in the Juniper on the southwest corner of Evergreen Oaks Drive and Sunlake Boulevard intersection.





Issue 15

Assigned To: ASI

Noting a couple dead Firebush on the entrance and exit right of ways at Misty Willow Way that need removal.





Issue 16

Assigned To: ASI

Noting valve boxes with no lids that also need to be uncovered from vegetation on the southwest corner of Misty Willow Way and Sunlake Boulevard intersection next to Pond D4.





Issue 17

Assigned To: ASI

Ensure landscape debris is being picked up and removed each service.

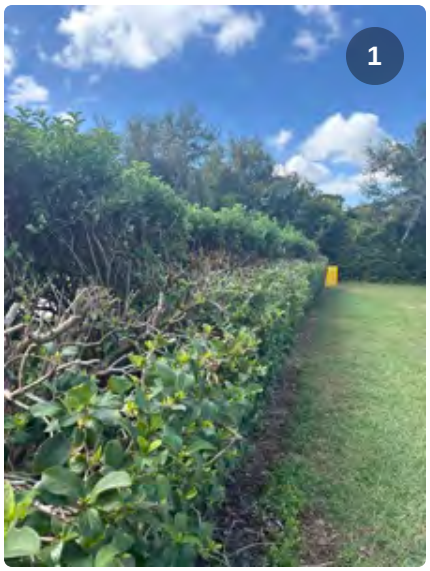


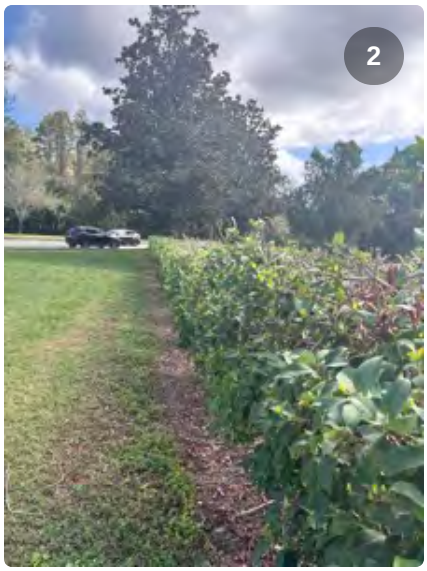


Issue 18

Assigned To: ASI

Asking what is going on along the hedge row on Sunlake Blvd. west right of way next to the golf course to the neighboring community. Do half of these shrubs belong to them?



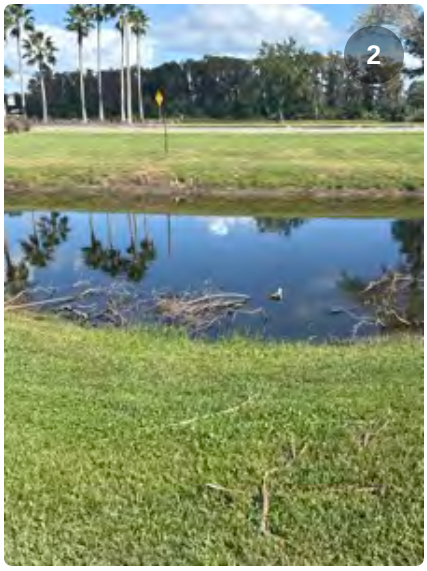


Issue 19

Assigned To: Board Information

Asking if there is any update on the yellow poles being on Stonebrier CDD property as well as noting the debris from their work is still in pond D4.





Issue 20

Assigned To: ASI

Noting a cut broken drip line in the ornamental grasses is bed next to pond D4 along Sunlake Blvd. west right of way.

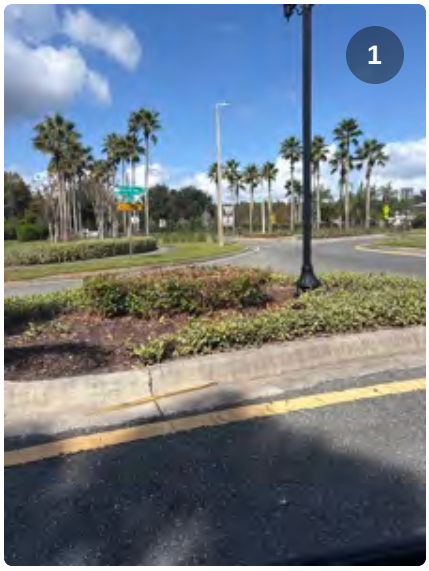




Issue 21

Assigned To: ASI

Noting the Jasmine has been pruned in half for the islands around the roundabout for line of sight issues. Continue to train and maintain at this height.

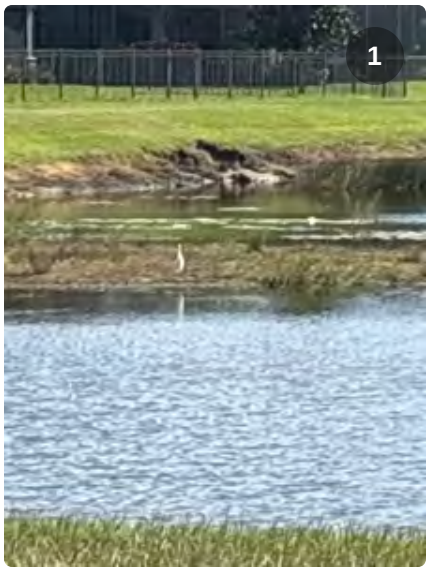




Issue 22

Assigned To: District Engineer/Steadfast Aquatics

Noting a couple washouts for pond T1 that may need to be considered for evaluation of repairs needed.





Issue 23

Assigned To: ASI

Noting ditch with overgrowth needs to be maintained each service next to pond T1.

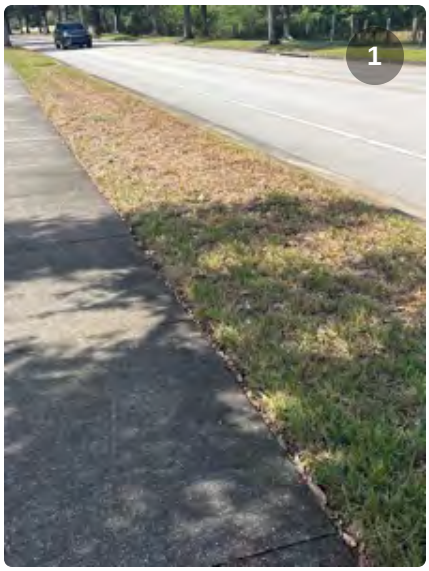




Issue 24

Assigned To: ASI

Noting a lot more drought stress areas in turf on W. County Line Rd. compared to Sunlake Boulevard. Is it irrigation working correctly here?





Issue 25

Assigned To: ASI

Clean out the weeds in the Juniper across the street from Balley Flats Pl. on W. County Line Rd.





Issue 26

Assigned To: ASI

Need to remove dead material as well as a Brazilian Pepper in the shrubs around the lift station on W. County Line Rd.





Issue 27

Assigned To: ASI

Schedule a pruning event for the shrubs on W. County Line Rd. from the Balley Flats Pl. to the end of W. County Line Rd.





Issue 28

Assigned To: Steadfast Aquatics

Reduce the Waterlily population for ponds UZ and DO2.





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A Yardnique Company

Proposal #173409

Date: 8/14/2026

Customer:	Property:
John Fowler Inframark 2005 Pan Am Circle Tampa, FL 33607	Stonebrier CDD 3741 West County Line Road Lutz, FL 33558

Stonebrier Mulch 2026 Winter

Scope of Work

Our team will furnish and install **400 cubic yards of Mini Bark** throughout the designated areas.

Stonebrier Mulch 2026

Mulch Install

Items	Quantity	Unit	Price/Unit	Price
Mulching Property.	1.00	Lump Sum	$26,000.00	$26,000.00
			Mulch Install:	$26,000.00
			PROJECT TOTAL:	**$26,000.00**

Terms & Conditions

By 	**By** _____
Johannes Maceira Velazquez	
Date 8/14/2026	**Date** _____
Yard-Nique	**Stonebrier CDD**

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A Yardnique Company

Proposal #178092

Date: 9/17/2026

Customer:
John Fowler Inframark 2005 Pan Am Circle Tampa, FL 33607

Property:
Stonebrier CDD 3741 West County Line Road Lutz, FL 33558

Flower Rotation 2026 December

Annual Rotation Estimate

This estimate covers the upcoming annual rotation for all the areas on the property.

- **3,250 Annuals.**

Flower Rotation 2026 September

Flowers

Items	Quantity	Unit	Price/Unit	Price
Flowers	3,250.00	EA	$3.00	$9,750.00
			Flowers :	$9,750.00
			PROJECT TOTAL:	**$9,750.00**

Terms & Conditions

By _____ **By** _____

Johannes Maceira Velazquez

Date 9/17/2026 **Date** _____

Yard-Nique **Stonebrier CDD**

Proposal #180929

Date: 10/20/2026

Customer:	Property:
John Fowler Inframark 2005 Pan Am Circle Tampa, FL 33607	Stonebrier CDD 3741 West County Line Road Lutz, FL 33558

Field Inspection Estimate October 2026

Scope of Work

The team will complete the following items identified during the field inspection:

- **Issue 11:** Remove the declining shrub and install sod in the affected area.
- **Issue 12:** Install a **30-gallon Crape Myrtle** and **Purple Grass** in the front and rear areas to match the existing landscaping at the entrance along **Sunlake Blvd.**
- **Issue 13:** Install **Confederate Jasmine** in the median island along **Sunlake Blvd.**
- **Issue 18:** Cut back and clear the overgrown vegetation encroaching from the **golf course** to restore a clean and maintained appearance.



Field Inspection Estimate

EN - General

Items	Quantity	Unit	Price/Unit	Price
Turf Pieces	6.00	EA	$4.45	$26.67
Jasmine Confederate 1 Gal	80.00	EA	$8.78	$702.30
Grasses Purple 3 Gal	10.00	EA	$16.50	$165.00
Top Soil 1 Yard	1.00	EA	$66.67	$66.67
Crape Myrtle 30 Gal (Pink)	1.00	EA	$388.93	$388.93
Push Back Of Trees				$600.00
Labor Enhancement				$1,500.00
			EN - General :	$3,449.00

Irrigation Retro Fit

IR - Irrigation Install

Items	Quantity	Unit	Price/Unit	Price
Irrigation Retro Fit	1.00	EA	$188.90	$188.90
			IR - Irrigation Install:	$188.00

PROJECT TOTAL: **$3,637.00**

Terms & Conditions

By 	**By** _____
Johannes Maceira Velazquez	
Date 10/20/2026	**Date** _____
Yard-Nique	**Stonebrier CDD**

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Proposal #182564

Date: 10/20/2026

Customer:

John Fowler
Inframark
2005 Pan Am Circle
Tampa, FL 33607

Property:

Stonebrier CDD
3741 West County Line Road
Lutz, FL 33558

Lowering Hedge By Golf Couse

Scope of work

Team will lower the golf course hedge to the fence size to be able to maintain it.

Lowering Hedge By Golf Couse

EN - General

Items	Quantity	Unit	Price/Unit	Price
Owned Equipment	1.00	Day	$335.00	$335.00
Operator For Equipment				$750.00
			EN - General :	$1,085.00
			PROJECT TOTAL:	**$1,085.00**

Terms & Conditions

By 

Johannes Maceira Velazquez

Date 10/20/2026

Yard-Nique

By _____

Date _____

Stonebrier CDD

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Proposal #182552

Date: 10/20/2026

Customer:
John Fowler Inframark 2005 Pan Am Circle Tampa, FL 33607

Property:
Stonebrier CDD 3741 West County Line Road Lutz, FL 33558

Waterbridge (County Lane Road) Turf

Scope of Work

The team will complete the following landscape improvements:

1. **Plant Removal:** Remove all existing plant material from the designated areas on both sides of the left-side sidewalk, leaving only the existing Crape Myrtle trees.
2. **Sod Installation:** Prepare the designated areas and install new sod on both sides of the sidewalks.
3. **Crape Myrtle Installation:** Install three (3) additional Crape Myrtle trees in the designated areas, matching the existing landscape design throughout the property.
4. **Final Cleanup:** Remove all debris and excess materials, leaving the work areas clean and presentable upon completion.





Waterbridge (County Lane Road) Turf

Planting Install

Items	Quantity	Unit	Price/Unit	Price
Hauling and Dumping	2.00	CY	$65.00	$130.00
Coco Brown Mulch (Bags)	16.00	EA	$7.89	$126.23
Crape Myrtle 15 Gal	6.00	EA	$233.36	$1,400.15
Pallet (Turf)	4.00	EA	$688.96	$2,755.85
Labor Enhancement				$3,375.00
			Planting Install:	$7,787.00

Irrigation Retro Fit

IR - Irrigation Install

Items	Quantity	Unit	Price/Unit	Price
Irrigation Retro Fit	1.00	EA	$324.00	$324.00
			IR - Irrigation Install:	$324.00

PROJECT TOTAL: $8,111.00

Terms & Conditions

Disclaimer: The image is a computer-generated rendering intended for visual reference only. The actual appearance of the plants may vary, as newly installed plant material will require time to establish, grow, and achieve the fullness shown in the rendering.

By 	**By** _____
Johannes Maceira Velazquez	
Date 10/20/2026	**Date** _____
Yard-Nique	**Stonebrier CDD**

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
sam@mulchinstalled.com
www.mulchinstalled.com

natural solutions

ADDRESS
Stonebrier CDD

SHIP TO
Stonebrier CDD
Maple Brook Loop
Lutz, FL 33558

Estimate ZZ-REP-E19

DATE 11/03/2026

TERMS
Net 30

SALES REP
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Brown Enviro	Dyed Cocoa Installation Service	390	55.00	21,450.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing of mulch beds and tree rings identified on the District Map.

SUBTOTAL	21,450.00
TAX	0.00
TOTAL	**$21,450.00**

Accepted By

Accepted Date

asi landscapes
A Yardnique Company

Proposal #184813

Date: 11/5/2026

Customer:
John Fowler Inframark 2005 Pan Am Circle Tampa, FL 33607

Property:
Stonebrier CDD 3741 West County Line Road Lutz, FL 33558

Stonebrier CDD Irrigation Repairs Oct'26

Irrigation Repairs after Inspection October 2026

Controller 1

Controller 1 by the End of County Line:

- Zone 5: - Replace 2 Nozzles.
- Zone 12: - Replace a Nozzle.
- Zone 13: - Replace a Nozzle.
- Zone 14: - Replace a Nozzle.
- Zone 16: - Replace Drip Line (10ft) and repair all Drip Breaks.
- Zone 25: - Repair a Drip Break.
- Zone 26: - Replace a Maxi Jet Stake.
- Zone 27: - Replace 3 Maxi Jet Nozzles.
- Zone 28: - Replace 2 Maxi Jet Nozzles and repair all Drip Break.
- Zone 29: - Replace a Maxi Jet Nozzle and repair all Drip Breaks.
- Zone 30: - Repair all Drip Breaks.
- Zone 31: - Replace Drip Line (20ft) and Repair all Drip Breaks.
- Zone 32: - Replace a Solenoid.

Controller 1

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$425.00
Rain Bird Spray Nozzle	5.00	EA	$3.00	$15.00
Maxijet Stake Assembly	1.00	EA	$4.91	$4.91
Maxijet Winged One Piece Jet Red	8.00	EA	$0.73	$5.86
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in.	50.00	FT	$1.20	$60.00
Hunter PLD Coupling 17mm Barb	80.00	EA	$0.71	$56.90
Labor Irrigation Advanced				$95.00
Solenoid 120V	1.00	EA	$55.47	$55.47
Misc Irrigation Parts	1.00	EA	$45.00	$45.00
			Controller 1:	$763.14

Controller 2

Controller 2:

- Zone 11: - Replace a Sprinkler.

Controller 2

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$42.50
Rain Bird 1806 6" Pop-Up Spray Head	1.00	EA	$13.00	$13.00
Rain Bird Spray Nozzle	1.00	EA	$3.00	$3.00
1/2" K-Flex Pipe	1.50	FT	$1.32	$1.98
Misc Irrigation Parts	1.00	EA	$10.00	$10.00
			Controller 2:	$70.48

Controller 3

Controller 3 by the Pond near County Line:

- Zone 2: - Replace a Nozzle.
- Zone 5: - Replace a Sprinkler.
- Zone 19: - Replace a Solenoid.

Controller 3

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$42.50
Rain Bird 1806 6" Pop-Up Spray Head	1.00	EA	$13.00	$13.00
Rain Bird Spray Nozzle	2.00	EA	$3.00	$6.00
1/2" K-Flex Pipe	1.50	FT	$1.32	$1.98
Labor Irrigation Advanced				$95.00
Rain Bird G4 Solenoid Assembly for PGA PEB and GB Valves	1.00	EA	$65.47	$65.47
3M - DBR/Y Wire Splices	1.00	EA	$4.76	$4.76
Misc Irrigation Parts	1.00	EA	$25.00	$25.00
			Controller 3:	$253.71

Controller 4

Controller 4 by the Pond near Sun Lake Blvd:

- Zone 6: - Replace a Sprinkler.
- Zone 14: - Repair a Lateral Line, *by tree roots*.
- Zone 20: - Replace a Sprinkler.

Controller 4

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$425.00
Rain Bird 1806 6" Pop-Up Spray Head	2.00	EA	$13.00	$26.00
Rain Bird Spray Nozzle	2.00	EA	$3.00	$6.00
1/2" K-Flex Pipe	3.00	FT	$1.31	$3.93
Slip-Fix - 1"	1.00	EA	$12.23	$12.23
Sch 40 PVC Coupling 1" Socket	1.00	EA	$1.23	$1.23
Misc Irrigation Parts	1.00	EA	$25.00	$25.00
			Controller 4:	$499.39

Controller 5

Controller 5 by the Lift Station at Sun Lake:

- Zone 1: - Replace a stuck open Valve.
- Zone 4: - Repair a Lateral Line.
- Zone 9: - Replace a stuck open Valve.
- Zone 10: - Replace a stuck open Valve.
- Zone 16: - Replace a Rotor.
- Zone 20: - Replace a Jumbo Valve Box.
- Zone 21: - Replace 3 Nozzles.

Controller 5

Items	Quantity	Unit	Price/Unit	Price
Labor Irrigation Tech				$1,530.00
Rain Bird Spray Nozzle	3.00	EA	$3.00	$9.00
Rain Bird 5006 6" Rotor	1.00	EA	$37.00	$37.00
1/2" K-Flex Pipe	1.50	FT	$1.32	$1.98
Slip-Fix - 1.5"	1.00	EA	$28.00	$28.00
Sch 40 PVC Coupling 1.5" Socket	1.00	EA	$1.58	$1.58
NDS Standard-Series Valve Box Jumbo Rectangle 13 in. x 20 in. x 12 in.H Black Box/ Green Lid Overlapping ICV	1.00	EA	$106.79	$106.79
Rain Bird PESB Industrial Scrubber Valve Plastic 2 in. w/ Flow Control FIPT x FIPT	3.00	EA	$413.35	$1,240.06
Adapter, 2" MPT x Slip White PVC Schedule 40	3.00	EA	$2.93	$8.80
3M - DBR/Y Wire Splices	6.00	EA	$4.76	$28.54
Misc Irrigation Parts	1.00	EA	$45.00	$45.00
			Controller 5:	$3,036.75
			PROJECT TOTAL:	**$4,623.47**

Terms & Conditions

By 

Johannes Maceira Velazquez

Date 11/5/2026

Yard-Nique

By _____

Date _____

Stonebrier CDD

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Stonebrier Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Stonebrier Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Stonebrier Community Development District

RESOLUTION 2027-01

A RESOLUTION DESIGNATING OFFICERS OF STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of Stonebrier Community Development District desires to appoint the below recited persons to the offices specified.

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

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

Analina Medina	Chairman
Michael Kiely	Vice Chairman
Jennifer Goldyn	Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
Mark Vega	Assistant Secretary(s)
Jayna Cooper	Assistant Secretary(s)
Joseph Traugott	Assistant Secretary(s)
Kristyn Fada	Assistant Secretary(s)
Hari Joshi	Assistant Secretary(s)

PASSED AND ADOPTED THIS, NOVEMBER 12th DAY OF JANUARY 2026.

Analina Medina
Chairman

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, October 8, 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 *(via Teams)*
Hari Joshi	Assistant Secretary

Also presents were:

Lee Graffius	District Manager
Mark Vega	District Manager
Kate John	District Counsel *(via Teams)*
John Fowler	Field Service Manager
Tyson Waag	District Engineer *(via Teams)*
Johannes Velasquez	ASI Landscaping
Matt Gridlock	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 discussed the storm drain issue at 2915 Cypress Bowl. A proposal was presented by Advanced Drainage Solutions to repair the pipe for $16,750. The Board discussed the cost and issue at length. The decision was to obtain a price to have the length of the pipe inspected via scope and obtain alternate bids for work to be completed.

> On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, to repair of storm drainpipe at 2915 Cypress Bowl and have a scope done of the remainder of the pipe in the amount of $16,750, was approved as presented. 5-0 Motion carried.

B. District Counsel

Ms. John attended on behalf of Mr. Dugan. Ms. John confirmed all letters related to homeowner drainage and pond erosion were sent. Former resident of 1903 Butterwood emailed a response regarding the issue. New owner emailed and acknowledged the issue was corrected. 3311 Majestic was sent a letter to correct repair issue and Counsel suggested giving them 30 days before follow up. The Board requested all areas related to the letters be reviewed by staff for follow up.

C. Aquatics Inspection Report

The Steadfast report was included in the agenda. Mr. Goldrick stated with all the rain treatment has been limited and areas are now underwater. Will continue to cull water lilies. Board requested a proposal from Mr. Waag for a full inspection of all retention ponds.

i. Discussion on Pond Maintenance with Steadfast and ASI

Discussion on Item 4B Finn Outdoor proposal #2611 in the amount of $1,450. The item was tabled because the area is currently underwater.

Discussion on Item 4B Steadfast Proposal 4742 TZ erosion repair.

> On MOTION by Mr. Kiely, seconded by Mr. Joshi, with all in favor, the TZ Erosion Repair Proposal # 4742 in the amount of $5,150, was approved as presented. 5-0 Motion carried.

The Steadfast Proposal #4824 was tabled. Proposal #4478 was the cost to the property at 3311 Majestic View. No action required.

D. Field Inspection Report

Mr. Fowler went over the monthly field report. Mr. Fowler noted yellow poles installed in front of hedges by Misty Willow. Staff will reach out to golf course to verify they were installed and notify they need removed from CDD property.

E. Landscape Report

Board requested a proposal from ASI for the replacement of plants noted as issue 26 on the field report. Mr. Fowler noted an area of annuals died and Board inquired about replacements.

i. Consideration of Irrigation Repairs Proposal

Mr. Valesquez reported mowing has been delayed due to weather several times this past week. Irrigation report shows 10 zones still are not working. ASI presented proposal #178198 for $14,187.89 to repair all irrigations issues currently found under the initial inspection. The invoice to be coded to reserves.

> On MOTION by Mr. Kiely, seconded by Ms. Medina, with all in favor, the ASI Proposal #178198 in the amount of $14,187.89, was approved as presented. 5-0 Motion carried.

ii. Consideration of Mainline Repair by the Sidewalk Proposal

The Board requested a proposal for mulch. Mr. Valesquez mentioned the overgrown hedges near Sun Lake Drive and the need to get them back to an acceptable height. ASI to provide a proposal for disposal of debris and labor to come from regular services once mowing changes to bi-monthly.

> On MOTION by Mr. Kiely, seconded by Ms. Medina, with all in favor, the ASI Proposal #178198 in the amount of $828.16, was approved as presented. 5-0 Motion carried.

F. District Manager

i. Discussion of Monument Lighting Options

Mr. Vega mentioned an option to have permanent down lighting on pillars in lieu of wall mounted lighting. Board requested proposals for permanent lighting as well as coach light options with an estimated size of 36" or larger.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Stormwater Pipe & Joint Repair Proposal

Discussed and approved under District Engineer.

B. Consideration of Erosion/Pond Restoration Proposals

Discussed under Aquatics maintenance report.

C. Ratification of EGIS Proposal

Ratification of EGIS FY2027 Insurance Coverage Proposal. Mr. Graffius signed the proposal to ensure insurance coverage started on October 1st.

> On MOTION by Mr. Kiely, seconded by Ms. Medina, with all in favor, the EGIS FY2027 Insurance Coverage Proposal was ratified as presented. 5-0 Motion carried.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Meeting held August 13 and September 10, 2026

B. Consideration of August 2026 Check Register

> On MOTION by Ms. Medina, seconded by Mr. Kiely, with all in favor, the August 13 and September 10, 2026 and August 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

A. Palm Tree Lighting

Palm tree lighting to be orange and purple for October.

B. Newsletter Article Topics

Mr. Joshi mentioned the HOA security camera project and asked if anyone has input on requesting additional cameras. No suggestions were made.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

> On MOTION by Mr. Joshi, seconded by Ms. Fada, with all in favor, the meeting was adjourned at 8:07 PM. 5-0

_____

Mark Vega, Assistant Secretary

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(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	1125	09/01/26	STEADFAST CONTRACTORS ALLIANCE, LLC	SA-27669	Routine Aquatic Maintenance SEPT 2026	Pond & Lake Maintenance	534341-53901	$1,865.00
001	1126	09/14/26	VGLOBALTECH	8897	SEPTEMBER 2026 ADA WEB MAINT	Website Development and Hosting	549913-51301	$295.00
001	1127	09/14/26	TAMPA BAY POO PATROL, LLC	6817	SEPTEMBER 2026 PET WASTE STATION SVCS	Dog Waste Services	552161-53901	$412.00
001	1128	09/14/26	BLUE WAVE LIGHTING, LLC	92826	REPLACE WALL SPOT FOR SWEETGRASS ENTRANCE SIGN	Entry & Walls Maintenance	546992-53901	$395.00
001	1129	09/14/26	INFRAMARK LLC	188646	SEPTEMBER 2026 DISTRICT MGNT SVCS	Accounting Services	532001-51301	$1,074.00
001	1129	09/14/26	INFRAMARK LLC	188646	SEPTEMBER 2026 DISTRICT MGNT SVCS	District Management	531151-51301	$1,500.00
001	1129	09/14/26	INFRAMARK LLC	188646	SEPTEMBER 2026 DISTRICT MGNT SVCS	Field Operations Services	531140-53901	$1,125.00
001	1129	09/14/26	INFRAMARK LLC	188646	SEPTEMBER 2026 DISTRICT MGNT SVCS	Administrative Services	531148-51301	$333.33
001	1129	09/14/26	INFRAMARK LLC	188646	SEPTEMBER 2026 DISTRICT MGNT SVCS	Dissemination Agent	531012-51301	$125.00
001	1130	09/14/26	KUTAK ROCK LLP	3795433	JULY 2026 GEN COUNSEL SVCS	Legal Services	531023-51301	$2,364.78
001	1131	09/17/26	STANTEC CONSULTING SERVICES INC.	2613009	AUGUST 2026 ENGINEERING SVCS	Engineering Services	531147-51301	$3,623.68
001	1132	09/28/26	BUSINESS OBSERVER	26-03439H	FY2027 PUBLIC MEETING NOTICE	Legal Advertisements	548002-51301	$89.69
							Fund Total	**$13,202.48**

Total Checks Paid	**$13,202.48**

STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 16, 2026

- **Current Cash Balances:**
  - Bank United Operating: $124,818.53.
  - BankUnited MM: $1,338,843.68.
- **Assessment collections:**
  - We are 100% fully collected on the tax roll.
- **Audit – FY 2025:**
  - The audit final was received on 04/29/2026, and the audit was submitted to the state on 04/30/2026.
- **Expenses:**
  - Current expenses make up 82.87% of the annual budget through the end of September 2026.
  - Total expenses for the fiscal year are approximately $520,526.00. This puts your average monthly burn rate of approximately $43,377.17 per month.