

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 Agenda

Tuesday, October 28, 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, October 28, 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. Second Notice of Boundary Amendment [Exhibit 1](#)
 - B. Ordinance 25-20 – Amending the boundaries [Exhibit 2](#)
 - C. Presentation of Amended Supplemental Engineer’s Report [Exhibit 3](#)
 - D. Presentation of Amended Supplemental Assessment Methodology Reports [Exhibit 4](#)
 - E. Consideration for Adoption – **Resolution 2026-01**, Declaring Special Assessments [Exhibit 5](#)
 - F. Consideration for Adoption – **Resolution 2026-02**, Setting Public Hearing on Special Assessments [Exhibit 6](#)
 - G. Consideration for Adoption – **Resolution 2026-03**, Development Acquisition Agreement [Exhibit 7](#)
 - Exhibit A – Development Acquisition Agreement [Under Separate Cover](#)

District Office:

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

Meeting Location:

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- H. Consideration for Approval – Water Science Associates – Water Use Permit - \$21,250.00 **Exhibit 8**
- I. Consideration for Adoption – **Resolution 2026-04**, District Objectives and Goals for FY 2026 **Exhibit 9**
 - Objectives and Goals **Exhibit 10**
- J. Consideration for Approval – Suncoast Rust Control – Pricing and Invoice Updates - \$3,296.00 monthly **Exhibit 11**
- K. Discussion on Bridge and Metro Lagoon Access
- L. Discussion on Halloween Event
 - Consideration for Approval – 2025 Halloween Event Proposal **Exhibit 12**
 - Waiver **Exhibit 13**

4. Consent Agenda

- A. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024
 - Letter from Auditors **Exhibit 14**
 - Audit Report **Exhibit 15**
- B. Consideration for Acceptance – The Unaudited August 2025 Financials **Exhibit 16**
- C. Consideration for Acceptance – The Unaudited September 2025 Financials **Exhibit 17**
- D. Consideration for Acceptance – The Annual Arbitrage Report for the Period July 27, 2024 to July 27, 2025 **Exhibit 18**
- E. Consideration for Acceptance – FY 2024 Audit Response Letter **Exhibit 19**
- F. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing August 26, 2025 **Exhibit 20**
- G. Ratification of Stantec – Change Order for Engineering Services **Exhibit 21**
- H. Ratification of IFPS Corporation – Notice of Acceptance and Assignment **Exhibit 22**
- I. Ratification of 4K's Construction Cleanup LLC – Clean Out Pop Ash Creek **Exhibit 23**

5. Staff Reports

- A. District Counsel
 - Discussion on Basketball Hoop
- B. District Engineer

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C. Field Operations Manager: Kai – Jim Bugos

- Field Inspection Report Dated October 12, 2025 **Exhibit 24**
- Solitude – Pond Inspection Report **Exhibit 25**
- Consideration for Approval
 - 1. Sign Solutions – 12” x 18” Preserve Area Signs - \$765.70 **Exhibit 26**
 - 2. Trimmers Holiday Decor Inc. – Wreaths and LED Warm White Coaxial Lighting Installation - \$12,000.00 **Exhibit 27**
 - 3. Romaner Graphics – Stop Signs **Exhibit 28**

D. District Manager

- Discussion on Resident Gate Strike
 - 1. Photos of the Incident **Exhibit 29**
 - 2. Prime Paint & Repair Receipt - \$3,566.41 **Exhibit 30**
- Discussion on Resident-Installed Speed Bumps on Cascade Price Circle

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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