

Board of Supervisors:

Michael Lawson – Chairman
Doug Draper - Vice Chairman
Diane Allenbaugh - Assistant Secretary
Regis Steighner - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:

Audette Bruce - District Manager
Brian Quillen - Operations Director
Jim Bugos – Field Services Manager
Tyson Waag - District Engineer
John Vericker - District Counsel

Stoneybrook North Community Development District

Regular Meeting and Public Hearing Agenda

Tuesday, August 26, 2025 at 2:00 P.M.

Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 492 506 1038

Passcode: 543210

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, August 26, 2025, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. FY 2025-2026 Budget Public Hearing
 - Open Public Hearing
 - Affidavit of Publication – July 25 & August 1, 2025 [Exhibit 1](#)
 - Presentation of the FY 2025-2026 Budget [Exhibit 2](#)
 - Public Comments
 - Close Public Hearing
 - B. Consideration for Adoption – **Resolution 2025-10, Adopting FY 2025-2026 Budget** [Exhibit 3](#)
 - Exhibit A – FY 2025-2026 Adopted Budget
 - C. FY 2025-2026 Levying O&M Assessments Public Hearing
 - Open Public Hearing
 - Public Comments
 - Close Public Hearing
 - D. Consideration for Adoption – **Resolution 2025-11, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget** [Exhibit 4](#)

District Office:

Kai (formerly Breeze/BreezeHome)
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

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2600 Champion Ring Road
Fort Myers, FL 33905

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➤ Exhibit A – FY 2025-2026 Budget

E. Consideration for Approval – Interim Operating and Deficit Budget Funding Agreement **Exhibit 5**

➤ Exhibit A – FY 2025-2026 General Fund Budget

F. Consideration for Adoption – **Resolution 2025-12, Adopting the FY 2025-2026 Meeting Schedule** **Exhibit 6**

4. Consent Agenda

A. Consideration for Acceptance – The Unaudited July 2025 Financials **Exhibit 7**

B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 22, 2025 **Exhibit 8**

5. Staff Reports

A. District Counsel

B. District Engineer

C. Kai Field Staff

1. Solitude Retention Pond Report **Exhibit 9**

2. Consideration for Approval – Big Tree – Dripline Installation - \$3,162.30 **Exhibit 10**

D. District Manager

➤ Presentation of Quarterly Compliance Website Audit Report **Exhibit 11**

➤ Discussion on Incident in Nature Preserve

6. Supervisors Requests

7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce

District Manager

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