



Management & Consulting, LLC
15310 Amberly Drive Suite 175
Tampa, Fl. 33647
813-374-9105

***STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT***

Agenda Package

***Board of Supervisor
Regular Meeting***

Date & Time:

Thursday

June 14, 2018

8:30 am

***Avid Management
2906 Busch Lake Blvd.
Tampa, Florida***

Note: The Advanced Meeting Package is a working document and all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.

Stonebrier Community Development District

DPFG Management & Consulting, LLC

[X] 250 International Parkway, Suite 280
Lake Mary FL 32746
321-263-0132 Ext. 4205

[] 15310 Amberly Drive, Suite
Tampa, Florida 33647
813-374-9105

Board of Supervisors
**Stonebrier Community
Development District**

Dear Board Members:

The Regular Meeting the Board of Supervisors of the Stonebrier CDD is scheduled for **Thursday June 14, 2018 at 8:30 a.m. at Avid Management, 2906 Busch Lake Blvd., Tampa FL.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forward to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Patricia Comings-Thibault

Patricia Comings-Thibault
District Manager

Enclosure

Cc: District Attorney
District Engineer
District Records
Developer

District: **STONEBRIER COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday, June 14, 2018

Time: 8:30 A.M.

Location: AVID Management
2906 Busch Lake Boulevard
Tampa, Florida

Dial –in Number: 712-775-7031
Guest Access Code: 109-516-380

Agenda

I. Roll Call

II. Audience Comments

III. Vendor Reports

- A. Aquatic Systems – Waterway Inspection Report – June Exhibit 1
- B. Bright View
 - Annuals for the RoundAbout
- C. DPFG Operations Report Exhibit 2

IV. Consent Agenda

- A. Approval of Minutes of May 10, 2018 Meeting Exhibit 3
- B. Acceptance of the Unaudited April, 2018 Financial Statements Exhibit 4
- C. Ratification of Brightview Proposal – Lateral Line Repair - \$218.50 Exhibit 5

V. Regular Agenda

- A. Consideration & Adoption of Resolution 2018-02, Approving the FY 2018/2019 Budget & Setting the Public Hearing Exhibit 6
- B. Consideration of Suncoat Rust Proposals: Exhibit 7
 - Clean Poles Along Sunlake Blvd & County Line - \$1,000
 - Monthly Rust Control Maintenance - \$495 monthly
- C. Consideration of Vertex Development, LLC Request for Wireless Tower Exhibit 8
- D. Consideration of Proposal for Repair & Painting of Stucco - \$2,250 Exhibit 9

V. Regular Agenda (continued)

- E. Consideration of Proposal for Sandhurst Monument Lights Exhibit 10
(New Transformer Box is Not Necessary – Validated by Tim Reed Electric)
➤ Tim Reed Electric - \$440.30
➤ Brightview - \$997
- F. Consideration of Proposal for Lettering for Signs - \$14.79 Exhibit 11
(Sign was purchased in September 2016, warranty for black insert is for one year only – pursuant to Address of Distinction – letters from manufacturer are over \$100 for two inch letters)
- G. Discussion of Bright View Contract & Rainy Days Exhibit 12
- H. Discussion of Pressure Wash of Sidewalks & Curbs Exhibit 13
- I. Discussion of Centex Property
- J. Discussion of Irrigation Pipes, Odor & Shaking Exhibit 14

VI. Staff Reports

- A. District Manager – Status on Well & Viburnum Hedge
- B. District Attorney
- C. District Engineer

VII. Supervisors Requests**VIII. Adjournment**

EXHIBIT 1



Stonebrier Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 5/30/2018

Prepared for:

Ms. Patricia Thibault
Senior Manager
DPFG
15310 Amberly Drive, Suite #175
Tampa, FL 33647

Prepared by:

Morgan Melatti, Account Representative/Biologist

Aquatic Systems, Inc. - Wesley Chapel Field Office
Corporate Headquarters
2100 N.W. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

Site: J



Comments: Site looks good

Site J was observed with increased water levels due to recent rainfall. The littoral shelf was submerged at the time of the site inspection which is a dramatic increase from the previous inspection of the shelf.

Site: B3



Comments: Site looks good

Treated Dog Fennel and other terrestrial grasses can be seen decomposing throughout the site. No new algae growth was observed at the time of the onsite inspection. Routine maintenance will continue as needed.

Site: X**Comments:** Site looks good

Site X is in good condition. Water clarity was high during the onsite inspection and no new algae growth was observed.

Site: C**Comments:** Site looks good

Maidencane and Fragrant Water Lily plants within Site C are in good condition. High water clarity and no new algae growth was observed.

Stonebrier Waterway Inspection Report | 5/30/2018

Site: B1



Comments: Normal growth observed

The open water of site B1 is free of submersed vegetation and filamentous algae. Shoreline erosion was observed on the southern bank of the pond (pictured bottom right)

Site: D3



Comments: Site looks good

Arrowhead plants are growing steadily with the increased rainfall and water levels. Treated nuisance grasses and willows can be seen decomposing throughout D3.

Stonebrier Waterway Inspection Report | 5/30/2018

Site: B2



Comments: Site looks good

The water level of site B2 has risen drastically since the last site inspection in April. Clumps of Maidencane appear much less stressed and new Lily growth was observed.

Site: F

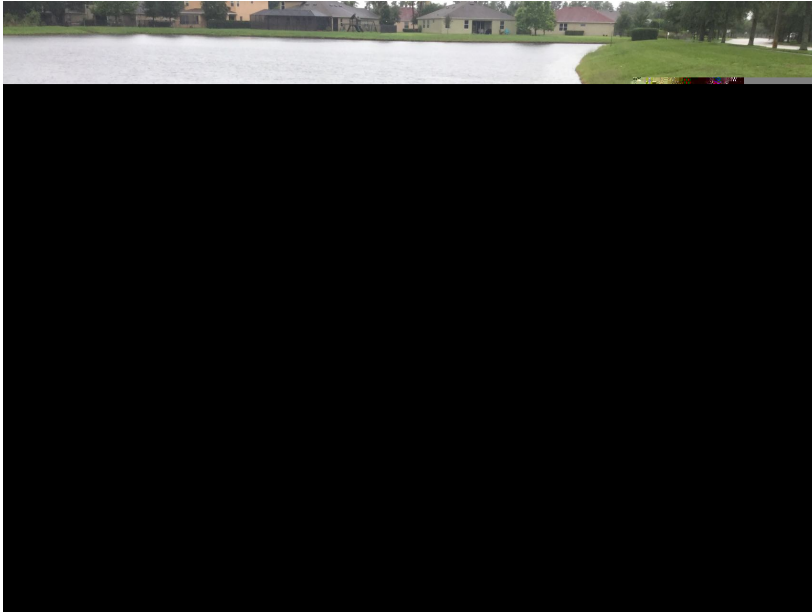


Comments: Site looks good

Undesired shoreline grasses can be observed in a state of decay around the perimeter of site F. Routine monitoring and maintenance will continue as scheduled.

Stonebrier Waterway Inspection Report | 5/30/2018

Site: H1



Comments: Site looks good

The open water of site H1 was free of debris and had very high clarity. Recent rainfall has increased water levels and the site appears to be in good condition.

Management Summary

The Waterway Inspection Report for Stonebrier CDD was completed on May 31st, 2018. Overall, water levels were high throughout the community, which is a significant difference since the last site inspection. The littoral shelf of site J had water levels above the littoral shelf during the site inspection. The shelf is designated for an installation of native plants in the coming months. Characteristic water levels of the site have indicated the need for a more drought-tolerant species. The Aquatic Systems Regional Project Manager specializes in special projects like native plant installations and will provide the best course of action for the site.

Existing plant health throughout the community has improved with the increase in water levels. Pickerelweed, Lillies, Maidencane and Arrowhead plants all appeared robust and many were observed with new growth. No new algae growth was observed in any of the ponds included in the waterway inspection report. More sunlight and hotter days in the summer can fuel algae growth in ponds with underlying water quality issues. Monthly inspection reports will continue to document and make recommendations for ponds that are experiencing persistent or quickly reoccurring algae growth.

Recommendations/Action Items

- Continue Routine Maintenance and Monitoring.
- Site J Native Plant Installation.
- Monitor and provide recommendations for surface and bottom filamentous algae.

Thank You for Choosing Aquatic Systems, Inc.!



EXHIBIT 2

STONEBRIER

COMMUNITY DEVELOPMENT DISTRICT



June 2018

SUMMARY

- Inspection date: June 5, 2018
- Annuals maintained good color. Change out scheduled for this month.
- Weed control needs improvement
- Plant material by irrigation well appears to be dying off.

SUMMARY CONTINUED

- **TECO will not clean iron staining from poles. Proposal to removing iron stains included in package.**

VILLAGE ENTRANCES



VILLAGE ENTRANCES

WATERBRIDGE ENTRANCE



VILLAGE ENTRANCES

SHRUBBERY AND TREE LIFTING



**SHRUBS AROUND IRRIGATION WELL WILL NEED TO BE REPLACED
TREES ALONG COUNTY LINE ROAD WILL BE LIFTED**

MAINTENANCE ISSUES



**POND BANKS HAVE BEEN MOWED REQUESTED PROPOSAL
FOR LARGER SIGN LETTERS AND SHADE**

GRADE SHEET – 91%

STONEBRIER VISUAL GRADE SHEET MAY 2018

LANDSCAPE MAINTENANCE	MAXIMUM VALUE	MONTHLY SCORE	APR	MAR	FEB	Comments
TURF MOW (grass height 2-4 inches, patterns changed, free of grass clumps and landscape debris. No more than 1/3 of grass blade to be removed)	5	5	5	5	5	Areas that have been mowed are acceptable. Height.
TURF FERTILITY (dead/browning grass, nutrient levels tested 2 x yearly, fertilizer streaking)	15	13.5	13	13	12.5	
TURF EDGING (sidewalks, curbs, pathways, utility boxes, and other paved surfaces, no discharge, no irregular lines)	5	4.5	4.5	4.5	4.5	
WEED CONTROL – TURF AREAS (reasonably free of weeds)	10	8	8	8	7.5	
TURF INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9.5	9.5	9.5	9.5	
PLANT FERTILITY (dead/browning shrub, shrubbery shaping, rejuvenation pruning vs tabletop, yellowing)	5	4.5	4.5	4.5	4.5	
WEED CONTROL – BED AREAS (reasonably free of weeds)	10	8.5	8.5	9	9	
PLANT BED INSECT/DISEASE CONTROL (monitor for pests, disease, fungus)	10	9	9	9	9	
PRUNING & TREE TRIMMING (15 feet over roadways, 10 feet sidewalks. Palms pruned at 90 degree angle and no "carrot topping")	10	9.5	9.5	9.5	10	Tree lifting scheduled for week of June 3.
ORNAMENTAL GRASS PRUNING (2-4 inches in height in February)						
CLEANLINESS (debris free, leaf litter, landscape debris)	10	9.5	10	10	10	
MULCHING (distributed appropriately, bare areas, recommended is 1.5" no bare areas)	5	4.5	4.5	4.5	4.5	
WATER/IRRIGATION MANAGEMENT	15	14	14	14	14	WEEKEND IRRIGATION SYSTEM PROBLEMS RESOLVED
PRIOR MAINTENANCE ITEMS ADDRESSED	5	5	4	4	4	
SEASONAL COLOR/PERENNIAL MAINTENANCE						
VIGOR/APPEARANCE	10	9	9	9	8.5	
INSECT/DISEASE CONTROL	10	9	9	9	9	
DEADHEADING/PRUNING	10	10	10	10	10	
MAXIMUM VALUE	145	133	132	132.5	131.5	
			91%	91%	91%	

DATE OF INSPECTION

5-Jun-18

CONTRACTOR SIGNATURE:

INSPECTOR SIGNATURE:

R.J. Lotito

(Promote Consistent Maintenance – Landscape Failure at 86%. Deduction based on Quality of Maintenance)

EXHIBIT 3

**MINUTES OF MEETING
STONEBRIER
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stonebrier Community Development District was held on Thursday, May 10, 2018 at 6:30 p.m. at the Avid Management, 2906 Busch Lake Boulevard, Tampa, Florida.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and establishing a quorum were:

Analina Medina	Board Supervisor, Chairwoman
Avelino Vide	Board Supervisor, Vice Chairman
Emmanuel Ramos	Board Supervisor, Assistant Secretary (<i>via phone</i>)
Brad Cornelius	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager
Tucker Mackie	District Counsel (<i>via phone</i>)
Joseph Economos	BrightView
Tyler Drew	BrightView (<i>via phone</i>)
Joe Hamilton	Aquatic Systems

The following is a summary of the discussions and actions taken at the May 10, 2018 Stonebrier CDD Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Report

Mr. Hamilton presented the Aquatic Systems Report and asked for comments or questions.

Ms. Medina asked for an update on Pond J.

Ms. Comings-Thibault requested District Counsel send a letter to resident throwing fire waste into pond.

B. BrightView

Mr. Economos presented the BrightView Report and asked for comments or questions.

Discussion ensued.

C. DPFG Operations Report

Ms. Comings-Thibault presented the DPFG Operations Report

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Approval of Minutes of April 12, 2018 Meeting

B. Acceptance of Unaudited March 2018 Financial Statements

On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board approved **Items A & B** for the Stonebrier Community Development District.

FIFTH ORDER OF BUSINESS – Regular Agenda

A. Consideration of Proposals for Round-a-Bout Enhancements

Ms. Comings-Thibault presented Proposals for Round-a-Bout Enhancements and asked for comments or questions.

Discussion ensued.

On a MOTION by Ms. Medina, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board approved the Tim Reed Electric Proposal - \$3,575.18 for the Stonebrier Community Development District.

On a MOTION by Ms. Medina, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board approved the BrightView Proposal - Directional Bore - \$3,600 for the Stonebrier Community Development District.

On a MOTION by Ms. Medina, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board approved the BrightView Round-A-Bout Proposal, not to exceed \$7,000, for the Stonebrier Community Development District.

B. BrightView Discussion Items

- Berm along County Line – Detail Requested
- Bike Rack Irrigation
- Woodside Sign

Discussion ensued.

C. Presentation of Hillsborough County Supervisor of Elections Registered Voter Count – 977

Ms. Comings-Thibault presented the Hillsborough County Supervisor of Elections Registered Voter Count – 977.

D. Discussion of Entrance Damages Caused by Decorating Elves

Ms. Comings-Thibault presented Discussion of Entrance damages caused by Decorating Elves.

On a MOTION by Ms. Medina, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board approved the Home Repair Solutions Proposal - \$540.25 to repair damage caused by Decorating Elves for the Stonebrier Community Development District.

E. Discussion Sweetgrass Pond Drain Pipe Rocks

On a MOTION by Mr. Cornelius, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board ratified the Sweetgrass Pond Drain Pipe Proposal - \$500 for the Stonebrier Community Development District.

F. Discussion of Neighborhood Meeting Sign

Ms. Comings-Thibault presented Discussion of Neighborhood Meeting Sign.

Discussion ensued. District Manager will check on warranty.

G. Discussion of Cleaned Graffiti

Ms. Comings-Thibault presented Discussion of Cleaned Graffiti.

No action was taken on this item.

H. Discussion of Alligator Removal

Ms. Comings-Thibault presented Discussion of Alligator Removal.

No action was taken on this item.

I. Sandhurst Lighting Proposals

Ms. Comings-Thibault presented Sandhurst Lighting Proposals

- BrightView - \$997
- Tim Reed - \$440.30
- JC Lighting – \$450 (*to be distributed*)

Discussion ensued.

This item was tabled.

J. Discussion of FY 2018/2019 Proposed Budget & Capital Projects

Ms. Comings-Thibault presented discussion of FY 2018/2019 Proposed Budget & Capital Projects and asked for comments or questions.

- Bike Project – 9 or 11 Bike Capacity
- BrightView Bike Project Estimates
 - a. Mulch and Bike Rack Install - \$984.17
 - b. Bike Rack Landscape Buffers

K. Fast Signs

On a MOTION by Ms. Medina, SECONDED by Mr. Vide, WITH ALL IN FAVOR, the Board approved the Fast Signs (4) - \$348.67 for the Stonebrier Community Development District.

Mr. Cornelius will get list of areas for signs.

L. Monument Pressure Wash – Sweetgrass at Waterbridge

On a MOTION by Ms. Medina, SECONDED by Mr. Cornelius, WITH ALL IN FAVOR, the Board approved the Monument Pressure Wash – Sweetgrass at Waterbridge, not to exceed \$1,750, for the Stonebrier Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Manager

There being none, next item followed.

B. District Counsel

There being none, next item followed.

B. District Engineer

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Cornelius, SECONDED by Mr. Campbell, WITH ALL IN FAVOR, the Board adjourned the meeting for the Lakeshore Ranch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 4

Stonebrier Community Development District

Financial Statements
(Unaudited)

Preliminary

Period Ending
April 30, 2018

Stonebrier CDD
Balance Sheet
April 30, 2018

	GENERAL FUND	DEBT SERVICE FUND 2016	TOTAL
<u>ASSETS:</u>			
CASH	\$ 64,711	\$ -	\$ 64,711
INVESTMENTS:			
MMK ACCOUNT	505,906	-	505,906
12-MO CD	100,673	-	100,673
REVENUE	-	464,327	464,327
RESERVE	-	223,669	223,669
COST OF ISSUANCE	-	-	-
PREPAYMENT	-	2	2
DUE FROM OTHER FUNDS	-	6,041	6,041
ACCOUNTS RECEIVABLE	-	-	-
ASSESSMENTS RECEIVABLE	- (a)	- (a)	-
DEPOSITS	1,055	-	1,055
PREPAID ITEMS	-	-	-
TOTAL ASSETS	\$ 672,345	\$ 694,039	\$ 1,366,384
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$ 2,576	\$ -	\$ 2,576
DUE TO OTHER FUNDS	6,041	-	6,041
CUSTOMER DEPOSIT	428	-	428
<u>FUND BALANCE:</u>			
NON SPENDABLE (Deposits)	1,055	-	1,055
ASSIGNED:			
OPERATING CAPITAL	84,261	-	84,261
RENEWAL & REPLACEMENT FY 2015	89,056	-	89,056
RENEWAL & REPLACEMENT FY 2016	91,283	-	91,283
RENEWAL & REPLACEMENT FY 2017	93,566	-	93,566
RENEWAL & REPLACEMENT FY 2018	95,905	-	95,905
DECREASE IN RENEWAL & REPLACEMENT	(93,714)		(93,714)
UNASSIGNED	301,888	-	301,888
RESERVED FOR DEBT SERVICE	-	694,039	694,039
TOTAL LIABILITIES & FUND BALANCE	\$ 672,345	\$ 694,039	\$ 1,366,384

a) Created a receivable at BOY against which all tax receipts are credited to.

The footnotes contained in the monthly financial statements are intended to provide additional information with respect to specific District transactions. This is in no way intended to represent a complete list of the notes that would be required to be presented in accordance with generally accepted accounting principles. See the year-end District audit for additional information.

Stonebrier CDD
General Fund
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2017 through April 30, 2018

	FY 2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENT - ON ROLL	\$ 438,053	\$ 438,053	\$ 444,824 (a)	\$ 6,771
FUND BALANCE FORWARD	66,089	-	-	-
INTEREST REVENUE	-	-	1,521	1,521
MISCELLANEOUS REVENUE	-	-	1,275	1,275
ASSESSMENT DISCOUNT	-	-	-	-
TOTAL REVENUE	504,142	438,053	447,620	9,567
EXPENDITURES				
ADMINISTRATIVE:				
BOARD OF SUPERVISORS SALARIES	12,000	7,000	5,600	1,400
PAYROLL TAXES - FICA & FUTA	918	536	428	108
PAYROLL SERVICE FEE	650	379	403	(24)
MANAGEMENT CONSULTING SERVICES	31,375	18,302	18,302	-
GENERAL ADMINISTRATIVE	3,765	2,196	2,196	-
AUDITING	2,500	-	-	-
ASSESSMENT ADMINISTRATION	6,800	6,800	6,800	-
MISCELLANEOUS (print & bind, mtg rm, bank fees, misc supplies)	250	146	822	(676)
REGULATORY AND PERMIT FEES	175	175	175	-
LEGAL ADVERTISEMENTS	1,000	583	572	11
ENGINEERING SERVICES	7,500	4,375	373	4,002
LEGAL SERVICES	20,000	11,667	6,107	5,560
WEBSITE DEVELOPMENT & HOSTING	1,680	980	920	60
LIABILITY INSURANCE	6,700	6,700	7,453	(753)
MISCELLANEOUS SERVICES	500	292	-	292
TOTAL ADMINISTRATIVE	95,813	60,130	50,151	9,979
DEBT SERVICE ADMINISTRATION:				
TRUSTEE FEES	3,718	-	-	-
DISSEMINATION AGENT	1,500	1,500	1,500	-
ARBITRAGE	500	500	500	-
TRUST FUND ACCOUNTING	3,660	2,135	2,135	-
TOTAL DEBT SERVICE ADMINISTRATION	9,378	4,135	4,135	-
FIELD OPERATIONS:				
PROPERTY TAXES (Streetlights)	15,000	15,000	16,621	(1,621)
ENTRY WALLS & MAINTENANCE	3,500	2,042	-	2,042
ELECTRICITY	12,500	7,292	4,221	3,071
POND & LAKE MAINTENANCE	20,016	11,676	12,584	(908)
MITIGATION MONITORING	2,200	1,681	2,300	(619)
MITIGATION MAINTENANCE	4,400	2,200	2,200	-
LANDSCAPE MAINTENANCE	139,890	81,603	87,395	(5,793)
LANDSCAPE RENEW & REPLENISHMENT	10,000	9,038	9,038	-
LANDSCAPE IRRIGATION	8,600	4,408	4,408	-
MISC FIELD EXP - REPAIRS, PRESSURE WASH & OTHER MISC	12,908	7,530	1,653	5,877
HOLIDAY DECORATIONS	10,000	8,725	8,725	-
SECURITY PATROL	11,520	6,720	-	6,720
CAPITAL PROJECTS (Lighting , Pond & Irrigation)	50,000	37,716	37,716	-
CONTINGENCY	2,512	695	695	-
TOTAL FIELD OPERATIONS	303,046	196,325	187,556	8,769
TOTAL EXPENDITURES BEFORE FUND BALANCE RESERVE	408,237	260,590	241,842	18,748
RENEWAL & REPLACEMENT RESERVE - (Well Drilling, Pond Erosion)				
	95,905	66,994	66,994	-
TOTAL EXPENDITURES	504,142	327,584	308,836	18,748
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	110,469	138,784	28,315
FUND BALANCE - BEGINNING	524,607	524,607	524,517	524,517
INC. IN RESERVE FOR R&R	95,905	66,994	-	-
FUND BALANCE FORWARD	(66,089)	-	-	-
FUND BALANCE - ENDING	\$ 554,423	\$ 702,070	\$ 663,301	\$ 571,579

a) Annual Budget reported at Gross, Prorated Budget adjusted to Net and Actual is reported at Net. Prorated Budget is adjusted to net and reflects the following percentage of the Annual Budget for the respective reporting period: November = 10%, December = 60%, January = 70%, February = 80%, March = 90% and April = 100%. Assessments become delinquent on April 1st.

Renewal & Replacement (Reserve)		
FY 2015	\$	89,056.00
FY 2016	\$	91,283.00
FY 2017	\$	93,566.00
FY 2018	\$	95,905.00
Irrigation	\$	(14,425.00)
Erosion	\$	(12,295.00)
FY 2018 Well Drilling	\$	(19,994.00)
FY 2018 Erosion	\$	(47,000.00)
Total	\$	276,096.00

Stonebrier CDD
Series 2016 Debt Service
Statement of Revenue, Expenses and Changes in Fund Balance
For the period from October 1, 2017 through April 30, 2018

	FY 2018 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
ASSESSMENTS ON-ROLL	\$ 484,171	\$ 445,437	\$ 454,249	\$ 8,812
INTEREST - INVESTMENTS	-	-	510	510
DISCOUNT (ASSESSMENT)	(19,367)	-	-	-
TOTAL REVENUE	464,804	445,437	454,759	9,322
EXPENDITURES				
COUNTY COLLECTION FEES (ASSESSMENT)	19,367	-	-	-
INTEREST EXPENSE	207,438	-	-	-
PRINCIPAL RETIREMENT - MAY 1, 2017	240,000	-	-	-
COST OF ISSUANCE	-	-	-	-
TOTAL EXPENDITURES	466,805	-	-	-
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(2,001)	445,437	454,759	9,322
FUND BALANCE - BEGINNING	-	-	239,279	239,279
LESS FUND BALANCE FORWARD	-	-	-	-
FUND BALANCE - ENDING	\$ (2,001)	\$ 445,437	\$ 694,038	\$ 248,601

a) Assessments on-roll budget reported at gross, budget year-to-date adjusted to net and actual assessments collected reported at net pending reconciliation of discount

Stonebrier CDD
Bank Reconciliation - Operating Account
April 30, 2018

	Bank United
	<hr/>
Balance Per Bank Statement	\$ 65,354.82
Less: Outstanding Checks	(644.21)
<i>Adjusted Bank Balance</i>	<hr/> \$ 64,710.61 <hr/>
Beginning Cash Balance Per Books	\$ 59,502.73
Deposits	50,006.98
Cash Disbursements	(44,799.10)
<i>Balance Per Books</i>	<hr/> \$ 64,710.61 <hr/>

STONEBRIER CDD
CHECK REGISTER
FY2018

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSITS	DISBURSMTS	BANK BALANCE
		Bank United Balance as of 9-30-2017				60,423.23
10/01/2017	1077	DPFG MANAGEMENT CONSULTING, LLC	CDD Mgmt - October & Special Assessment - FY 2018		10,033.33	50,389.90
10/01/2017	1078	DPFG MANAGEMENT CONSULTING, LLC	Dissemination		1,500.00	48,889.90
10/02/2017	1080	EGIS INSURANCE & RISK ADVISORS	Insurance FY 2018		7,399.00	41,490.90
10/02/2017	1081	DECORATING ELVES	Holiday Lighting (Deposit)		2,913.75	38,577.15
10/06/2017	1082	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - October		1,768.00	36,809.15
10/06/2017	1083	BRIGHTVIEW LANDSCAPE SERVICES	Storm Clean Up		1,307.70	35,501.45
10/06/2017	1084	HOPPING GREEN & SAMS, P.A.	Legal Svcs - August		3,432.92	32,068.53
10/06/2017	1085	TAMPA BAY TIMES	Legal Ad		376.00	31,692.53
10/06/2017	1086	US BANK	Trustee Fees Series 2016		3,717.38	27,975.15
10/06/2017	1087	VENTURESIN.COM, INC.	Web Site Hosting - October		80.00	27,895.15
10/06/2017	1088	EGIS INSURANCE & RISK ADVISORS	Insurance FY 2018 - Monument		54.00	27,841.15
10/18/2017	ACH10182017	PAYCHEX	P/R Fees		65.50	27,775.65
10/18/2017	10034DD	ANALINA MEDINA	BOS Mtg - 10/12/17		184.70	27,590.95
10/18/2017	10033DD	BRADLEY CORNELIUS	BOS Mtg - 10/12/17		184.70	27,406.25
10/18/2017	10035DD	EMMANUEL RAMOS	BOS Mtg - 10/12/17		184.70	27,221.55
10/18/2017	ACH10182017	PAYCHEX	BOS Mtg - 10/12/17		91.80	27,129.75
10/24/2017	1089	TAMPA ELECTRIC	Electricity		533.05	26,596.70
10/24/2017	1090	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - October		12,162.47	14,434.23
10/24/2017	1091	ECOLOGICAL CONSULTANTS, INC	Semi Annual Monitoring (12th)		1,700.00	12,734.23
10/24/2017	1092	HEIDT DESIGN, LLC	Engineering Svcs - September		877.50	11,856.73
10/31/2017	ACH10312017	GOOGLE INC	10/1-10/31 - E-mail		60.00	11,796.73
10/31/2017		BANK UNITED	Interest	4.48		11,801.21
10/31/2017		Bank United		4.48	48,626.50	11,801.21
11/01/2017	1093	DPFG MANAGEMENT CONSULTING, LLC	CDD Mgmt - November		3,233.33	8,567.88
11/13/2017	1007	Stonebrier	Transfer to Operating	50,000.00		58,567.88
11/14/2017	1094	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - November		1,768.00	56,799.88
11/14/2017	1095	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - October (New contract addition)		322.53	56,477.35
11/14/2017	1096	DOUG BELDEN, TAX COLLECTOR	Non-Ad Valorem Assessments		16,620.64	39,856.71
11/14/2017	1097	HOPPING GREEN & SAMS, P.A.	Legal Svcs - September		1,187.50	38,669.21
11/14/2017	1098	FLORIDA DEPT OF ECONOMIC OPPORTUNIT	Annual Filing - FY 2018		175.00	38,494.21
11/14/2017		CROCKETTS TOWING	Damage Plants	426.70		38,920.91
11/15/2017	1099	HEIDT DESIGN, LLC	Engineering Svcs - May		175.00	38,745.91
11/15/2017	ACH11152017	PAYCHEX	P/R Fee		90.71	38,655.20
11/15/2017	10037DD	ANALINA MEDINA	BOS Mtg - 11/9/17		184.70	38,470.50
11/15/2017	10038DD	AVELINO VIDE	BOS Mtg - 11/9/17		183.87	38,286.63
11/15/2017	ACH11152017	PAYCHEX	BOS Mtg - 11/9/17		92.63	38,194.00
11/15/2017	10036DD	ZACHERY CAMPBELL	BOS Mtg - 11/9/17		184.70	38,009.30
11/16/2017	1100	ACCURATE DRILLING SOLUTIONS	Well Drilling		19,993.62	18,015.68
11/16/2017	1101	STONEBRIER CDD	Tax Collection Distribution c/o US Bank		2,956.75	15,058.93
11/17/2017	1102	TAMPA ELECTRIC	10/6-11/6 - Electricity		584.36	14,474.57
11/17/2017	1008	Stonebrier	Transfer to Operating	50,000.00		64,474.57
11/20/2017	1103	BRIGHTVIEW LANDSCAPE SERVICES	Irrigation Repairs		139.00	64,335.57
11/20/2017	1104	DECORATING ELVES	Holiday Decorations - Final Bill		5,411.25	58,924.32
11/20/2017		PAYCHEX	Paychex Refund on Inv 2017111301	35.21		58,959.53
11/22/2017	1105	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - November		12,485.00	46,474.53
11/22/2017	1106	VENTURESIN.COM, INC.	Web Site Hosting - November		80.00	46,394.53
11/30/2017	ACH11302017	GOOGLE INC	11/1-11/30 - Email		60.00	46,334.53
11/30/2017		BANK UNITED	Interest	6.73		46,339.66
11/30/2017		Bank United		100,467.04	65,928.59	46,339.66
12/01/2017	1107	DPFG MANAGEMENT CONSULTING, LLC	CDD Mgmt - December		3,233.33	43,106.33
12/01/2017	1108	TECHNICAL PUMP SERVICE	Irrigation Well #3		1,500.00	41,606.33
12/01/2017		PAYCHEX	Paychex Refund	35.21		41,641.54
12/12/2017	1109	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - December		1,768.00	39,873.54
12/12/2017	1110	DECORATING ELVES	Holiday Decorations (Vandalized/Taken)		400.00	39,473.54
12/12/2017	1111	HOPPING GREEN & SAMS, P.A.	Legal Svcs - October		1,355.00	38,118.54
12/12/2017	1112	VENTURESIN.COM, INC.	Web Site Hosting - December		80.00	38,038.54
12/15/2017	1113	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - December & Soil/Sod		12,911.70	25,126.84
12/15/2017	1114	TAMPA ELECTRIC	11/7-12/5 - Electricity		302.50	24,824.34
12/18/2017	ACH12182017	PAYCHEX	P/R Fee		55.50	24,768.84
12/18/2017	10041DD	ANALINA MEDINA	BOS Mtg - 12/14/17		184.70	24,584.14
12/18/2017	10042DD	AVELINO VIDE	BOS Mtg - 12/14/17		183.87	24,400.27
12/18/2017	10040DD	BRADLEY CORNELIUS	BOS Mtg - 12/14/17		184.70	24,215.57
12/18/2017	ACH12182017	PAYCHEX	BOS Mtg - 12/14/17		123.23	24,092.34
12/18/2017	10039DD	ZACHERY CAMPBELL	BOS Mtg - 12/14/17		184.70	23,907.64
12/28/2017	1115	TAMPA PRINT SERVICES, INC.	Mass Mailing		695.27	23,212.37
12/31/2017	ACH12312017	GOOGLE INC.	12/1-12/31 - Email		60.00	23,152.37
12/31/2017		BANK UNITED	Interest	5.12		23,157.49
12/31/2017		Bank United		40.33	23,222.50	23,157.49
01/01/2018	1116	DPFG MANAGEMENT CONSULTING, LLC	CDD Mgmt - January		3,233.33	19,924.16
01/01/2018	1118	TAMPA ELECTRIC	11/4-12/5 - Electricity		222.79	19,701.37
01/02/2018	1119	BRIGHTVIEW LANDSCAPE SERVICES	Repair Well #1 (replace galvanized Tee) & Backflow Replacement Well #1		1,314.50	18,386.87
01/19/2018	ACH01192018	PAYCHEX	P/R Fee		85.50	18,301.37
01/19/2018	10044DD	ANALINA MEDINA	BOS Mtg - 1/11/18		184.70	18,116.67
01/19/2018	10046DD	AVELINO VIDE	BOS Mtg - 1/11/18		184.70	17,931.97
01/19/2018	10045DD	EMMANUEL RAMOS	BOS Mtg - 1/11/18		184.70	17,747.27
01/19/2018	ACH01192018	PAYCHEX	BOS Mtg - 1/11/18		122.40	17,624.87
01/19/2018	10043DD	ZACHERY CAMPBELL	BOS Mtg - 1/11/18		184.70	17,440.17
01/23/2018	1121	GNP SERVICES, CPA	Arbitrage Series 2016		500.00	16,940.17
01/23/2018	1122	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - January		1,820.00	15,120.17
01/23/2018	1123	BRIGHTVIEW LANDSCAPE SERVICES	Mulch Tree Rings		3,600.00	11,520.17
01/23/2018	1124	VENTURESIN.COM, INC.	Web Site Hosting - January		80.00	11,440.17
01/31/2018	ACH01312018	GOOGLE INC.	1/1-1/31 - Email		60.00	11,380.17
01/31/2018		BANK UNITED	Interest	2.35		11,382.52
1/31/2018		Bank United		2.35	11,777.32	11,382.52
02/01/2018	1125	DPFG MANAGEMENT CONSULTING, LLC	CDD Mgmt - February		3,233.33	8,149.19
02/02/2018	1126	TAMPA ELECTRIC	12/6-1/5 - Electric		803.96	7,345.23
02/05/2018		DECORATING ELVES.	Refund	104.00		7,449.23
02/08/2018	02082018	Stonebrier CDD.	Transfer to Operating	50,000.00		57,449.23
02/08/2018	1128	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - February		1,820.00	55,629.23
02/08/2018	1129	HOPPING GREEN & SAMS, P.A.	Legal Svcs - November		995.50	54,633.73
02/08/2018	1130	Reed Electric, LLC	Irrigation Power Circuit		264.12	54,369.61
02/08/2018	1131	VENTURESIN.COM, INC.	Web Site Hosting - February		80.00	54,289.61
02/12/2018	1132	Stonebrier HOA	Install Camera		695.00	53,594.61
02/12/2018	1133	Kirby Built	Bike Rack		512.89	53,081.72
02/15/2018		Mark Gonzalez	Damaged grass & irrigation heads	848.65		53,930.37
02/15/2018	ACH02152018	PAYCHEX	P/R Fee		55.50	53,874.87

STONEBRIER CDD
CHECK REGISTER
FY2018

DATE	CK NO.	PAYEE	DESCRIPTION	DEPOSITS	DISBURSMTS	BANK BALANCE
02/15/2018	10049DD	ANALINA MEDINA	BOS Mtg - 2/8/18		184.70	53,690.17
02/15/2018	10051DD	AVELINO VIDE	BOS Mtg - 2/8/18		184.70	53,505.47
02/15/2018	10048DD	BRADLEY CORNELIUS	BOS Mtg - 2/8/18		184.70	53,320.77
02/15/2018	10050DD	EMMANUEL RAMOS	BOS Mtg - 2/8/18		184.70	53,136.07
02/15/2018	ACH02152018	PAYCHEX	BOS Mtg - 2/8/18		153.00	52,983.07
02/15/2018	10047DD	ZACHERY CAMPBELL	BOS Mtg - 2/8/18		184.70	52,798.37
02/23/2018	1134	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - January		12,485.00	40,313.37
02/23/2018	1135	HEIDT DESIGN, LLC	Engineering Svcs - January		197.50	40,115.87
02/23/2018	1136	TAMPA ELECTRIC	1/6-2/5 - Electricity		788.99	39,326.88
02/28/2018		BANK UNITED	Interest	4.99		39,331.87
2/28/2018		Bank United		50,957.64	23,008.29	39,331.87
03/01/2018	1137	DPFG MANAGEMENT CONSULTING, LLC	CDD Mgmt - March		3,233.33	36,098.54
03/12/2018	03122018	Stonebrier CDD.	Transfer to Operating	75,000.00		111,098.54
03/13/2018	1138	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - March		1,820.00	109,278.54
03/13/2018	1139	BRIGHTVIEW LANDSCAPE SERVICES	Sod Removal & Install, Landscape Maint- Feb,Landscape Replacements		47,291.32	61,987.22
03/13/2018	1140	ECOLOGICAL CONSULTANTS, INC	Wetland Maint - Otrly		1,100.00	60,887.22
03/13/2018	1141	GHD, INC	Pond Erosion		47,000.00	13,887.22
03/13/2018	1142	HOPPING GREEN & SAMS, P.A.	Legal Svcs - December		910.50	12,976.72
03/13/2018	1143	VENTURESIN.COM, INC.	Website Hosting - March		80.00	12,896.72
03/13/2018	ACH03132018	PAYCHEX	P/R Fee		55.50	12,841.22
03/13/2018	10052DD	ZACHERY CAMPBELL	BOS Mtg - 3/8/18		184.70	12,656.52
03/13/2018	10053DD	BRADLEY CORNELIUS	BOS Mtg - 3/8/18		184.70	12,471.82
03/13/2018	10054DD	ANALINA MEDINA	BOS Mtg - 3/8/18		184.70	12,287.12
03/13/2018	10056DD	AVELINO VIDE	BOS Mtg - 3/8/18		184.70	12,102.42
03/13/2018	10055DD	EMMANUEL RAMOS	BOS Mtg - 3/8/18		184.70	11,917.72
03/13/2018	ACH03132018	PAYCHEX	BOS Mtg - 3/8/18		153.00	11,764.72
03/16/2018	1144	ACCURATE DRILLING SOLUTIONS	Pump Svcs - Well #4		1,652.88	10,111.84
03/16/2018	03162018	Stonebrier CDD.	Transfer to Operating	50,000.00		60,111.84
03/19/2018	1145	HEIDT DESIGN, LLC	Engineering Svcs - February		175.00	59,936.84
03/20/2018	ACH03202018	Deluxe Business Sys	Checks		127.43	59,809.41
03/22/2018	1146	BRIGHTVIEW LANDSCAPE SERVICES	Irrigation Repairs		255.00	59,554.41
03/31/2018	ACH03312018	GOOGLE INC.	3/1-3/31 - Email		60.00	59,494.41
03/31/2018		BANK UNITED	Interest	8.32		59,502.73
3/31/2018		Bank United		125,008.32	104,837.46	59,502.73
04/01/2018	1147	DPFG MANAGEMENT CONSULTING, LLC	CDD Mgmt - April		3,233.33	56,269.40
04/01/2018	1148	BRIGHTVIEW LANDSCAPE SERVICES	Plants		1,479.56	54,789.84
04/01/2018	1149	TAMPA ELECTRIC	2/6-3/6 - Electricity		678.91	54,110.93
04/13/2018	1150	AQUATIC SYSTEMS, INC.	Lake & Pond Maint - April		1,820.00	52,290.93
04/13/2018	1151	BRIGHTVIEW LANDSCAPE SERVICES	Pine Bark Nuggets; Sol/Grass/irr, Plants		20,625.39	31,665.54
04/13/2018	1152	HOPPING GREEN & SAMS, P.A.	Legal Svcs - Jan - Feb		2,846.00	28,819.54
04/13/2018	1153	BRIGHTVIEW LANDSCAPE SERVICES	Landscape Maint - April		12,485.00	16,334.54
04/17/2018	ACH04172018	PAYCHEX	P/R Fee		65.50	16,269.04
04/17/2018	10059DD	ANALINA MEDINA	BOS Mtg - 4/12/18		184.70	16,084.34
04/17/2018	10060DD	AVELINO VIDE	BOS Mtg - 4/12/18		184.70	15,899.64
04/17/2018	10058DD	BRADLEY CORNELIUS	BOS Mtg - 4/12/18		184.70	15,714.94
04/17/2018	ACH04172018	PAYCHEX	BOS Mtg - 4/12/18		122.40	15,592.54
04/17/2018	10057DD	ZACHERY CAMPBELL	BOS Mtg - 4/12/18		184.70	15,407.84
04/20/2018	1154	TAMPA ELECTRIC	3/7-4/5 - Electricity		644.21	14,763.63
04/20/2018	05202018	Stonebrier CDD.	Transfer To Operating	50,000.00		64,763.63
04/30/2018	ACH04302018	GOOGLE INC.	4/1-4/30 - Email		60.00	64,703.63
04/30/2018		BANK UNITED	Interest	6.98		64,710.61
4/30/2018		Bank United		50,006.98	44,799.10	64,710.61

EXHIBIT 5

CHANGE ORDER #6650234

DATE: June 4, 2018

PROJECT: Stonebrier Community Development District
OWNER: Stonebrier Community Development District
CONTRACTOR: Brightview Landscape Services, Inc.

The Contract (defined below) is modified as follows:

- This Change Order is subject to the terms of that "Agreement for the Provision of Landscape Maintenance Services by and between the Stonebrier Community Development District and Brightview Landscape Services, Inc." dated February 1, 2015 ("**Contract**").
- The scope of services under the Contract is hereby amended to additionally include the services described in the proposal attached hereto as **Exhibit A**, and at a price \$ 218.50. **Exhibit A** shall be incorporated herein only to the extent that it states the scope of services for the additional labor and materials to be provided under this Change Order, and the price thereof, but otherwise no other provisions of **Exhibit A** shall be incorporated herein.
- Except as expressly stated herein, the Contract shall continue in full force and effect according to its terms. To the extent that there is any conflict between this Change Order and the Contract, this Change Order shall control.

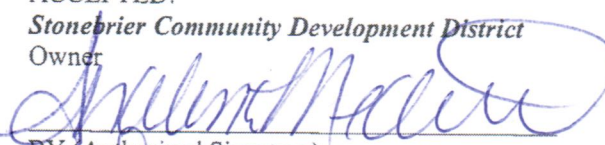
(NOT VALID UNTIL SIGNED BY OWNER & CONTRACTOR)

ACCEPTED:

Stonebrier Community Development District
Owner

BY (Authorized Signature)

DATE

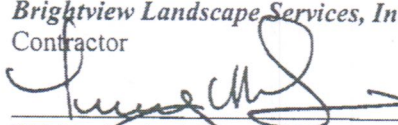

June 4, 2018

ACCEPTED:

Brightview Landscape Services, Inc.
Contractor

BY (Authorized Signature)

DATE June 4, 2018



Proposal for Extra Work at Stonebrier

Property Name Stonebrier
Property Address 3110 Mapleridge Drive
Lutz, FL 33558

Contact Patricia Comings-Thibault
To Stonebrier CDD
Billing Address c/o DPG 250 International Pkwy Ste 280
Lake Mary, FL 32746

Project Name Stonebrier CDD
Project Description Lateral line repair

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	PVC Repair - Lateral Line 1-1/2" to 2" Zone #4 clock # 2 at Waterbridge County line entrance.	\$163.50	\$163.50
1.00	HOURL	Labor - Irrigation Technician Clean up side walks due sand from broken lateral	\$55.00	\$55.00

For internal use only

SO# 6650234
JOB# 342200088
Service Line 150

Total Price \$218.50

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

EXHIBIT 6

RESOLUTION 2018 - 02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEBRIER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Stonebrier Community Development District (“**Board**”) prior to June 15, 2018, proposed budgets for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. **BUDGETS APPROVED.** The budgets proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budgets to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved budgets on the District’s website at least two days before the budget hearing date as set forth in Section 2. If the District does not yet have its own website, the District’s Secretary is directed to transmit the approved budgets to the manager or administrator of Hillsborough County for posting on its website.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 14th DAY OF June 2018.

ATTEST:

**STONEBRIER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____
Its:_____

STATEMENT 1
STONEBRIER CDD
PROPOSED BUDGET FOR FY 2019
GENERAL FUND (O&M)

	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 ACTUAL	2017 ACTUAL	FY 2018 ADOPTED	FY 2018 YTD - MARCH 28	FY 2019 PROPOSED	VARIANCE 2018 TO 2019
I. REVENUE								
SPECIAL ASSESSMENTS ON-ROLL (NET)	\$ 378,005	\$ 351,777	\$ 403,140	\$ 435,798	\$ 438,053	\$ 438,909	\$ 438,053	\$ -
SPECIAL ASSESSMENTS OFF-ROLL-Developer (Net)	-	-	-	-	-	-	-	-
SPECIAL ASSESSMENTS FOR RESERVES	-	14,525	-	-	-	-	-	-
CONTINGENCY CARRYFORWARD (FY 2009 - FY 2014)	-	93,797	-	-	-	-	-	-
ASSESSMENT EXTRA FEES	-	-	-	2,811	-	-	-	-
INTEREST	103	-	470	2,769	-	1,083	-	-
MISCELLANEOUS	-	4,120	75	1,073	-	1,275	-	-
FUND BALANCE FORWARD	-	710	-	-	66,089	-	85,052	18,963
DISCOUNTS	-	-	-	-	-	-	-	-
TOTAL REVENUE	378,108	464,929	403,685	442,451	504,142	441,267	523,105	18,963
II. EXPENDITURES								
ADMINISTRATIVE								
SUPERVISOR COMPENSATION	3,200	8,600	12,800	11,000	12,000	3,800	12,000	-
PAYROLL TAXES	264	710	979	842	918	291	918	-
PAYROLL SERVICES	1,217	808	726	663	650	282	750	100
MANAGEMENT CONSULTING SERVICES	30,000	30,000	31,375	31,375	31,375	15,688	31,380	5
GENERAL ADMINISTRATIVE	3,600	3,600	3,765	3,765	3,765	1,883	3,765	-
GENERAL MASS MAILING	756	-	1,110	909	-	695	1,000	1,000
AUDITING	3,500	3,600	3,700	2,380	2,500	-	2,600	100
ASSESSMENT ADMINISTRATION	6,500	6,500	6,800	6,800	6,800	6,800	6,800	-
COUNTY ASSESSMENT COLLECTION FEES - 4%	-	-	-	-	-	-	-	-
MISCELLANEOUS (Bank Service Fees & Reserve Study)	-	1,555	312	71	250	-	250	-
REGULATORY AND PERMIT FEES	175	175	175	175	175	175	175	-
LEGAL ADVERTISEMENTS	865	759	2,040	1,092	1,000	-	1,500	500
ENGINEERING SERVICES	1,100	1,198	14,777	4,300	7,500	373	6,500	(1,000)
LEGAL SERVICES	35,029	31,461	30,687	33,279	20,000	3,261	20,000	-
WEBSITE DEVELOPMENT AND HOSTING	-	-	1,681	980	1,680	719	1,680	-
EMAIL	-	-	-	720	-	-	-	-
INSURANCE	5,665	5,665	5,665	6,035	6,700	7,453	8,139	1,439
MISCELLANEOUS SERVICES	-	-	1,364	-	500	-	500	-
TOTAL ADMINISTRATIVE	91,871	94,631	117,956	104,386	95,813	41,420	97,957	2,144
DEBT SERVICE ADMINISTRATION								
TRUSTEE FEES	3,180	3,717	3,717	3,717	3,718	-	3,718	-
DISSEMINATION AGENT	1,500	1,500	1,500	5,000	1,500	1,500	1,500	-
ARBITRAGE	1,000	500	3,660	500	500	500	500	-
TRUST FUND ACCOUNTING	3,500	3,500	-	3,660	3,660	1,830	3,660	-
TOTAL DEBT SERVICE ADMINISTRATION	9,180	9,217	8,877	12,877	9,378	3,830	9,378	-
FIELD OPERATIONS								
PROPERTY TAXES (Streetlights)	14,490	14,490	14,490	14,497	15,000	16,621	17,000	2,000
ENTRY & WALLS MAINTENANCE	-	300	-	-	3,500	-	3,500	-
ELECTRICITY - (IRRIGATION SYSTEM)	8,748	7,572	6,258	7,328	12,500	2,897	9,500	(3,000)
POND & LAKE MAINTENANCE	18,816	18,718	17,766	19,816	20,016	10,764	24,840	4,824
MITIGATION MONITORING	1,915	2,300	1,200	600	2,200	600	2,200	-
MITIGATION MAINTENANCE	3,300	3,300	-	2,200	4,400	2,200	4,400	-
LANDSCAPE MAINTENANCE	139,080	155,838	154,558	146,340	139,890	62,425	149,820	9,930
LANDSCAPE REPLISHMENT	13,926	39,545	1,730	10,536	10,000	33,867	10,000	-
LANDSCAPE IRRIGATION	709	5,507	2,152	7,532	8,600	3,338	8,600	-
MISC REPAIRS & PRESSURE WASHING	1,100	16,955	6,904	10,110	12,908	-	12,908	-
SIGNAGE	-	1,446	2,177	-	-	-	-	-
HOLIDAY DECORATIONS	-	-	1,597	8,916	10,000	8,725	10,000	-
SECURITY	-	-	-	-	11,520	695	7,700	(3,820)
CAPITAL PROJECTS	-	4,809	50,327	29,200	50,000	4,113	50,000	-
MISC FIELD EXPENSE (RESERVE STUDY in FY 2019)	-	-	2,269	1,166	-	-	5,000	5,000
CONTINGENCY	-	-	-	-	2,512	-	2,000	(512)
PUMP REPAIRS	-	-	-	95	-	1,653	-	-
POND & WELL REPAIRS - RESERVES	-	-	-	22,000	-	19,994	-	-
EROSION CONTROL - RESERVE & REPLACEMENT	-	-	-	14,900	-	47,000	-	-
PALM & OAK TREE TRIMMING - APPROVED FY 2016	-	-	-	25,042	-	-	-	-
TOTAL FIELD OPERATIONS	202,084	270,780	261,428	320,278	303,046	214,892	317,468	14,422
RENEWAL & REPLACEMENT RESERVE (WELL PUMP 2)								
	-	74,531	-	5,000	95,905	-	98,302	2,397
TOTAL EXPENDITURES	303,135	449,159	388,261	442,541	504,142	260,142	523,105	18,963
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	74,973	15,770	15,424	(90)		181,125		
FUND BALANCE - BEGINNING	452,234	527,207	509,186	524,607	524,517		554,333	
Increase in Reserve for Renewal & Replacement	-	74,531	91,283	-	95,905	-	98,302	
Decrease Contingency CarryForward/Fund Balance Forward	-	(93,797)	(91,286)	-	(66,089)	-	(85,052)	
FB APPROPRIATED - RESERVE & REPLACEMENT	-	(14,525)	-	-	-	-	-	
FUND BALANCE - ENDING	\$ 527,207	\$ 509,186	\$ 524,607	\$ 524,517	\$ 554,333	\$ 181,125	\$ 567,583	\$ -

FUND BALANCE APPROPRIATION	
One Quarter Operating Capital	\$ 79,367 (not inclusive of renewal & replace)
FY 2015 Reserve for Renewal & Replacement	89,056
FY 2016 Reserve for Renewal & Replacement	91,283
FY 2017 Reserve for Renewal & Replacement	93,566
FY 2018 Reserve for Renewal & Replacement	95,905
FY 2019 Reserve for Renewal & Replacement	98,302
Irrigation	(14,425)
Erosion	(67,495)
Wells	(24,994)
Unassigned Fund Balance	127,018
	<u>\$ 567,583</u>

**STATEMENT 2
STONEBRIER CDD
GENERAL FUND (O&M)
PROPOSED BUDGET FY 2019**

1. O&M ASSESSMENT ALLOCATION - If "All" Assessments On-Roll.

Table a - EXPENDITURES	Refer To	Net Amount	Less: Fund Balance Forward (FBF)	Total Assmt NET after FBF	Total ERU	Assmt NET / ERU
Administrative & Debt Service (less county collection) [A]	STMT 1	\$ 107,335	22,357	\$ 84,978	506.0	\$ 167.94
Field Operations + Reserves [B]	STMT 1	\$ 415,770	62,695	\$ 353,075	583.1	\$ 605.51
Total Expenditures		\$ 523,105	85,052	\$ 438,053		

Table b - Assessments for Administrative Expenditures		Lot Frontage				
Land Use Type		SF 50'	SF 60'	SF 65'	SF 75'	Total
ERU per unit	C	1.00	1.00	1.00	1.00	
Number of Units	D	278	37	129	62	506
Total ERUs	C*D=E	278	37	129	62	506
Total Assessments - Admin (net)	E*A=F	\$ 46,687	\$ 6,214	\$ 21,664	\$ 10,412	\$ 84,978
Total Assessments / Unit	F/D = H	\$ 167.94	\$ 167.94	\$ 167.94	\$ 167.94	

Table c - Assessments for Field Operations & Rsrvt Study Expenditures		SF 50'	SF 60'	SF 65'	SF 75'	Total
Land Use Type						
ERU per unit	C	1.00	1.20	1.30	1.50	
Number of Units	D	278	37	129	62	506
Total ERUs	C*D=E	278	44	168	93	583
Assessment Per Unit-Field (net)	E*B=F	\$ 168,333	\$ 26,885	\$ 101,545	\$ 56,313	\$ 353,075
Total Assessments - Field (net)	F/D = I	\$ 605.51	\$ 726.62	\$ 787.17	\$ 908.27	

Current Fiscal Year Assessment Allocation*(FY 2019)		SF 50'	SF 60'	SF 65'	SF 75'	Total
Land Use Type						
Total Assessment (NET)	G	\$ 215,020	\$ 33,099	\$ 123,209	\$ 66,725	\$ 438,053
Total Assessment (NET)/Unit	H+I	\$ 773	\$ 895	\$ 955	\$ 1,076	

2. ADMINISTRATION AND FIELD OPERATIONS ASSESSMENTS

Table d - On Roll Assmt: Platted Property		Plus: Cty Fees & Pmt Disc. / Unit	Gross Assmt / Unit	Total NET Assmt	Total Cty Fees & Pmt Disc.	Total GROSS Assmt
Land Use (Lot Frontage)	Platted Units	Assmt NET / Unit				
50	278	\$ 773.45	\$ 67.26	\$ 840.71	\$ 18,698.28	\$ 233,718.57
60	37	\$ 894.56	\$ 77.79	\$ 972.35	\$ 2,878.23	\$ 35,976.84
65	129	\$ 955.11	\$ 83.06	\$ 1,038.17	\$ 10,714.74	\$ 133,923.74
75	62	\$ 1,076.21	\$ 93.59	\$ 1,169.80	\$ 5,802.58	\$ 72,527.68
Total	506			\$ 438,053	\$ 38,093.83	\$ 476,146.83

* Any differences are due to rounding, which are inconsequential enough to be ignored in most cases.

Prior Fiscal Year NET Assessments Allocation* (FY 2018)		SF 50'	SF 60'	SF 65'	SF 75'	Total
Total Assessment (net)		\$ 215,020.00	\$ 33,099.00	\$ 123,209.00	\$ 66,725.00	\$ 438,053
Total Assessment (net)/Unit		\$ 773	\$ 895	\$ 955	\$ 1,076	

Net Change In Assessments (Current compared with Prior)*		SF 50'	SF 60'	SF 65'	SF 75'	Total
Total Assessments	Increase	\$ -	\$ -	\$ -	\$ -	\$ -
\$ Change per unit	(Decrease)	\$ -	\$ -	\$ -	\$ -	

STONEBRIER CDD - CONTRACT EXPENDITURE SUMMARY

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	SERVICE PROVIDED	FY 2018 ANNUAL AMOUNT OF CONTRACT	COMMENTS
ADMINISTRATIVE EXPENDITURES:				
SUPERVISORS COMPENSATION	SUPERVISORS	LEGISLATIVE	\$ 12,000.00	PER MEETING PER BOARD MEMBER @ \$200 EACH + TWO ADDITIONAL MEETINGS FOR PUBLIC HEARINGS - TOAL OF 12 MFFTINGS
PAYROLL TAXES	PAYCHEX	TAXES	\$ 918.00	7.65.% of compensation
PAYROLL SERVICES	PAYCHEX	PAYROLL PROCESSING	\$ 750.00	fee per payroll processed - \$56.00 monthly plus year end fees of \$56.00
MANAGEMENT CONSULTING SERVICES	DPFG	DISTRICT MANAGEMENT	\$ 31,380.00	Agreement 12
GENERAL ADMINISTRATIVE	DPFG	OFFICE EXPENSES	\$ 3,765.00	Agreement 12,
GENERAL MASS MAILING	MISC.	GENERAL MASS MAILING	\$ 1,000.00	
AUDITING	Dibatolomeo	ANNUAL AUDIT	\$ 2,600.00	DMHB engaged for 2 additonal years, \$2,500 for FY 2017 and \$2,600 for FY 2018
ASSESSMENT ADMINISTRATION	DPFG	ASSMT ROLL PREPARATION & ADMINISTRATION	\$ 6,800.00	Agreement 12
COUNTY COLLECTION FEES	HILLSBOROUGH COUNTY	PROPERTY APPRAISER & TAX COLLECTOR	\$ -	Shown net on the budget
MISCELLANEOUS (BANK FEES)	VARIOUS	MISCELLANEOUS (BANK SERVICE FEES)	\$ 250.00	ESTIMATED
REGULATORY AND PERMIT FEES	FL DEPART. OF ECONOMIC OPPORTUNITY	SPECIAL DISTRICT ANNUAL FILING FEE	\$ 175.00	STATUTORILY FIXED
LEGAL ADVERTISEMENTS	Times Publishing Company	PUBLIC NOTICE	\$ 1,500.00	ESTIMATED,PUBLIC HEARING & MEETING NOTICES. SLIGHT INCREASE TO ADJUST FOR ANY ADVERTISEMENTS IN CASE OF BUDGET NCREASE
ENGINEERING SERVICES	HEIDT & ASSOC.	DISTRICT ENGINEER	\$ 6,500.00	ESTIMATED; Agreement 25
LEGAL SERVICES	HOPPING GREEN & SAMS	DISTRICT ATTORNEY	\$ 20,000.00	ESTIMATED; Agreement 10; Agreement 39 - increased for Vasquez case and easement and encroachment potential issues
WEBSITE AND EMAIL	ATLAS PROFESSIONAL & GOOGLE INC.	WEBSITE & EMAIL HOSTING	\$ 1,680.00	Email hosting \$60 monthly, Website Hosting \$80 monthly
INSURANCE	EGIS INSURANCE	LIABILITY, PROPERTY & CASUALTY	\$ 8,139.00	Statement from carrier
MISCELLANEOUS SERVICES	MISC.		\$ 500.00	Amount in FY 2017 was for easement recording.
DEBT SERVICE ADMINISTRATION				
TRUSTEE FEES	US BANK	BOND TRUSTEE - US BANK	\$ 3,718.00	Confirmed with Trustee
DISSEMINATION AGENT	DIGITAL ASSURANCE CERTIFICATION	CONTINUING DISCLOSURE TO BONDHOLDERS	\$ 1,500.00	Agreement 7B - May/June Distribution
ARBITRAGE	GNP	ARBITRAGE CALCULATION	\$ 500.00	Agreement 22, \$500 per bond per period only Series 2006
TRUST FUND ACCOUNTING	DPFG	TRUST ACCTG	\$ 3,660.00	Agreement 12,
			\$ 107,335.00	
FIELD OPERATIONS EXPENDITURES:				
PROPERTY TAXES (Streetlights)	HILLSBOROUGH COUNTY - TAX COLLECTOR	TAXES	\$ 17,000.00	Tax Collector
ENTRY & WALLS MAINTENANCE			\$ 3,500.00	Miscellaneous based on as needed. Pressure wash monument is approximately \$800
ELECTRICITY-IRRIGATION SYS.	TAMPA ELECTRIC	ELECTRICITY	\$ 9,500.00	ESTIMATED BASED ON CURRENT USAGE \$9,500,
POND & LAKE MAINTENANCE	AQUATIC SYSTEMS	CHEMICALLY TREAT PONDS & Lakes	\$ 24,840.00	\$1,820 monthly.Additional \$3,000 for plantings etc.
MITIGATIONS MONITORING	ECOLOGICAL CONSULTANTS	PERMIT COMPLIANCE MONITORING	\$ 2,200.00	Agreement 34; 5 mitigation areas, semi-annual for 2 years at \$1,200 per year, additional \$1,000 for misc. yearly
MITIGATIONS MAINTENANCE	ECOLOGICAL CONSULTANTS	MITIGATION MAINTENANCE	\$ 4,400.00	Agreement 31, \$1,100 per quarter - maintain all areas for exotic and nuisance vegetation at permit levels. Contract is for 2 years
LANDSCAPE MAINTENANCE	BRIGHTVIEW	COMMON AREA	\$ 149,820.00	Annual contract , contract expires Sept 30, 2018
LANDSCAPE REPLENISHMENT	BRIGHTVIEW	SERVICES REQUESTED	\$ 10,000.00	Additional replacement needs as needed budgeted at \$10,000
LANDSCAPE IRRIGATION	BRIGHTVIEW	IRRIGATION REPAIRS	\$ 8,600.00	Estimated. As needed. Approximately \$300 per month. Additional \$5,000 as needed
MISC. REPAIRS & PRESSURE WASHING	N/A	N/A	\$ 12,908.00	Pressure wash front & rear entrance waterbridge \$474, Sweetgrass sign-\$200; Sandhurst sign & Woodside-\$275. Curns and streets make up the difference
SIGNAGE			\$ -	
HOLIDAY LIGHTING			\$ 10,000.00	
SECURITY PATROL			\$ 7,700.00	Florida Highway Patrol. Cost is \$40 per hour, 4 hours per shift inclusive of admin and travel. 4 shifts permmonth
CAPITAL PROJECTS			\$ 50,000.00	Capital Projects
MISC. FIELD EXPENSE			\$ 5,000.00	Reserve Study
CONTINGENCY	N/A	N/A	\$ 2,000.00	Estimated, as needed
			\$ 317,468.00	
			98,302	
			\$ 523,105.00	

EXHIBIT 7



Project Proposal

May:2018

SUMMARY

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Problem

Rust buildup on concrete poles in common ground areas.

Solution

Suncoast will remove the rust stains from all of the poles in the common areas along Sunlake blvd and County line road.

Pricing

Cleaning of all poles- \$1,000



Project Proposal June:2018

The Stonebrier CDD
C/O DPFG INC.
Att: Raymond Lotito

Objective

We strive for excellence, working hard so you won't have to. Using our own brand of cleaners, treatments, and specialized equipment we keep your property pristine. Handling all the details at one flat rate we eliminate red tape and keep your budget predictable.

Problem

There is high iron content in the water used for irrigation. The iron is distributed by the irrigation system and onto everything the irrigation water touches. That creates ugly stains on buildings, sidewalks, common areas, etc. This iron is difficult to remove and even more difficult to prevent.

Solution

Suncoast will install the water treatment equipment at the head of the irrigation systems to neutralize the iron in the water before it works its way through the irrigation. This will stop any new rust stains from forming.

Suncoast will then provide a full property cleaning to remove all rust staining. Thereafter a technician will visit your property monthly to refill the tank on the rust prevention systems and perform routine maintenance to ensure that the system is functioning properly. While our technician is on site they will also inspect the property for any new staining. Should any staining be found the technician will remove it promptly.

Pricing

- Full service- \$495 per month
 - Includes: Initial cleaning (includes light poles), system installation, system maintenance, monthly inspections, water treatment solution, any future cleanings, unlimited service calls.
-

EXHIBIT 8

VERTEX DEVELOPMENT, LLC

1.1 Business Information

Vertex Development, LLC, is a Delaware limited liability company and is authorized to conduct business in the state of Florida. Alan Ruiz is the Manager of Vertex.

Mailing Address:

405 S. Dale Mabry Highway
Suite 244
Tampa, FL 33609

Office Location:

3630 W. Kennedy Boulevard
Tampa, FL 33609

Contacts:

Alan Ruiz, Manager
813-335-4768
alanruiz@earthlink.net

Jennifer C. Frost, PMP, Program Manager
813-480-7855
jennifer.conrad@vertexdevelopment.net

2018 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT		FILED
DOCUMENT# M05000000651		Jan 19, 2018
Entity Name: VERTEX DEVELOPMENT, LLC		Secretary of State
Current Principal Place of Business: 3630 WEST KENNEDY BOULEVARD TAMPA, FL 33609		CC1656727048
Current Mailing Address: 405 S. DALE MABRY HWY 244 TAMPA, FL 33609-2820		
FEI Number: 37-1494273		Certificate of Status Desired: Yes
Name and Address of Current Registered Agent: RUIZ, ALAN 405 S. DALE MABRY HWY 244 TAMPA, FL 33609-2820 US		
<small>The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.</small>		
SIGNATURE: _____ Electronic Signature of Registered Agent Date		
Authorized Person(s) Detail :		
Title	MGR	
Name	RUIZ, ALAN	
Address	405 S. DALE MABRY HWY #244	
City-State-Zip:	TAMPA FL 33609-2820	
<small>I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.</small>		
SIGNATURE: ALAN RUIZ		MANAGER
_____		01/19/2018
Electronic Signature of Signing Authorized Person(s) Detail		Date

1.2 Statement of Qualifications

Vertex Development, LLC (“Vertex”), was founded in 2004 to become a premier small business owner-operator of wireless towers in the state of Florida. With over twenty years in the industry under his belt, owner Alan Ruiz has achieved his intent to aptly serve nationwide carriers on a local level. Since its creation, Vertex has completed the construction and collocations of all types of towers in the state of Florida. Prior to establishing this company, Mr. Ruiz worked in the telecommunications tower industry and was directly responsible for over one hundred sites.

Subcontractor:

Expert Construction Managers, Inc. (“Expert”), is a professional firm that performs approximately \$5 million-worth of construction services every year. Seventy-five percent of Expert's projects are tower-related, and they have worked with a variety of firms, private and governmental. In addition to being a General Contractor, Expert is a Certified Construction Manager, experienced in the performance or oversight of all pre-construction activities. Their proficiency in budgeting, scheduling, negotiating, value engineering and attention to detail makes their projects run smoothly.

Expert has performed all the Construction Management and General Contracting duties for the primary respondent, Vertex. Additionally, both owners, Mr. Brown and Mr. Ruiz worked together for Acme Towers in the late 1990's where they developed and constructed over 120 tower sites across the country. Working side-by-side for years, these companies provide a level of service and quality that is unprecedented in the tower industry.

Vertex's Philosophy

Vertex Development prides itself on its expertise in the field and its dedication behind the scenes. Since Vertex's business is solely in the Florida market, we have a competitive edge to focus locally while still serving nationwide needs of carriers. High attention to detail, superior quality of work, and strong client communication are strong core principles of this group. Vertex Development's carefully selected team encompasses a group of professionals who is completely dedicated to every project. The Vertex Team has fine tuned coordinating all aspects of a project from the initial site walk to the last installation, all while catering to each site's unique needs.

1.3 Local Management Team

Vertex and Expert are both located in Hillsborough County, Florida, but both provide services across the state of Florida. We strongly believe in open communication so that our clients' needs are always met.

Project Team Leaders

Alan Ruiz, Owner/Managing Member of Vertex Development, LLC

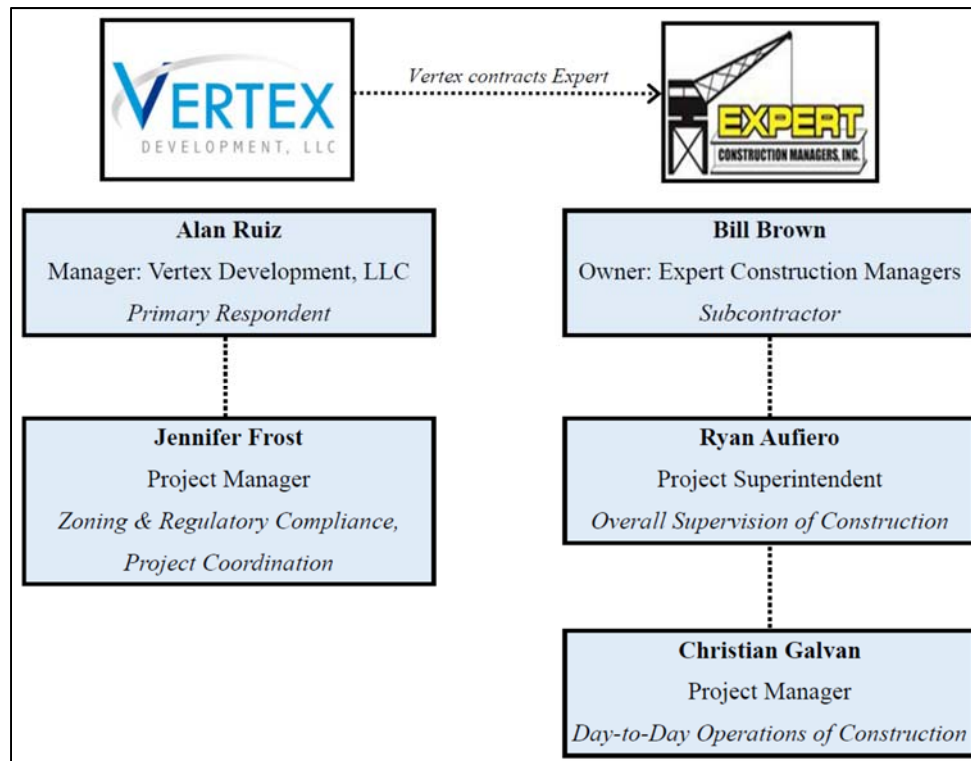
Alan has over 20 years of experience in the tower industry, in positions ranging from Site Acquisition and Market Director to Owner-Developer. Getting his start in 1997 with Acme Towers, Inc., Alan also had experience with ClearShot Communications, LLC, before launching Vertex in 2004.

Jennifer C. Frost, PMP, Program Manager for Vertex Development, LLC

Jennifer graduated in 2006 from the University of South Florida with a Bachelor of Science degree in Marketing. She joined Vertex in mid-2007 as an entry-level project manager. Through the years, Jen has gained a lot of experience and knowledge in all aspects of tower siting, from site acquisition to zoning and permitting.

William Brown, President of Expert Construction Managers, Inc. (CGC1504255)

Bill founded Expert Construction Managers (Expert/ ECM) in 2001, and he has completed all of Vertex's tower construction management and general contracting duties. Bill's experience in the tower industry parallels Alan's, seeing as the two have worked closely together since 1997 at Acme Towers. ECM has also completed many government jobs and wireless carrier collocations over the past few years.



Please see the following pages for relevant business information and individual resumes.

Alan Ruiz

Manager, Owner



Summary

With over 20 years of experience in the tower industry, had held positions ranging from Site Acquisition and Market Director to Owner-Developer. Vertex Development was founded in 2004 and has developed all types of sites throughout Florida. Experience working with private and public / quasi-public landowners.

Professional Profile

- Owner/Manager of Vertex Development, LLC (2004)
- Vice President, Development, for ClearShot Communications (2001 – 2004)
- Co-Founder and Vice President of Acme Towers, Inc. (1997 – 2000)
- Analyst for Andersen Consulting (1996 – 1997)
- Bachelor of Science in Finance, *Magna Cum Laude*, Florida International University (1995)
- University of Florida, various undergraduate coursework

Career Highlights

- Vertex – has developed, owned and operated tower sites in Florida
- ClearShot – Florida and Texas Area Manager; oversaw development of New England, Central and West Coast Markets
- Acme – Director of Marketing & Client Relationships; Operations Manager
- Manages overall site operations and coordinates collocations
- Liaises between landowners, engineers, construction managers, wireless subtenants, attorneys and municipal agents

Contact Information

Vertex Development, LLC
Alan Ruiz
405 S. Dale Mabry Highway
Suite 244
Tampa, FL 33609

813-335-4768 mobile
813-436-5674 efax
alanruiz@earthlink.net

Jennifer C. Frost, PMP

Program Manager



Summary

Diligent real estate project manager with over eleven years of experience in the wireless industry. Very knowledgeable about multiple processes and extremely detail oriented. Experience working with private and public / quasi-public landowners.

Professional Profile

- Program Manager for Vertex Development, LLC (2007)
- Bachelor of Science in Marketing, University of South Florida (2006)
- Florida Real Estate Sales Associate License #SL3202751 (2007)
- State of Florida Notary Public, Commission #EE063797 (2007)
- Various retail supervisory experience (2002 – 2006)

Project Duties

- Oversight of 40+ Vertex sites throughout central Florida
- Manages site acquisition and zoning processes
- Coordinates permitting, regulatory and environmental compliance
- Liaises between landowners, engineers, construction managers, wireless subtenants, attorneys and municipal agents
- Creatively and effectively resolves unique site issues

Contact Information

Vertex Development, LLC
Jennifer C. Frost, PMP
405 S. Dale Mabry Highway
Suite 244
Tampa, FL 33609

813-480-7855 mobile
813-436-5674 efax
jennifer.conrad@vertexdevelopment.net



Subcontractor Business License Information

General Contractor

Expert Construction Managers, Inc.
License: CGC1504255 (Exp. 8/31/2016)
815 S. Kings Ave.

Contact: Bill Brown, President and Owner
Phone: 813-657-7810
E-mail: bill@brown.org Brandon, FL 33511

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD	
LICENSE NUMBER	
CGC1504255	
The GENERAL CONTRACTOR named below IS CERTIFIED Under the provisions of Chapter 489 FS. Expiration date: AUG 31, 2016	
BROWN, WILLIAM LANG III EXPERT CONSTRUCTION MANAGERS INC 815 SOUTH KINGS AVENUE BRANDON FL 33511	
ISSUED: 06/09/2014	SEQ # L1406090000892



DISPLAY AS REQUIRED BY LAW

2015 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P01000096922

Entity Name: EXPERT CONSTRUCTION MANAGERS, INC.**Current Principal Place of Business:**815 S KINGS AVE
BRANDON, FL 33511**Current Mailing Address:**815 S KINGS AVE
BRANDON, FL 33511**FEI Number:** 59-3747304**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**ALL FLORIDA FIRM INC
813 DELTONA BLVD
SUITE A
DELTONA, FL 32725 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**_____
Electronic Signature of Registered Agent_____
Date**Officer/Director Detail :**

Title	PD	Title	VP
Name	BROWN, WILLIAM LIII	Name	BROWN, JULIE K
Address	815 S. KINGS AVE	Address	815 S. KINGS AVE.
City-State-Zip:	BRANDON FL 33511	City-State-Zip:	BRANDON FL 33511

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WILLIAM L BROWN III

PRESIDENT

04/22/2015

Electronic Signature of Signing Officer/Director Detail_____
Date



William L. Brown III, CCM Project Manager

Professional Profile:

- Founder & owner of Expert since 2001
- 38 years in construction building prisons, hospitals, stadiums & towers
- Built over 200 tower sites in 9 states
- BS in Civil Engineering, University of Pittsburgh
- Certified FL GC license, Certified Construction Manager
- Certified Climber, OSHA, Gin Pole, Grounding Training, Electrical Safety

Project Duties:

- Executive oversight & decisions, CPM scheduling, pay applications
- Attend required meetings
- Safety program, quality assurance
- Preconstruction management

Relevant Experience:

Englewood Tower - City of Pensacola Emergency Services

Project Executive for a 440' guyed radio & MW tower site in Pensacola, FL

Gulf Coast Community College

Project Executive for a 420' guyed radio & MW tower site in Pensacola, FL

US Air Force

Project Manager for 2 contracts for 3 towers & a shelter at Tyndall AFB

Florida State University

Project Manager for 825' TV tower and HDTV antenna

Alabama Public TV

PM for new 625' TV tower and HDTV antenna, demolition of existing 625' tower, and strengthening & re-guy another 986' TV tower

South Florida Water Management District

PM for 9 new & 10 existing tower sites, LMR & MW systems in 7 contracts in South FL

Orange County 911

Project Manager for design-build contract for three new tower sites

Marion County 911

Project Executive for contract to replace guy anchors and guy wires on existing tower

Vertex Development

Project Executive for 22 cell tower sites all over FL



Ryan Aufiero **Project Superintendent**

Professional Profile:

- Superintendent & Project Manager with Expert since 2006
- 16 years in construction building homes, commercial buildings & towers
- Built over 50 tower sites or co-locations in FL since 2006
- HS Diploma, Chicago, IL & Junior College credits
- Certified Climber, OSHA Training, RF Safety Course
- Training: Rigging, Signaller, Anritsu, Dragonwave, RFS, Roxel, Fiber testing, Generator Training, Electrical Safety Course

Project Duties:

- Supervision, subcontractor management, material procurement, permitting
- Present during work, attend all meetings
- Onsite safety, Quality control, inspections, closeout
- Manage tools, cranes & equipment

Relevant Experience:

Englewood Tower - City of Pensacola Emergency Services

Project Manager for a 440' guyed radio & MW tower site in Pensacola, FL

Gulf Coast Community College

Superintendent for a radio & MW tower site in Pensacola, FL

US Air Force

Superintendent for 2 contracts for 3 towers & a shelter at Tyndall AFB

South Florida Water Management District

Superintendent for 9 new & 10 existing tower sites, LMR & MW systems in South FL

Marion County 911

Project Manager for contract to replace guy anchors and guy wires on existing tower

Florida Highway Patrol

Superintendent to dismantle 400' guy tower in Big Cypress swamp

Polk County 911

Superintendent for MW tower site

St. Lucie Fire District

Superintendent for 7 contracts for 21 cell tower sites all over FL

Vertex Development

Superintendent for 10 cell tower sites all over FL



Christian Galvan, EI Project Engineer

Professional Profile:

- Engineer & Project Manager with Expert since 2013
- 16 tower sites in FL
- 3 years in construction working on large developments & towers
- MBA, The University of Tampa, BSCE, University of Notre Dame
- Engineer in Training Certification
- OSHA Training, RF Safety Course
- Notary, State of Florida

Project Duties:

- Engineering, submittals, material procurement, permitting,
- Present when required, attend required meetings
- Safety compliance of designs, quality control of submittals, closeout
- Tower & foundation designs

Relevant Experience:

Englewood Tower - City of Pensacola Emergency Services

Project Engineer for a 440' guyed radio & MW tower site in Pensacola, FL

S-6 Tower - South Florida Water Management District

Project Engineer for new 190' SS tower, shelter & compound in Palm Beach County, FL

Wekiva River Tower Site

New cell tower site and 190' monopole in Seminole County, FL

Marion County 911

Project Engineer for contract to replace guy anchors and guy wires on existing tower

Pasco County IT Building Tower

Project Manager for 120' monopole portion of larger building project

Rosina Tower Site

New cell tower made to look like palm tree in Tampa, FL.

Old Town Tower Site

New cell tower site & AT&T Co-location on 150' monopole in Orlando, FL

Tower Sites, Vertex Development

Project Manager for 12 new cell tower sites being developed throughout Florida

North Booster Pump Station

Design engineering for renovations in Pinellas County

PROJECTS AND RECOMMENDATIONS

Boca West Country Club / FL-5220 and FL-5225

Two 125' Flagpole Towers	Boca West Country Club, Inc. 19600 & 20515 Boca West Dr., Boca Raton, FL 33434
November 2015	Jay DiPietro, President of Boca West Country Club 561-488-6990 / c/o dwright@BocaWestCC.org
Project constraints: These sites faced large zoning challenges and are located near wetlands.	



Grand Island Baptist Church / FL-5144

155' Monocross Tower	Grand Island Baptist Church 13347 County Road 44, Grand Island, FL 32735
October 2014	Pastor Don Feezor 352-357-0008 / don@grandislandbaptist.com





13229 CR 44
Grand Island, FL 32735

Office: 352-357-0008
GRANDISLANDBAPTIST.COM
office@grandislandbaptist.com

~

Rev. Donald J. Feezor, Jr.
Pastor

~

Dee Dee Kirby
Youth Leader

~

JulieAnn Feezor
Children's Minister

~

Kathy Chester
Ministry Assistant

April 1, 2015

To Whom It May Concern:

Last year, Grand Island Baptist Church entered into an agreement with Vertex development to build a camouflaged cell tower in the form of a cross. This was after doing our due diligence to find out more about Vertex as a company and Alan Ruiz as an individual.

Everything we found online was positive and showed that Alan seemed to be a man of integrity and fair dealings.

After negotiating and entering into our agreement, we have come to find that our research was absolutely true. It has been a pleasure to work with Vertex as a company and with both Alan and Jennifer as individuals. Their construction partners, Expert Construction, have been equally professional and friendly through this process. They have understood our needs, been open to our concerns, and have helped us accomplish what we hoped for in Grand Island.

Today, the 150 foot cross on our property has been an incredible testimony to our surrounding area. We have received phone calls and emails from neighbors thanking us for the cross. Our membership has been given an excellent outreach tool in talking about "The Cross in Grand Island." It has become a landmark in our area which can be seen from 5 miles away across lake Eustis on a sunny day with blue skies. There is no question in my mind that we have seen more visitors to our campus as a result of the cross. That means more chances to share the love of God – which means everything!

Our experience with Alan Ruiz and Vertex has been better than any of us hoped it would be. Even after the tower was erected, Vertex has been very quick to answer our calls and questions, as well as meeting our needs. I can certainly recommend them to you without hesitation. Feel free to contact me if you would like to talk further.

Blessings,

Pastor Don Feezor

Gulf Trace Elementary / FL-5252

160' Unipole Tower	Gulf Trace Elementary School 3303 Gulf Trace Boulevard, Holiday, FL 34691
February 2014	Chris Williams, Dir of Planning, District School Board of Pasco County 813-794-7970 / cwilliam@pasco.k12.fl.us
Project constraints: This site was designed between two retention ponds and adjacent to wetlands.	



DeBary / FL-5093

150' Flagpole Tower	300 N Pine Meadow Dr DeBary, FL 32713
April 2012	Tim O'Neil, Owner and Developer / 407-222-0410 / timjoneil@aol.com





Radiofrequency Information

Some people have concerns about potential adverse health effects from the nearby siting of telecommunications towers. Please see the website links below to answer any of your questions and concerns regarding radiofrequency (RF) exposure from towers.

Federal Communications Commission

“Radiofrequency emissions from antennas used for cellular and PCS transmissions result in exposure levels on the ground that are typically thousands of times below safety limits...there is no reason to believe that such towers could constitute a potential health hazard to nearby residents or students.”

<http://transition.fcc.gov/oet/rfsafety/rf-faqs.html#Q15>

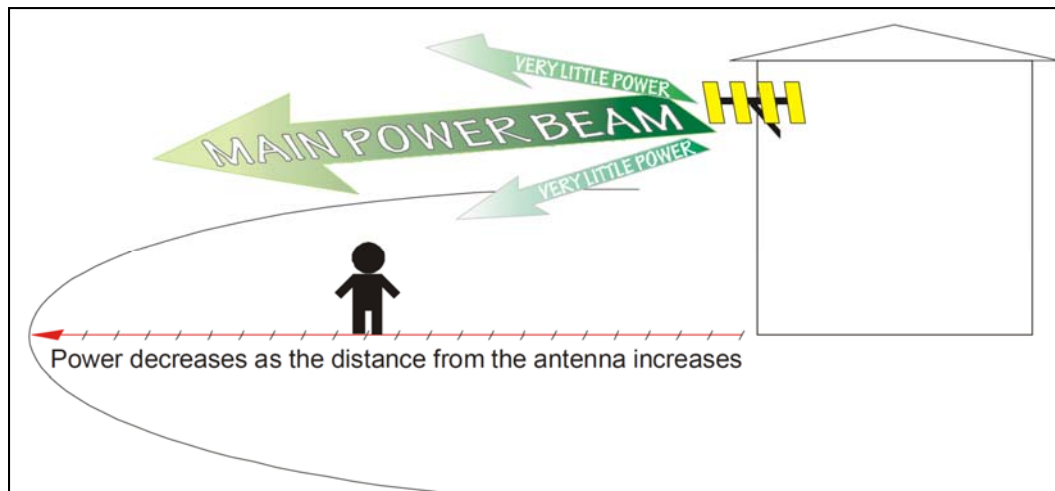


Illustration how radiofrequency signals travel from a tower.

American Cancer Society

“At ground level near typical cellular base stations, the amount of RF energy is thousands of times less than the limits for safe exposure set by the FCC and other regulatory authorities. It is very unlikely that a person could be exposed to RF levels in excess of these limits just by being near a cell phone tower.”

<http://www.cancer.org/Cancer/CancerCauses/OtherCarcinogens/AtHome/cellular-phone-towers>

World Health Organization

“Considering the very low exposure levels and research collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects.”

<http://www.who.int/mediacentre/factsheets/fs193/en/>

AGL Magazine

“It may seem counterintuitive, but sometimes the best way to reduce RF exposure for schoolchildren who use their cell phones is to place the antenna tower closer to the school.”

http://rfsafetysolutions.com/PDF%20Files/AGL_NOV09_Tower_Safety.pdf

EXHIBIT 9

Home Repair Solutions

(352) 266-9776

WORK ESTIMATE

Date 5/14/2015
Estimate # 67

SERVICE PROVIDER		CUSTOMER	
Mike White		Stonebrier Subdivision	
mwhite64@gmail.com		Sign repair	
Sandhurst sign			
Remove all nails from sign and repair holes in stuccco		\$	450.00
Touch up rusted areas with white paint (I am not sure white paint will match)			
Water Bridge sign		\$	450.00
Remove all nails from sign and repair holes in stuccco			
Touch up rusted areas with white paint (I am not sure white paint will match)			
Water Bridge sign		\$	450.00
Remove all nails from sign and repair holes in stuccco			
Touch up rusted areas with white paint (I am not sure white paint will match)			
Wood Side sign		\$	450.00
Remove all nails from sign and repair holes in stuccco			
Touch up rustedt areas with white paint (I am not sure white paint will match)			
Sweet Grass sign		\$	450.00
Remove all nails from sign and repair holes in stuccco			
Touch up rusted areas with white paint (I am not sure white paint will match)			
		TOTAL	\$ 2,250.00

Signature _____

EXHIBIT 10



June 4, 2018

DPFG
Raymond Lotito
15310 Amberly Drive
Suite 175
Tampa, FL 33647

RE: Stonebrier Sandhurst Monument Lighting
Lutz, FL

Ray,

Reed Electric, LLC respectfully submits this proposal in conjunction with electrical work to be performed at the above referenced project.

The following is included in this proposal:

Scope of work:

Furnish labor and material to replace flood lights at monument including:

-Remove (2) existing halogen flood lights and replace with (2) 10W LED flood lights

* All work to be done during normal operating hours.

Exclusions:

Overtime, premium time, facility escort fees, quick ship fees, bonding, repair of unmarked utilities, drywall, concrete, asphalt, plants, landscaping, usage and utility fees, lightning protection, security, ethernet, CCTV, sound, access systems.

The bid price for the above referenced project is **\$440.30.**

1. Prices are firm until 7/3/2018.
2. Our pricing structure is based upon payment of invoices within thirty (30) days. Invoicing will be issued prior to the end of each month, and will be calculated on the percent complete in each category.
3. Payment retention is not part of this proposal or pricing structure.
4. Owner/contractor will be in default if any payment called for under this agreement and all authorized change orders becomes past due, if any written agreement made by the owner/contractor is not promptly performed, if any

conditions warranted by the owner/contractor prove to be untrue, or the failure of the owner/contractor to comply with any of the conditions of this agreement. In the event of the owner/contractor default, the Electrical Contractor may: 1) Suspend work and remove uninstalled Electrical Contractor's material or equipment from the premises. The owner/contractor agrees that Electrical Contractor may enter upon owner/contractor property for the purpose of repossessing such material or equipment without liability to owner/contractor for trespassing or any other reason. 2) The Electrical Contractor may retain all money paid hereunder, regardless of the stage of completion of the work and bring any appropriate action in court to enforce its rights. 3) The owner/contractor agrees to pay all costs and fees (including fees incurred in connection with appeals) incurred by Electrical Contractor in enforcing his rights under this proposal.

5. Electrical Contractor shall not be liable for failure to perform if prevented by strikes or other labor disputes, accidents, acts of god, governmental or municipal regulation or interference, shortages of labor or materials, delays in transportation, non-availability of the same from manufacturer or supplier, or other causes beyond the Electrical Contractor's control. In no event shall the Electrical Contractor be liable for special or consequential damages whatsoever or however caused.
6. This proposal does not include cost of trash removal, concrete, forming, painting, patching, trenching core drilling, venting and sealing of roof penetrations. All waste created by Electrical Contractor will be removed to a specific area on the construction site as instructed by the owner/contractor.
7. This agreement includes the installation of fixtures furnished by others, if fixtures are on the job at the time of the electrical trim out. Electrical Contractor shall not be responsible for owner-supplied fixtures due to losses related to theft, damage, vandalism, warranty, or any associated storage expenses. This agreement does not include: 1) Warranty of fixtures supplied by others. 2) Assembly of fixtures supplied by others. 3) Fixtures weighing more than 50 pounds.
8. All material and equipment supplied by the Electrical Contractor shall be warranted by the manufacturer and will be installed in a manner consistent with standard practices at this time.
9. Any payments not received within 30 days of invoice date should be considered past due and will accrue an additional interest charge at 1.5% per month of the unpaid balance until paid in full. No work shall be performed (including warranty) if any invoice is past due (including change orders). In addition, no release of lien shall be signed unless all payments are paid in full.
10. Customer agrees to pay a service charge of \$25.00 each time a check is returned to the Electrical Contractor.
11. Warranty shall only apply to the electrical installation of the material, fixtures, equipment, and other items supplied by the Electrical Contractor. Warranty shall not apply to material, fixtures, equipment, and other items supplied by others. Warranty shall not apply to extensions or additions to the original installation if made by others. Warranty shall commence from the final electrical inspection date for a maximum period of one year. No warranty work shall be performed if any invoice is past due, including change orders.
12. Notwithstanding any provision herein to the contrary, in the event that, during the performance of this agreement, the price of copper wire and cables, aluminum wire and cables, steel conduit and/or any other necessary commodities significantly increases, through no fault of electrical contractor, the price of any materials, components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any such significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding three percent (3%) experienced by electrical contractor from the date of the execution of this agreement. Such price increases shall be documented through commercial quotes, invoices, receipts or other such documentation. Where the delivery of materials, components, or goods required under this agreement is delayed, through no fault of electrical contractor, as a result of the shortage or unavailability of commodities, raw materials, components and/or products, electrical contractor shall not be liable for any additional costs or damages associated with such delay(s).
13. Work will be scheduled upon receipt of necessary information, and a signed proposal. Direction to proceed whether written or oral will be deemed as the acceptance of all the terms and conditions contained in this document. Time allowed for completion will be based on a written schedule agreed to at the time the proposal is signed. Pricing is based on a normal 40 hour week schedule.
If Reed Electric, LLC is delayed for any reason beyond its control, then the time for completion of the work shall be extended.

14. Insurance will be provided in accordance with the standard coverage limits maintained by Reed Electric, LLC on the date of acceptance of this proposal. Certificates will be available upon request.
15. Unless otherwise noted, engineering, express shipping, couriers, printing, specialized equipment, portable power, and similar services are not included. When outside services are used, they will be invoiced at cost plus 10% markup.
16. This proposal/ agreement will be governed under the laws of the State of Florida. Any controversy or claim arising out of or relating to this contract or a breach thereof, shall be settled by arbitration administered by the American Arbitration Association, and the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. As a condition precedent to arbitration, the parties will first try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Construction Industry Mediation Rules.
17. This agreement shall remain in effect for 1 year from the date of signing of this agreement by the owner/ contractor, and Reed Electric, LLC.

If you have any questions regarding this proposal, please do not hesitate to call.

Respectfully,

Tim Reed

Manager
Reed Electric, LLC

Proposal Acceptance

I have read this document, including all attachments, and accept everything in its entirety. I understand that upon signing, this proposal and all initialed attachments, becomes a legally binding contract.

DPFG
Raymond Lotito

Reed Electric, LLC
Tim Reed

Signature: _____

Signature: _____

Date: _____

Date: _____

(All attached initialed pages shall become a legally binding part of this agreement.)

Proposal for Extra Work at Stonebrier

Property Name	Stonebrier	Contact	Patricia Comings-Thibault
Property Address	3110 Mapleridge Drive Lutz , FL 33558	To	Stonebrier CDD
		Billing Address	c/o DPFG 1060 Maitland Center Commons Ste 340 Maitland , FL 32751

Project Name Sandhurst - Entryway Lighting
Project Description Upgrade - Flood Lights w/Accent Lights

Scope of Work

Upgrade Fixtures for the Main Sign to provide LED Flood lamps, and accent lamps, as listed below

QTY	UoM/Size	Material/Description
2.00	EACH	Brass Fixture - LED Flood Lamp w/ 6-12in Adj. Brass Riser
3.00	EACH	Brass Fixture - LED Accent Lamp - For Front Column

Images

Flood Lamps



Accent Lamps



For internal use only

SO# 6501035
JOB# 342200088
Service Line 130

Total Price \$997.00

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

EXHIBIT 11

Used

Price

Under \$25
 \$25 to \$50
 \$50 to \$100
 \$100 to \$200
 \$200 & Above

\$ Min

\$ Max

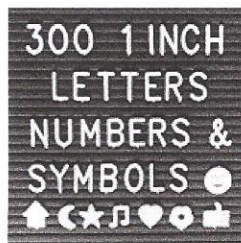
Go

Seller

- ☐ Amazon.com
☐ PLEXSUPPLY
☐ Bargain The People
☐ Teach&Play
☐ BisonOffice
☐ Gatzies
☐ Zack's Edu Castle
☐ UnbeatableSale, Inc
☐ OFFICE CHASE CORP.
☐ Stencils for Walls

Availability

- ☐ Include Out of Stock



Sponsored

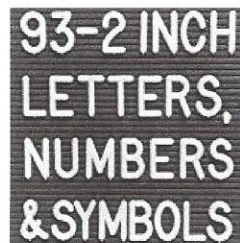
1 Inch Letters - Letter Board (300 LETTERS AND SYMBOLS ONLY)
 Changeable letters compatible with most felt letter boards.
 by Just Felt It

\$17⁹⁹

| FREE One-Day

Get it by Tomorrow, Jun 8

FREE One-Day Shipping on qualifying orders over \$35



Sponsored

2 Inch Letters - Letter Board (93 LETTERS AND SYMBOLS ONLY)
 Changeable letters compatible with most felt letter boards
 by Just Felt It

\$14⁷⁹

| FREE One-Day

Get it by Tomorrow, Jun 8

FREE One-Day Shipping on qualifying orders over \$35



Sponsored

Letter Pack for Letter Board - Includes 93-2 Inch Letters, 300-1 Inch Letters and 15 Colorful Emojis (Symbols and Letters ONLY)
 by Just Felt It

\$24⁹⁹

| FREE One-Day

Get it by Tomorrow, Jun 8

FREE One-Day Shipping on qualifying orders over \$35

Amazon's Choice



2" Letters and Characters for Changeable Letter Boards | 186 Characters & Symbols | Includes @ # \$ & % and many more | BONUS...
 by Word Notions

\$17⁹⁹

| FREE One-Day

Get it by Tomorrow, Jun 8

FREE One-Day Shipping on qualifying orders over \$35

98

Price may vary by color



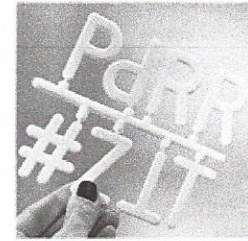
See Size & Color Options

Retrogram Boards Letter Board Letters: 93-2 White Letters, Numbers, Symbols and Punctuation
 by Retrogram Boards

\$15⁹⁹

Get it by Saturday, Jun 9

3



White Plastic Letter Set for Changeable Felt Letter Boards. 2" Letters, Set of 326 Characters by Felt Like Sharing
 by Felt Like Sharing

\$25⁹⁹

Get it by Saturday, Jun 9

Save 5% with coupon

21

Price may vary by color



Premium 2-Inch White Sans Letter Set for Felt Letter Boards, Includes 93 Letters, Numbers and Symbols by Wall Kin

\$14⁸⁵

| FREE One-Day

Get it by Tomorrow, Jun 8

FREE One-Day Shipping on qualifying orders over \$35



2" Black Letter Board Letters - Premium Pack of 168 Letters, Numbers and Symbols (Black, 2 Inch Letter Board Letters)
 by Letter Lines

\$14⁹⁹

Only 17 left in stock - order soon.

25% off item with purchase of 1 items See Details



2 Inch Letters - Letter Board (93 LETTERS AND SYMBOLS ONLY)
 Changeable letters compatible with most felt letter boards
 by Just Felt It

\$14⁷⁹

| FREE One-Day

Get it by Tomorrow, Jun 8

FREE One-Day Shipping on qualifying orders over \$35

598

Ad feedback

EXHIBIT 12

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 on a monthly basis 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 Monthly Landscape Maintenance Gradesheet, attached hereto as **Exhibit C** and incorporated herein, shall be completed and executed by both the Authorized Representative and District's Representative at the conclusion of such meeting. The District may withhold payment in whole or in part to the extent necessary to reasonably protect the District, if significant performance deficiencies are documented per executed Gradesheet(s).

- 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.

5. 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 Twelve Thousand Five Hundred Sixty-Two Dollars and Forty-Seven Cents (\$12,562.47) per month for a total fee not to exceed One Hundred Fifty Thousand Seven Hundred Forty-Nine Dollars and Sixty Cents (\$150,749.60) for the period of the Contractor's services, which shall commence on October 1, 2016, and shall continue through September 30, 2017, unless terminated earlier in accordance with Paragraph 13, below.
- B. All prior agreements between the parties with respect to the subject matter of this Agreement are terminated upon the execution of this Agreement.

EXHIBIT 13

Patricia Comings-Thibault

From: Analina Medina <seat3@stonebriercdd.org>
Sent: Thursday, May 31, 2018 11:11 AM
To: alex68t
Cc: Patricia Comings-Thibault
Subject: Re: Pressure Wash Needed Waterbridge Curbing and Sidewalks

Alex,

I am including Patricia our property manager so she can add to the agenda for the June meeting. This is an item that has been discussed in the past and there are different opinions on it. The sidewalks and curbs are actually owned by the county and many feel that it's a wasted expense. All sidewalks and curbs are in the same condition throughout the neighborhood so it's something we would need to approve across the board not just for one entrance. If you would like to attend the next CDD meeting it will occur on Thursday June 14. We just need to confirm the time.

Thanks,
Analina

On Thu, May 31, 2018 at 10:43 AM, alex68t <alex68t@yahoo.com> wrote:
Hello,

I'm a resident of Stonebrier in the Waterbridge section. I contacted the H O A today to request pressure washing being done on the sidewalks and curbing in the entrance of the Waterbridge section. Since this is outside of the gates they advised for me to contact the CDD. The Curbing and sidewalks are long overdue as they are covered in dark mold. Can we please have someone pressure wash this area to keep our community looking good? The entrance that I am referring to is the main entrance off of Sunlake. Thank you.

Alex Thiel
(813)727-6433

Sent via the Samsung Galaxy Note5, an AT&T 4G LTE smartphone

--

Analina M. Medina
Stonebrier Community Development District - Chairman
(813)997-5276
seat3@stonebriercdd.org

EXHIBIT 14

Patricia Comings-Thibault

From: Analina M. Medina <seat3@stonebrierccd.org>
Sent: Sunday, June 03, 2018 11:18 AM
To: Patricia Comings-Thibault
Subject: Fwd: Sprinklers and lights

Patricia, can we make sure this is on the agenda?

Sent from my iPhone

Begin forwarded message:

From: Meghan Bridges <meghan_bridges@yahoo.com>
Date: June 3, 2018 at 10:59:33 AM EDT
To: Analina Medina <seat3@stonebrierccd.org>
Subject: Re: Sprinklers and lights

Hi Analina,

I am going to document everything and send it to you. Plumbers we have had out and when. We can't figure out because need sprinklers going to try and figure out issue. This week I am going to keep exact tract of days, times, sounds, smell we get. Is the well you use reclaimed water? It does smell pretty bad. I will send my report to you and that way we can decide if engineer is needed or maybe a meeting with sprinkler company.

Thank you,
Meghan

Sent from my iPhone

On May 30, 2018, at 8:55 PM, Analina Medina <seat3@stonebrierccd.org> wrote:

Meghan,

I know we have discussed but those beds are not on county water, they are on well water. The well itself that feeds those sprinklers is located off of Sunlake Blvd north of the entrance. Those pipes are not shared in any way with the pipes leading to the homes that are county water/sewer pipes. None of our irrigation pipes for those beds are between your home and our plant beds. However, since this has been a concern for you for some time I am going to ask that our engineer review the site plans and provide his feedback. Please note, since we are engaging an engineer this will take some time to review and we will incur fees. I would like to ensure that you feel strongly that this cannot be resolved between you and your plumber before we move forward with incurring fees for research. I do not want to have another meeting with Brightview without getting our engineers involved. Brightview has already reviewed a couple of times and has stated their opinion. If you feel this needs further research we now need to escalate to our engineer. If you can provide the feedback from your plumber and/or any other contacts you

have had research your issue please send that to this distribution. It would be beneficial to see their input in advance of engaging an engineer.

Please confirm you still would like to pursue escalation.
Analina

On Wed, May 30, 2018 at 8:15 PM, Meghan Bridges
<meghan_bridges@yahoo.com> wrote:
Today it was the ones outside the gate. In the flowerbeds left, middle, and right as you are leaving on the right where the stop sign is where the broken one was.

Thanks,
Meghan

Sent from my iPhone

On May 30, 2018, at 6:59 PM, Analina Medina <seat3@stonebriercdd.org>
wrote:

Megan,

Can you confirm what plant bed and sprinklers you are referring to? If it's the one closest to your home that would be HOA. They can be reached through the HOA management company, Wise or you can email stonebrierhoa@gmail.com. If you are referring to the beds outside of the gate that would be the CDD.

Thanks,
Analina

On Wed, May 30, 2018 at 6:44 PM, Meghan Bridges
<meghan_bridges@yahoo.com> wrote:
Hi Analina,

I would like to set up a meeting with the person who controls the sprinklers. We have had 3 plumbers out to try and diagnose a sewage smell that comes into our home and a vibration. It took a while to figure out but it happened today at 5:45 and I went outside and all the sprinklers in the flower bed are on with one shooting up. I would like to speak with sprinkler guy, calling water place, and sewer place, and plumber to try and figure out what is going on. Do I go through you or homeowners?

Thanks,
Meghan

Sent from my iPhone