

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, February 24, 2026 at 2:00 P.M.

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 214 574 973 934 19

Passcode: ys3Ja63L

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, February 24, 2026, 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. Discussion on Speed Bumps on Marlin Kite [Exhibit 1](#)
 - B. Discussion on Food Truck/ Produce Vendor

4. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on January 27, 2026 [Exhibit 2](#)
 - B. Ratification of ECS Integrations – New Gate Arm Installation - \$725.00 [Exhibit 3](#)

5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - Consideration for Approval – Ramoner Graphics – Signage Proposal [Exhibit 4](#)
 - Presentation of Maintenance Map [Exhibit 5](#)

District Office:

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

Meeting Location:

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

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

- Investigation of Storm Drains and Curbing in SBN

Exhibit 6

- C. Field Operations Manager: Kai – Jim Bugos

- Inspection Report Dated February 14, 2026
- Consideration of Proposals

Exhibit 7

*Under Separate
Cover*

- D. District Manager

- Follow up on Towing Contract
- Discussion of Updated Scope of Work for Landscape RFP

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

District Office:

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EXHIBIT 1

AGENDA





EXHIBIT 2

AGENDA

**MINUTES OF MEETING
STONEYBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community Development District was held on Tuesday, January 27, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order at 2:03 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Diane Allenbaugh	Board Supervisor, Assistant Secretary
Regis Steighner	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also, present was:

Audette Bruce District Manager, Kai
Jim Bugos Field Services Manager, Kai
Tyson Waag District Engineer, Stantec

The following is a summary of the discussions and actions taken at the January 27, 2026 Stoneybrook North CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on agenda items)

There were three audience members present, 2 were online, and the next item followed.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Adoption – **Resolution 2026-09**, FY 2026 Budget Amendment
➤ Exhibit A - FY 2025-2026 Amended Budget

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted the **Resolution 2026-09, FY 2026 Budget Amendment**, for the Stoneybrook North Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

- A. Exhibit 2: Consideration for Acceptance – The Unaudited November 2025 Financials
- B. Exhibit 3: Consideration for Acceptance – The Unaudited December 2025 Financials
 - Exhibit 4: The Negative Variance for December 2025
- C. Exhibit 5: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held on December 5, 2025
- D. Exhibit 6: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special Meeting Held on December 19, 2025

38 On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
39 approved **items A through D under the Consent Agenda**, for the Stoneybrook North Community
40 Development District.

41 E. Exhibit 7: Ratification of Landscape Inspection Services and Software Platform Agreement
42 A motion to approve with possibility to terminate in 30 days. Ms. Allenbaugh and Mr. Steighner
43 opposed the ratification.

44 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH THREE IN FAVOR, the Board
45 approved **the Ratification of Landscape Inspection Services and Software Platform Agreement**, for
46 the Stoneybrook North Community Development District.

47 **FIFTH ORDER OF BUSINESS – Staff Reports**

48 A. District Counsel

49 There being no other report, the next item followed.

50 B. District Engineer

51 ➤ Exhibit 8: Investigation of Storm Drains and Curbing in SBN

52 This was tabled until February meeting.

53 Mr. Waag stated that there were multiple concerns, including issues with stormwater inlets and
54 several roadway-related matters. Due to the complexity and scope of the concerns, he indicated that
55 he would prefer to conduct a more thorough review and consult further with the field team that had
56 been in Fort Myers. He emphasized his intent to provide the best possible recommendations rather
57 than offering a preliminary opinion. Mr. Waag stated that he would report back at the next meeting
58 on his findings and recommendations.

59 He then addressed a proposal currently under review regarding community signage. The proposal
60 included the installation of new stop signs, three additional roundabout signs, and adjustments to
61 existing signage to bring them into compliance. He clarified that the proposal also included
62 potentially installing new poles if needed.

63 Mr. Waag also explained that additional informational signage had been discussed at the prior
64 meeting, including signage consistent with the community's white pole style used in Phase One.
65 He had received information regarding the white poles and had contacted the vendor who submitted
66 the proposal, to coordinate accordingly. He stated that the vendor should be able to produce signage
67 consistent with the community's preferred aesthetic. However, he noted that roadway regulatory
68 signs such as stop signs and speed limit signs typically must meet specific design standards,
69 including required depth and height clearances, and are often installed on standard metal poles. He
70 indicated that white poles might not meet those regulatory requirements, though they would likely
71 be appropriate for community informational signage such as "No Fishing" or "No Parking" signs.
72 Mr. Waag requested that the Board provide a list of additional signage desired within the
73 community so that an accurate proposal could be prepared for consideration and vote at the
74 February meeting.

75 Ms. Allenbaugh requested the Board to authorize she and Regis to conduct a survey of signage
76 locations and needs.

77 A motion to allow Mr. Steighner, Ms. Allenbaugh, and Mr. Bugos to make a list of needed signs
78 for the community was made by Mr. Lawson.

79 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved
80 **Mr. Steighner, Ms. Allenbaugh, and Mr. Bugos to make list of needed signs for the community**, for
81 the Stoneybrook North Community Development District.

82 ➤ Exhibit 9: Consideration for Approval – Community Mapping Proposal

83 Mr. Waag explained that the proposal presented to the Board covered comprehensive community
84 mapping. He stated that the mapping would include an easement map and an ownership map
85 identifying all CDD-owned property within the community, including roadways and other parcels,
86 and clearly outlining property ownership throughout. He further explained that the maintenance
87 map would detail all operation and maintenance (O&M) responsibilities within the community, as
88 referenced in prior discussions. He advised that, at a minimum, the maintenance map would be
89 provided to the Board by the following Friday so it could be utilized moving forward.

90 Mr. Lawson stated that, as discussed in prior meetings, the maintenance map would serve as the
91 foundational exhibit for the Request for Proposals (RFP). He clarified that the scope of work would
92 be developed separately and would represent the substantive portion of the bid documents,
93 outlining precisely what services contractors would be expected to perform. He anticipated that the
94 Board would participate in finalizing the scope language and noted that it would form the basis
95 upon which bidders would calculate their costs.

96 Mr. Lawson further explained the typical RFP process. He emphasized that the maintenance map,
97 scope of work, and RFP documentation would function together to provide consistency and
98 accountability.

99 Mr. Lawson noted that the proposal cost was approximately \$8,000, which included more than just
100 the maintenance map, as it encompassed additional mapping components. However, he said that
101 the maintenance map was the immediate priority in order to proceed with issuing the RFP.

102 On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
103 approved the **Community Mapping Proposal**, for the Stoneybrook North Community Development
104 District.

105 C. Field Operations Manager: Kai – Jim Burgos

106 ➤ Exhibit 10: Field Inspection Report Dated January 17, 2026

107 ➤ Exhibit 11: Solitude – Pond Inspection Report Dated January 21, 2025

108 ➤ Exhibit 12: Consideration for Approval – Bridge Builders – Wear Deck Replacement -
109 \$98,800.00

110 ➤ Exhibit 13: Consideration for Approval – Manhattan Road & Bridge – Wear Deck
111 Replacement - \$240,936.00

112 • Exhibit 14: MSDS for CCA Wood Preservative

113 • Exhibit 15: Ultra Wood RX Data Sheet

114 ➤ Exhibit 16: Consideration for Approval – 4K's Construction Cleanup LLC – Wear Deck
115 Replacement - \$226,000.00

116 Walk On Proposal: Timber Intentions – Bridge Repair

117 A discussion on the material for the bridge took place.

118 On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
119 accepted the **Walk On Proposal**, for the Stoneybrook North Community Development District.

120 It was discussed that the proposal would be accepted as long as it can be covered within the
121 budget.

122 On a MOTION by Ms. Allenbaugh SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board
123 approved the **Proposal from Timber Intentions for the Bridge Repair**, for the Stoneybrook North
124 Community Development District.

125 D. District Manager

126 ➤ Exhibit 17: Landscape RFP – Scope of Work

127 Mr. Steighner inquired about the scope of work for irrigation and landscaping services. He asked
128 whether the Board intended to seek a new vendor for irrigation services at the same time as
129 landscaping, and whether the contracts aligned in timing.

130 Mr. Draper responded that it was generally more effective to have the same contractor handle both
131 landscape maintenance and irrigation, as the services worked hand in hand.

132 Ms. Allenbaugh asked the Board consider including “wet checks” within the community. Mr.
133 Lawson explained that the wet checks had previously been conducted through the association and
134 applied to private lots once per year to ensure irrigation equipment was functioning properly.
135 However, the membership had voted to discontinue the service.

136 Mr. Lawson suggested that staff first review more recent RFPs from other districts as reference
137 points. He mentioned that a large RFP had recently been completed for Angeline and indicated it
138 could serve as a useful starting template. He recommended incorporating feedback and notes from
139 the current discussion into a revised draft scope of work that includes more specificity.

140 ➤ Exhibit 18: Discussion on Tow Contract

141 Ms. Bruce presented the contract from ABS Towing, recommended by Mr. Steighner and the only
142 company that had responded with a contract. She noted that the representative from ABS indicated
143 that the company would cover the cost of installing towing signage, meaning there would be no
144 expense to the community. She also informed the Board that she had advised the vendor that Mr.
145 Steighner and Ms. Allenbaugh would be the primary contacts regarding towing matters.

146 Ms. Allenbaugh stated that the Board needed to establish a defined time period for what constituted
147 “overnight” parking, as this would be necessary for enforcement purposes. Mr. Lawson stated that
148 overnight parking enforcement timeframes typically ranged between 12:00 a.m. and 5:00 a.m.,
149 though some communities enforced slightly different hours, such as 2:00 a.m. to 5:30 a.m. He noted
150 that setting enforcement too early in the evening would be unreasonable, as residents often had
151 guests. Ms. Allenbaugh agreed that enforcement should begin no earlier than midnight..

152 Mr. Steighner clarified that the intent was not to target residents unfairly, but rather to address
153 ongoing issues with vehicles being parked on the street for extended periods, such as multiple
154 weeks at a time. He stated that this type of prolonged street parking needed to be eliminated.

155 Ms. Bruce summarized the discussion, confirming that the proposed policy would prohibit
156 overnight street parking between midnight and 5:00 a.m., with violators receiving a warning sticker.

157 Mr. Lawson clarified that the specific enforcement procedures would need to be confirmed with
158 the towing vendor. He explained that the standard process typically involved placing a warning
159 sticker on the vehicle, allowing approximately 24 hours for compliance before towing could occur.

160 Ms. Allenbaugh added that repeat offenders should also be addressed. She stated that even if a
161 vehicle was moved after receiving a warning, habitual violations should be subject to additional
162 enforcement measures.
163

164 Ms. Bruce requested a formal motion to make ABS Towing as the designated towing company.
165 The proposed enforcement terms included prohibiting street parking between the hours of 12:00
166 a.m. and 5:00 a.m., conducting random 24-hour patrols, and removing vehicles parked in fire lanes,
167 handicap spaces, or on grass. Vehicles in violation would receive a warning tag providing 24 hours'
168 notice prior to towing. She added that vehicles previously tagged or identified as repeat offenders
169 would be subject to towing in accordance with the policy.

170 On a MOTION by Mr. Lawson SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
171 **approved No Street Parking from midnight to 5:00 a.m. and sticker warning would be issued to allow**
172 **24 hours compliance**, for the Stoneybrook North Community Development District.

173 Ms. Bruce asked for a motion to approve the towing company and enforcement terms as outlined.
174 Mr. Lawson also made a motion to approve ABS Towing as the designated towing company.

175 On a MOTION by Mr. Lawson SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
176 **approved ABS to be the Towing company**, for the Stoneybrook North Community Development District.

177 Ms. Bruce brought back the proposal from December 5 meeting to fix the sidewalk for \$3,300.00.
178 Ms. Allenbaugh recommended to fix the sidewalk.

179 On a MOTION by Ms. Allenbaugh SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
180 **approved the sidewalk repair proposal in the amount of \$3,300.00**, for the Stoneybrook North
181 Community Development District.

182 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

183 Ms. Allenbaugh stated that, as a follow-up item from prior discussions, pricing needed to be
184 obtained for improvements to the common area just over the bridge. She recalled that the Board
185 had previously discussed adding irrigation and installing additional landscaping in that location.
186

187 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business- (limited to 3 minutes per** 188 *individual for non-agenda items)*

189 A resident addressed concerns regarding activity within the preserve area. He stated that although
190 a permitted concrete trail had been installed, residents particularly children were operating ATVs
191 and golf carts beyond the designated trail area. He emphasized that vehicles were being driven
192 throughout the preserve, which he described as a violation of preserve regulations and potentially
193 subject to significant penalties. He further reported that there had been an instance in which a
194 gopher tortoise burrow had been covered. He urged the Board to take action to better educate
195 residents and children that vehicles must remain on the concrete trail and that the preserve was not
196 an open recreational riding area. He suggested additional signage and reminders, including notices
197 about the protected status of gopher tortoises and the legal consequences of disturbing their habitat.
198 He also reiterated a prior recommendation that the community consider transitioning to full
199 maintenance, including taking over irrigation responsibilities for private lots. He expressed the
200 opinion that shifting to a full-service maintenance model would reduce resident complaints and
201 email volume.

202 **EIGHTH ORDER OF BUSINESS – Adjournment**

203 Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to
204 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

205 On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board
206 adjourned **the meeting at 4:02 p.m.**, for the Stoneybrook North Community Development District.

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

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

212

Signature

Signature

213

Printed Name

214 Title: Secretary Assistant Secretary

Printed Name

Title: Chairman Vice Chairman

EXHIBIT 3

AGENDA



Phone: (863) 797-7525 (863) 968-6713
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790
ECSINTEGRATIONS.COM



Stoneybrook North CDD / Gate Arm- North Gate

Date: 12/11/2025
Submitted to: Stoneybrook North CDD
Attention: Jim Bugos Title: LCAM
Email: jim@hikai.com
Phone: 813-565-4663 Fax:
Address: 2502 N Rocky Point Drive # 1000
City / ST Tampa / FL Zip: 33607

PROPOSAL

Proposal No: TH25987
Job Location: Stoneybrook North CDD / Gate Arm- North Gate
Attention: Jim Bugos Title:
Email: jim@hikai.com
Phone: 813-565-4663 Fax:
Address: Resident Gate Entrance
City / ST Fort Myers / FL Zip: 33917

SCOPE OF WORK:

INSTALL COMPLETE NEW GATE ARM WITH ELBOW AND BOLTS - ADJUST AND TEST

INCLUDED MATERIALS:

1- GATE ARM KIT . INSTALL

INCLUSIONS:

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.
- ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT

DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: \$725.00

This proposal is valid through 1/10/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature)

Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____

2/9/26
Date

TERMS & CONDITIONS:

1. Required Approval. This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty.

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) wilfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and/or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation. Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 4

AGENDA

JOB ESTIMATE

TO: _____
COMPANY NAME: Stoneybrook North CDD
DATE: 9/24/25

QUOTE: _____

Move 24 existing Stop signs 30".

Mounted on U-Channel posts to correct locations. Each sign 84" from ground to bottom of sign.

Provide and install 12', 2 1/2 lb. U-Channel post with 30" Stop sign.

Provide and install 12', 2 1/2 lb. U-Channel post with Speed Limit R2-1 24" x 30".

Secondary sign R2-5P 24" x 18" "Unless Otherwise Noted"

Provide and install 3 10' 2 1/2 lb. U-Channel posts with Roundabout Directional signs. R6-4 30" x 24"

Arrows.

\$5,450.00

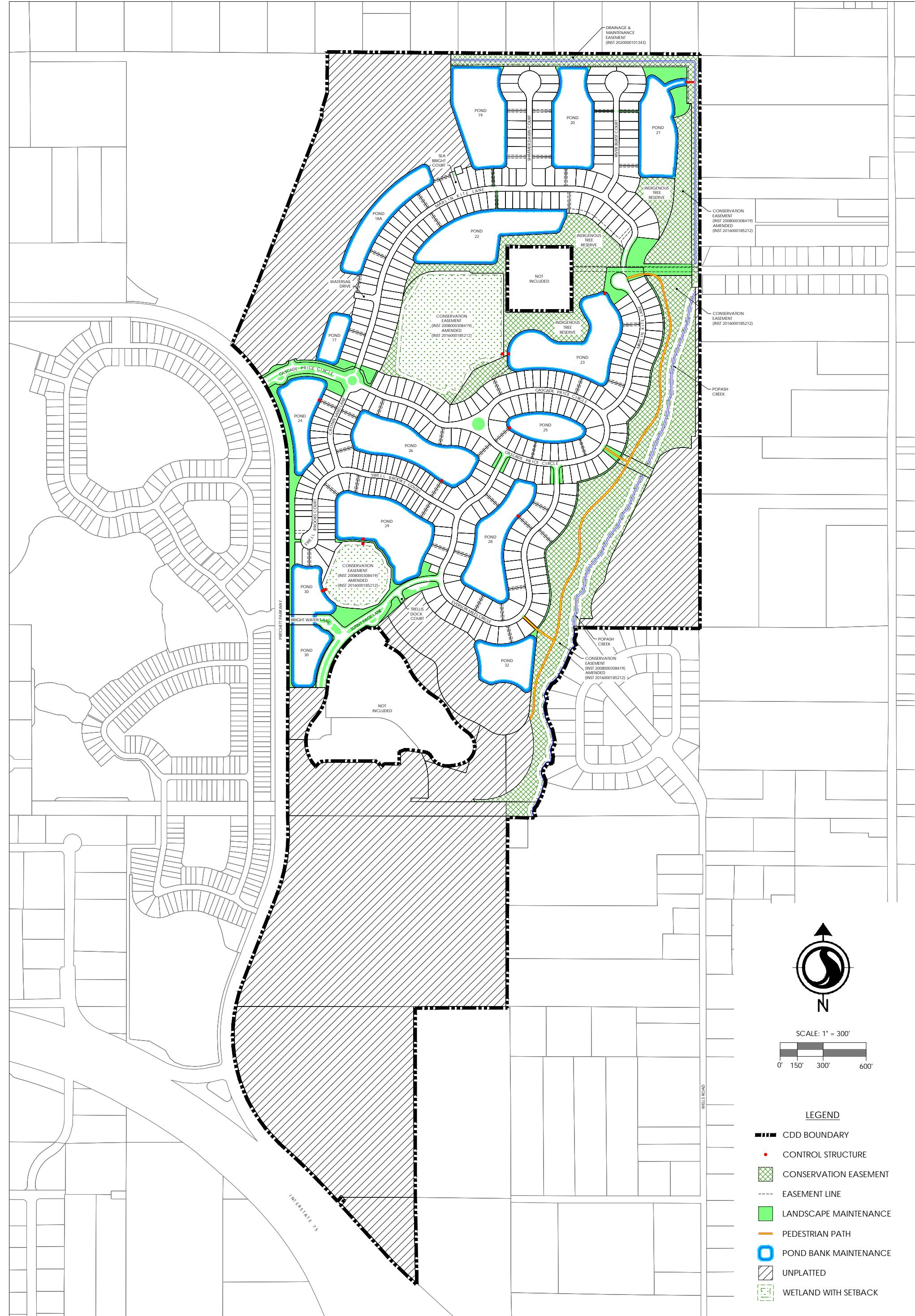
The existing U-Channel posts may not be long enough to meet the required 84" height needed between the ground and the bottom of the sign.

24 14', 2 1/2 lb. U-Channel Posts

\$2,640.00

EXHIBIT 5

AGENDA



Stantec
777 S. Harbour Island Blvd.
Suite 600
Tampa, FL 33602
Tel: 813.223.9500
Fax: 813.223.0009
www.stantec.com

Client/Project

STONEYBROOK NORTH CDD

MAINTENANCE MAP

Pasco County, Florida

Project Number: 238202299
File Name: 238202299-X03-MAINTENANCE MAP

VN TLS VN 20260210
Dwn Chkd Dscn YY-MM-DD

Drawing No. X03

Revision Sheet

0 1 of 1

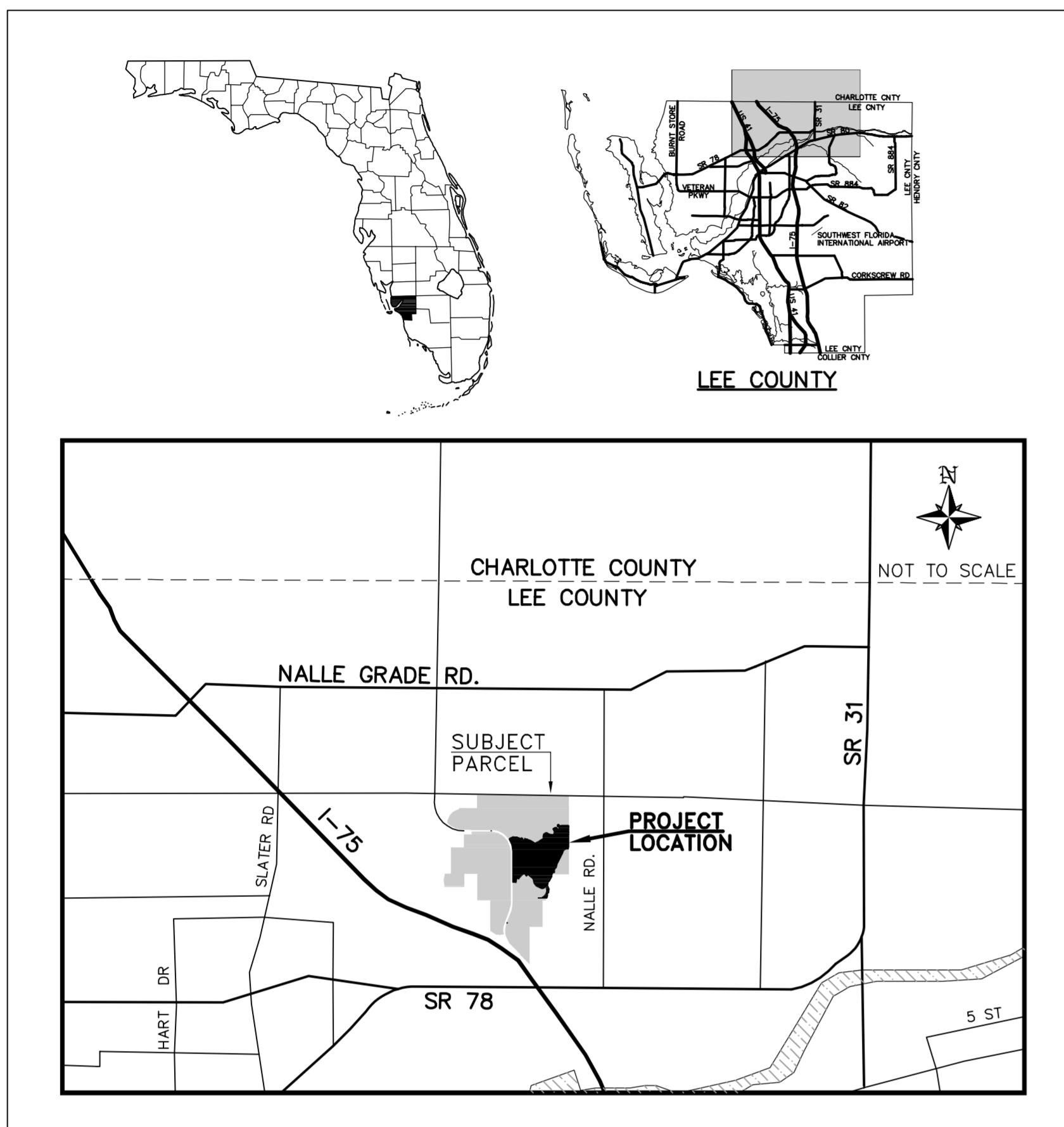
EXHIBIT 6

AGENDA

SITE OBSERVATION REPORT AND MAPPING

NORTH BROOK

PROJECT LOCATION MAP



LOCATION MAP

SECTION 15, 16, & 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA:

D.O. BOUNDARY

PARCEL STRAP NUMBERS:

741.23 ACRES
139.06 ACRES

15-43-25-00-00001.0000
16-43-25-00-00001.0060
16-43-25-00-00001.006A
16-43-25-00-00001.006B
16-43-25-00-00001.006C
16-43-25-00-00001.0100
16-43-25-00-00002.0000
16-43-25-00-00003.0000
16-43-25-00-00003.0010
16-43-25-00-00003.0020
16-43-25-00-00003.0040
16-43-25-00-00003.0050
16-43-25-00-00003.0060
16-43-25-00-00003.0070
16-43-25-00-00003.0080
21-43-25-00-00001.1000
21-43-25-00-00002.0000
21-43-25-00-00006.0020
21-43-25-00-00001.1020

PARCEL ADDRESS:

17400, 17600, 17800, 18000, 18200
18950, 18970, 18981 PRITCHETT PARKWAY
NORTH FORT MYERS, FLORIDA 33917

8350, 8380, 8420, 8460 RICH ROAD
NORTH FORT MYERS, FLORIDA 33917

9100 SEDGEFIELD ROAD
NORTH FORT MYERS, FLORIDA 33917

CURRENT ZONING:

RPD

PROPOSED USE:

RESIDENTIAL SUBDIVISION

SFWMD PERMIT NUMBER:

(36-06899-P)

PHASE ONE

PREPARED FOR:

NORTH BROOK HOLDINGS, LLC

2502 NORTH ROCKY POINT, SUITE 1050

TAMPA, FLORIDA 33607

PHONE: (813) 288-8078 FAX: (813) 288-8178

UTILITY SERVICE PROVIDERS

WATER:

LEE COUNTY UTILITIES

1500 MONROE STREET
FORT MYERS, FL 33901
PH (239) 533-8181

SEWER:

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

5660 BAYSHORE ROAD
FORT MYERS, FL 33917
PH (239) 543-1005
FAX (239) 543-2226

ELECTRIC:

LEE COUNTY ELECTRIC COOPERATIVE

15834 WINKLER ROAD
FORT MYERS, FL 33901
PH (239) 415-1302

PHONE:

CENTURY LINK

5100 DANIELS PARKWAY, SUITE 300
FORT MYERS, FL 33907
PH (239) 590-0440

FIRE PROTECTION:

BAYSHORE FIRE DISTRICT

17350 NALLE ROAD
FORT MYERS, FL 33917
PH (239) 543-3443

SOLID WASTE DISPOSAL:

FLORIDA RECYCLING SERVICES INC.

2465 HIGHLAND AVE.
FORT MYERS, FL 33916
(239) 332-8500

PROJECT CONTACTS

CIVIL ENGINEER:

BANKS ENGINEERING
SAMUEL W. MARSHALL, P.E. PROJECT MANAGER

10511 SIX MILE CYPRESS PKWY.
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490

SURVEYOR:

BANKS ENGINEERING

10511 SIX MILE CYPRESS PKWY.
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490

TRAFFIC ENGINEER:

JMB TRANSPORTATION ENGINEERING, INC.

761 21ST STREET NW
NAPLES, FLORIDA 34120
PHONE: (239) 919-2767

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SURVEY LICENSE # LB 6690
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Page 24 of 50

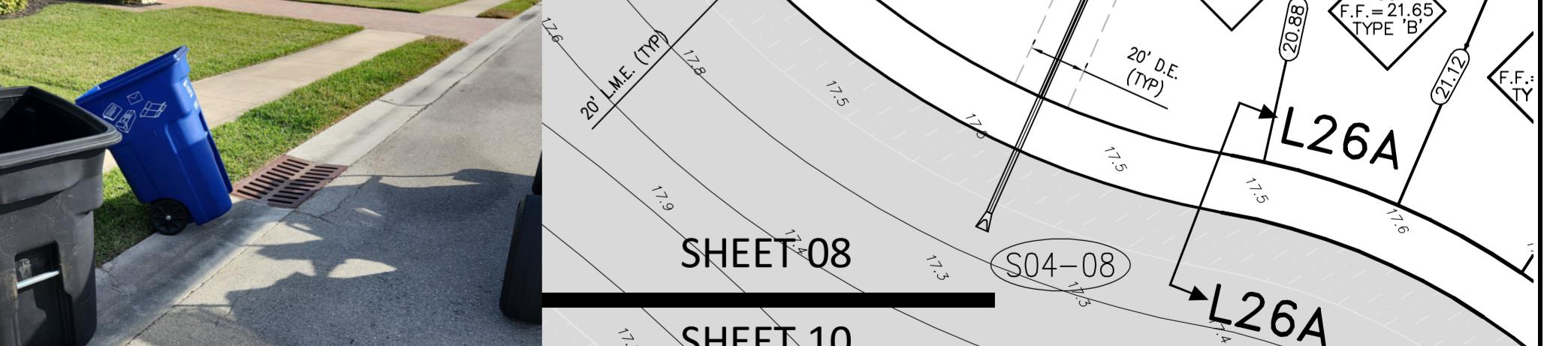
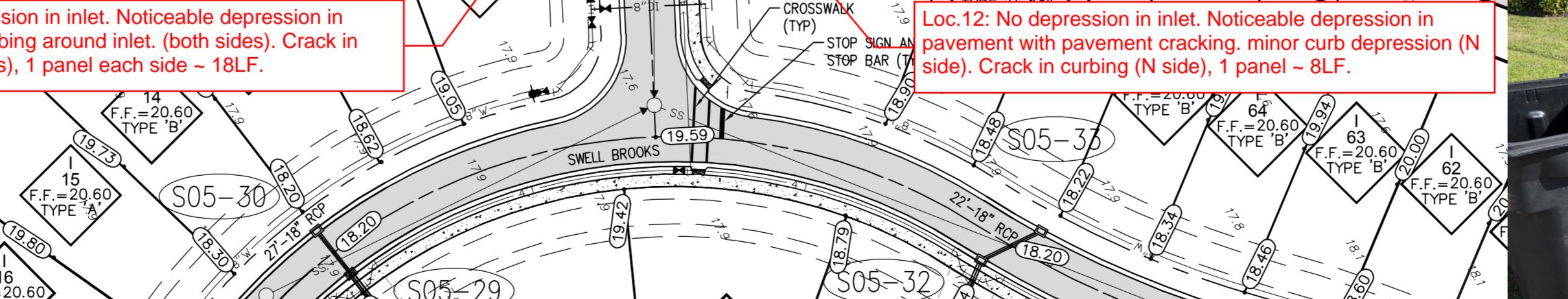
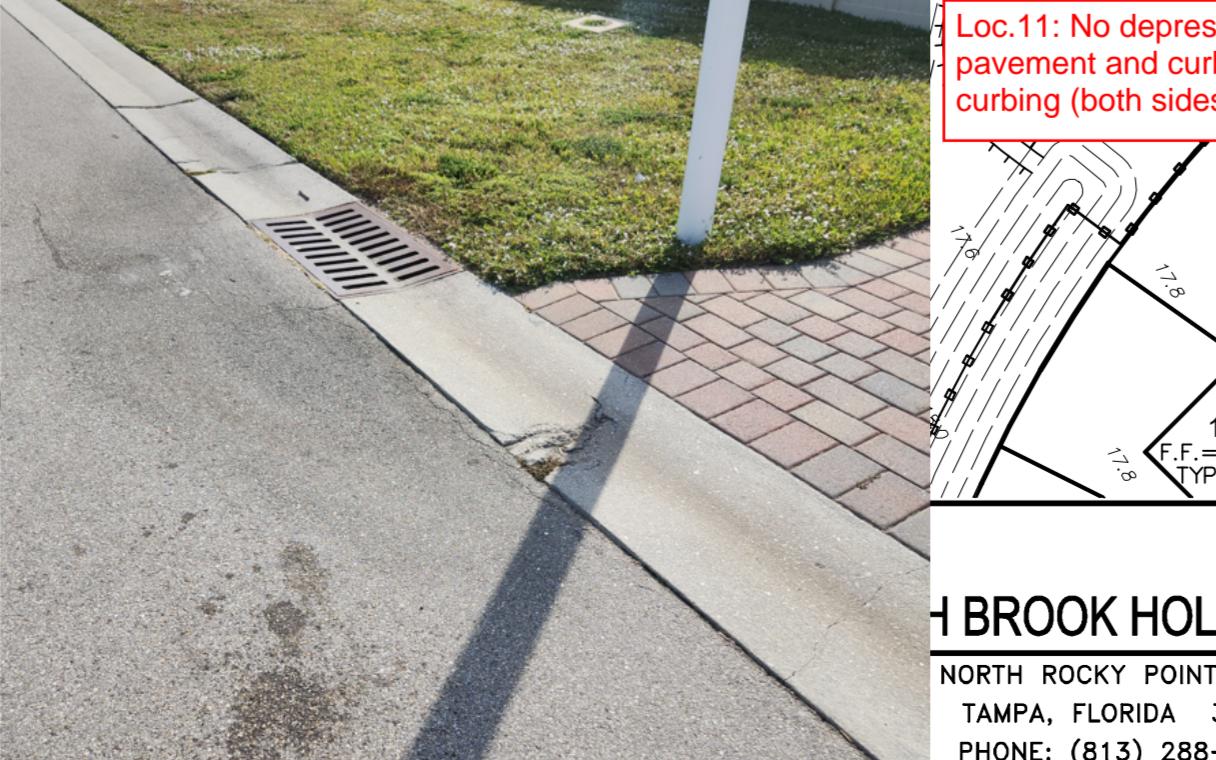
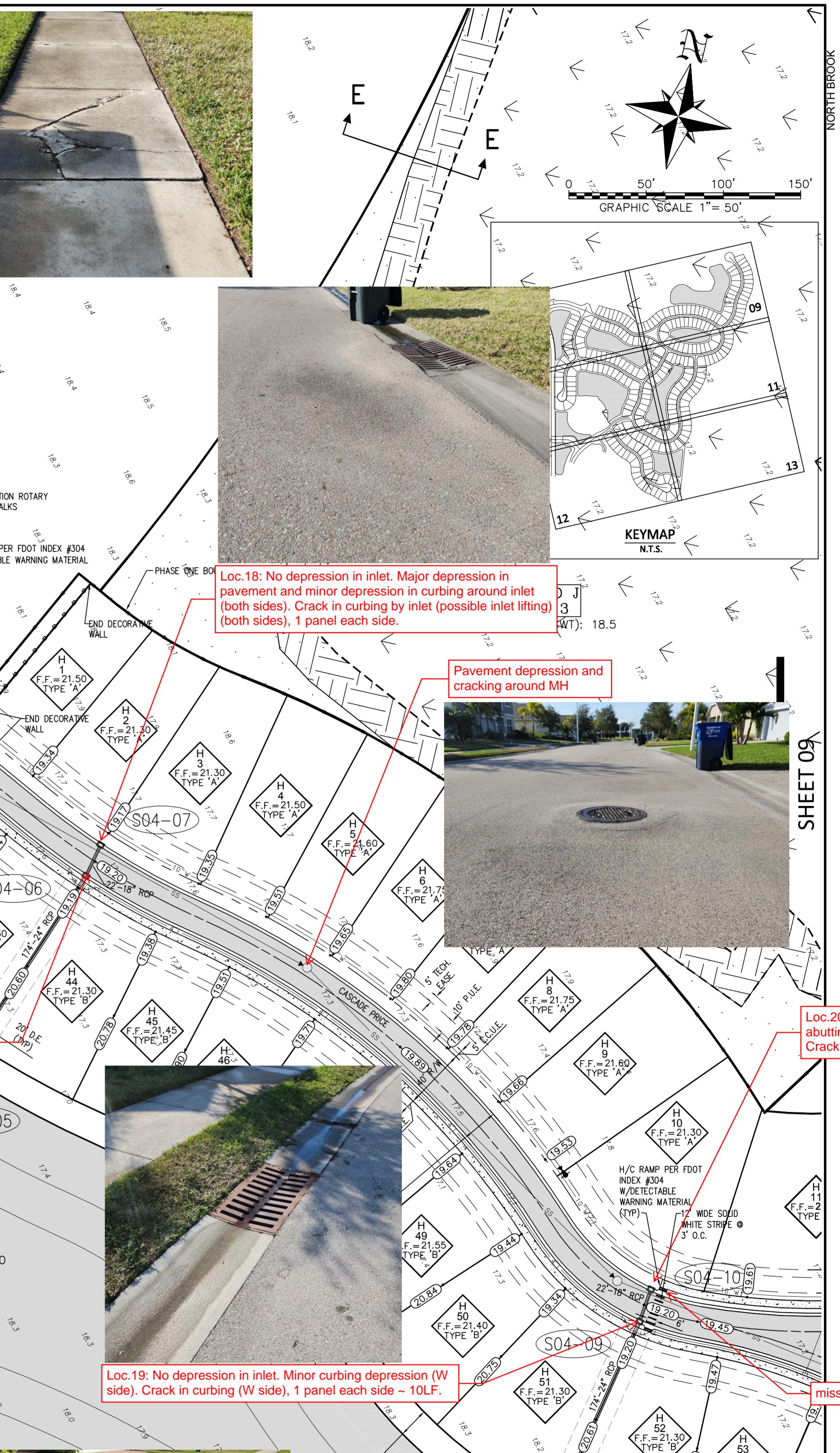
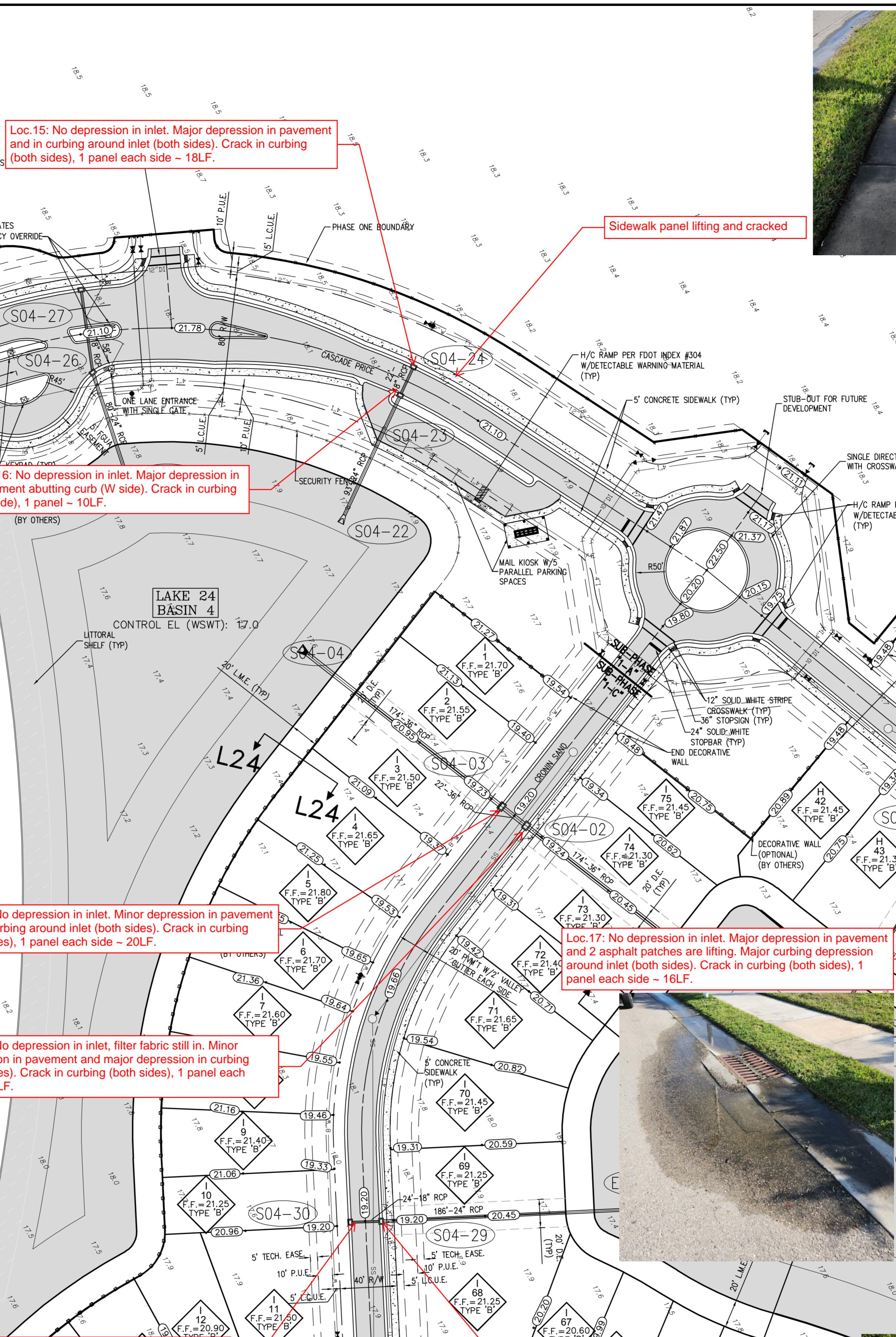
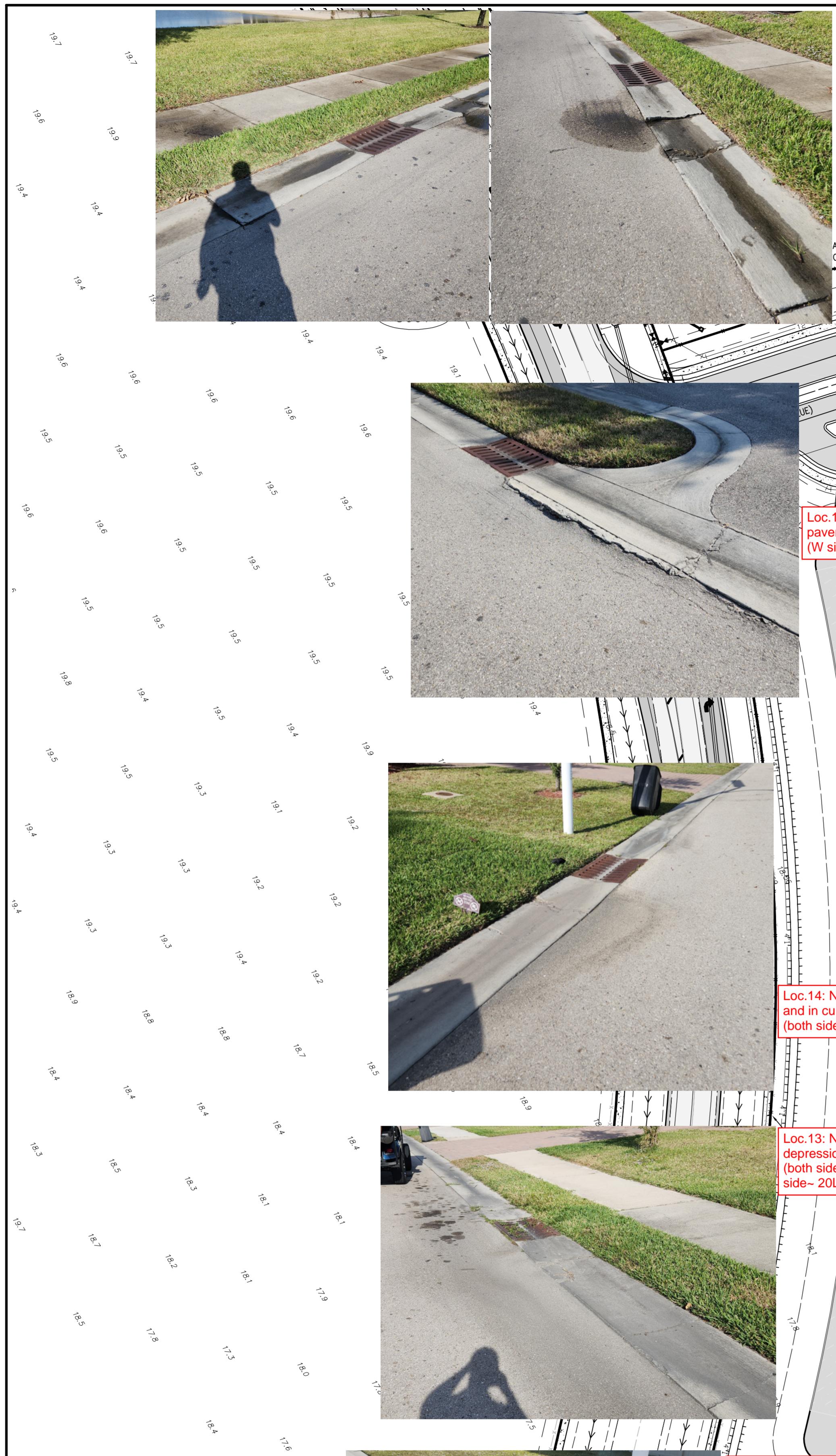
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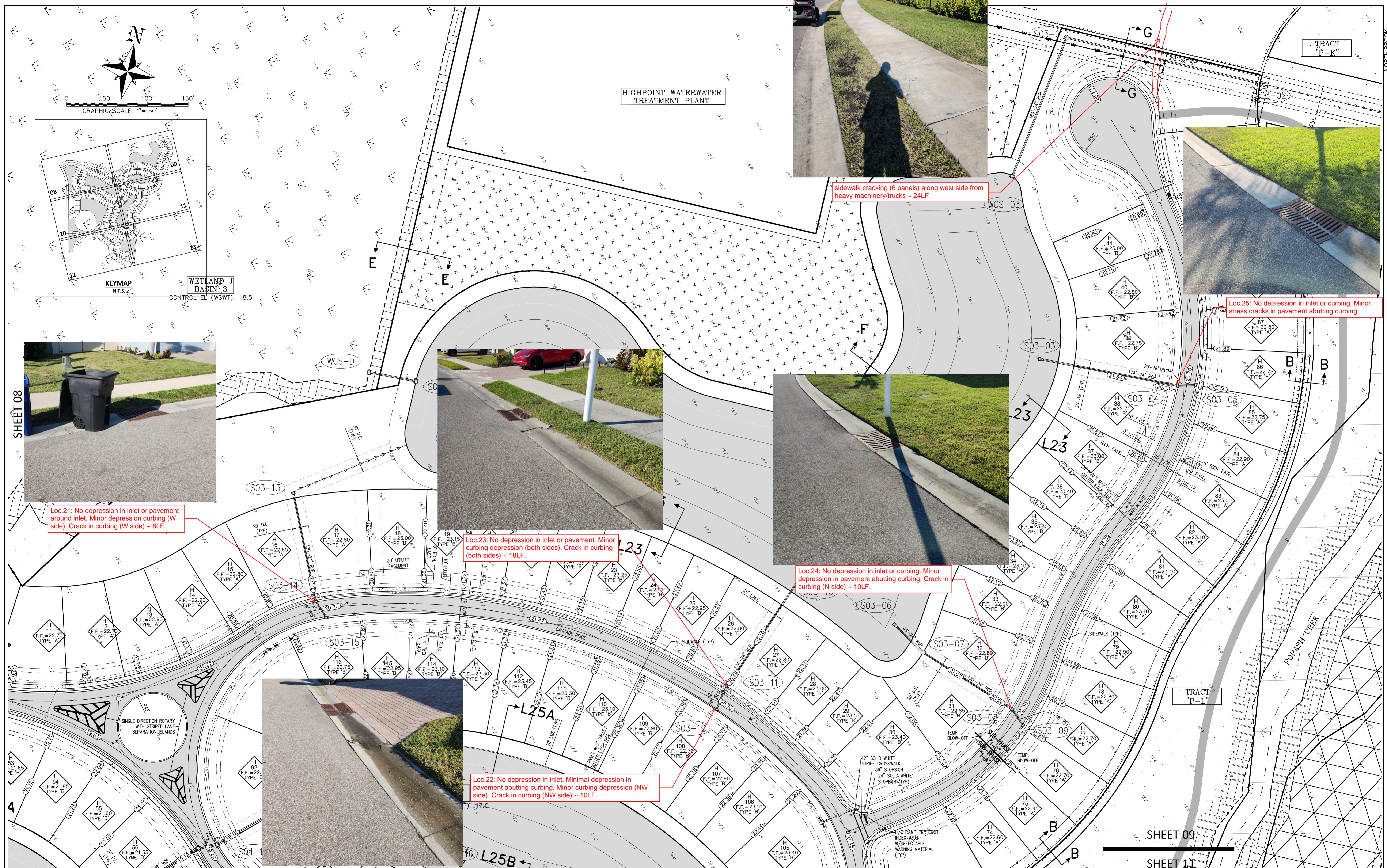
SAMUEL W. MARSHALL, P.E.
#48881

SHEET LIST TABLE

SHEET #	SHEET TITLE
01	COVER SHEET
02	AERIAL & EXISTING CONDITIONS
02A	LAND USE AREAS
03	MASTER PHASING PLAN
03A	PHASE ONE DEVELOPMENT
04	GENERAL NOTES
05	MASTER SITE PLAN
06	MASTER DRAINAGE PLAN
07	MASTER UTILITY PLAN
08	PAVING GRADING & DRAINAGE PLAN
09	PAVING GRADING & DRAINAGE PLAN
10	PAVING GRADING & DRAINAGE PLAN
11	PAVING GRADING & DRAINAGE PLAN
12	PAVING GRADING & DRAINAGE PLAN
13	PAVING GRADING & DRAINAGE PLAN
14	TYPICAL CROSS SECTIONS
15	TYPICAL CROSS SECTIONS
15A	NORTH BERM & BAYSHORE CREEK IMPROVEMENTS
16	STRUCTURE DATA TABLE
17	PLAN & PROFILE STA. 900+00 TO 910+00
18	PLAN & PROFILE STA. 910+00 TO 920+00
19	PLAN & PROFILE STA. 920+00 TO 929+00
20	PLAN & PROFILE STA. 1000+00 TO 1010+00
21	PLAN & PROFILE STA. 1010+00 TO 1015+00
22	PLAN & PROFILE STA. 1100+00 TO 1106+00
23	PLAN & PROFILE STA. 1106+00 TO 1112+00
24	PLAN & PROFILE STA. 1200+00 TO 1208+67
25	PLAN & PROFILE STA. 1300+00 TO 1120+00
26	PLAN & PROFILE STA. 1307+00 TO 1130+00
27	PLAN & PROFILE STA. 1400+00 TO 1410+79
28	PLAN & PROFILE STA. 1500+00 TO 1507+00
29	PLAN & PROFILE STA. 1507+00 TO 1513+00
30	PLAN & PROFILE STA. 1513+00 TO 1519+00
31	PLAN & PROFILE STA. 1600+00 TO 1607+00
32	PLAN & PROFILE STA. 1607+00 TO 1616+00
33	PLAN & PROFILE STA. 1700+00 TO 1707+00
34	PLAN & PROFILE STA. 1707+00 TO 1713+00 NOT IN SET
35	PLAN & PROFILE LIFT STATION 2
36	PAVING, GRADING, AND DRAINAGE DETAILS
37	DRAINAGE CONTROL STRUCTURE DETAILS
38	TYPICAL UTILITY DETAILS
39	TYPICAL UTILITY DETAILS
40	LIFT STATION DETAILS
41	LIFT STATION DETAILS
42	SITE ACCESS NO. 1 PAVING, GRADING & DRAINAGE
43	SITE ACCESS NO. 1 SIGNAGE & STRIPING
44	NORTH ENTRANCE PAVING, GRADING & DRAINAGE
45	NORTH ENTRANCE SIGNAGE & STRIPING
46	PRITCHETT TURN LANE SECTIONS & DETAILS
47	PRITCHETT PLAN & PROFILE STA. 397+50 TO 408+50
48	PRITCHETT PLAN & PROFILE STA. 408+50 TO 418+50
49	PRITCHETT PLAN & PROFILE STA. 418+50 TO 428+50
50	PRITCHETT PLAN & PROFILE STA. 428+50 TO 438+50
51	PRITCHETT PLAN & PROFILE STA. 438+50 TO 448+50
52	PRITCHETT PLAN & PROFILE STA. 448+50 TO 458+50
53	PRITCHETT PLAN & PROFILE STA. 458+50 TO 468+50
54	PRITCHETT PLAN & PROFILE STA. 468+50 TO 478+50
55	PRITCHETT PLAN & PROFILE STA. 428+50 TO BAYSHORE RD
56	PRITCHETT CROSS SECTIONS
57	PRITCHETT CROSS SECTIONS
58	PRITCHETT CROSS SECTIONS
59	PRITCHETT CROSS SECTIONS
60	PRITCHETT CROSS SECTIONS
61	PRITCHETT CROSS SECTIONS
62	BAYSHORE ROAD TURN LANE IMPROVEMENTS
63	BAYSHORE ROAD CROSS SECTIONS
64	BAYSHORE ROAD CROSS SECTIONS
65	BEST MANAGEMENT PRACTICES

9	7/19/2017	PER LOU/FGUA COMMENTS	EMH
8	6/6/2017	REPRINT FOR CONSTRUCTION	EMH
7	5/9/2017	PER CLIENT CONSTRUCTION COMMENTS	EMH
6	6/1/2016	PER COUNTY COMMENTS OF 6/1/2016	EMH
5	4/21/2016	SANITARY SEWER VALUE ANALYSIS PER CLIENT	EMH
4	3/8/2016	PER CONTRACTOR COMMENTS OF 3/8/2016	EMH
3	1/27/2016	PER COUNTY COMMENTS OF 1/12/2016	EMH
2	1/25/2016	REVISED BID SET	EMH
1	11/25/2015	REVISIONS PER COUNTY COMMENTS OF 10/19/15	EMH
NO.	DATE	REVISION DESCRIPTION	BY





PREPARED FOR:
NORTH BROOK HOLDINGS, LLC
2502 NORTH ROCKY POINT, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

2	5/9/2017	PER CLIENT CONSTRUCTION COMMENTS	EMH
1	11/25/15	REVISIONS PER COUNTY COMMENTS OF 10/19/15	EMH
NO.	DATE	REVISION DESCRIPTION	BY
2	5/9/2017	PER CLIENT CONSTRUCTION COMMENTS	EMH
1	11/25/15	REVISIONS PER COUNTY COMMENTS OF 10/19/15	EMH
		REVISION DESCRIPTION	BY

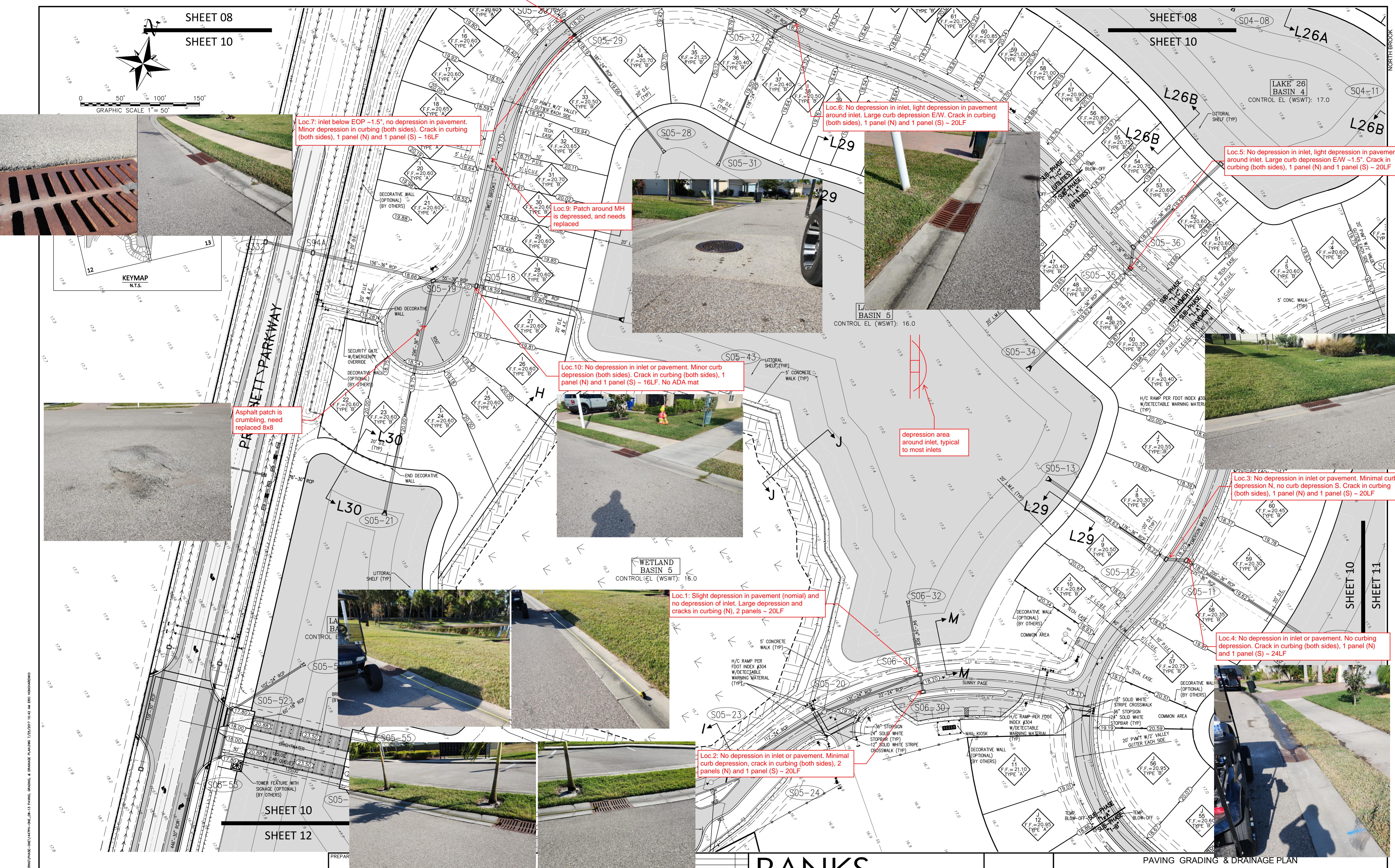
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ENGINEERING

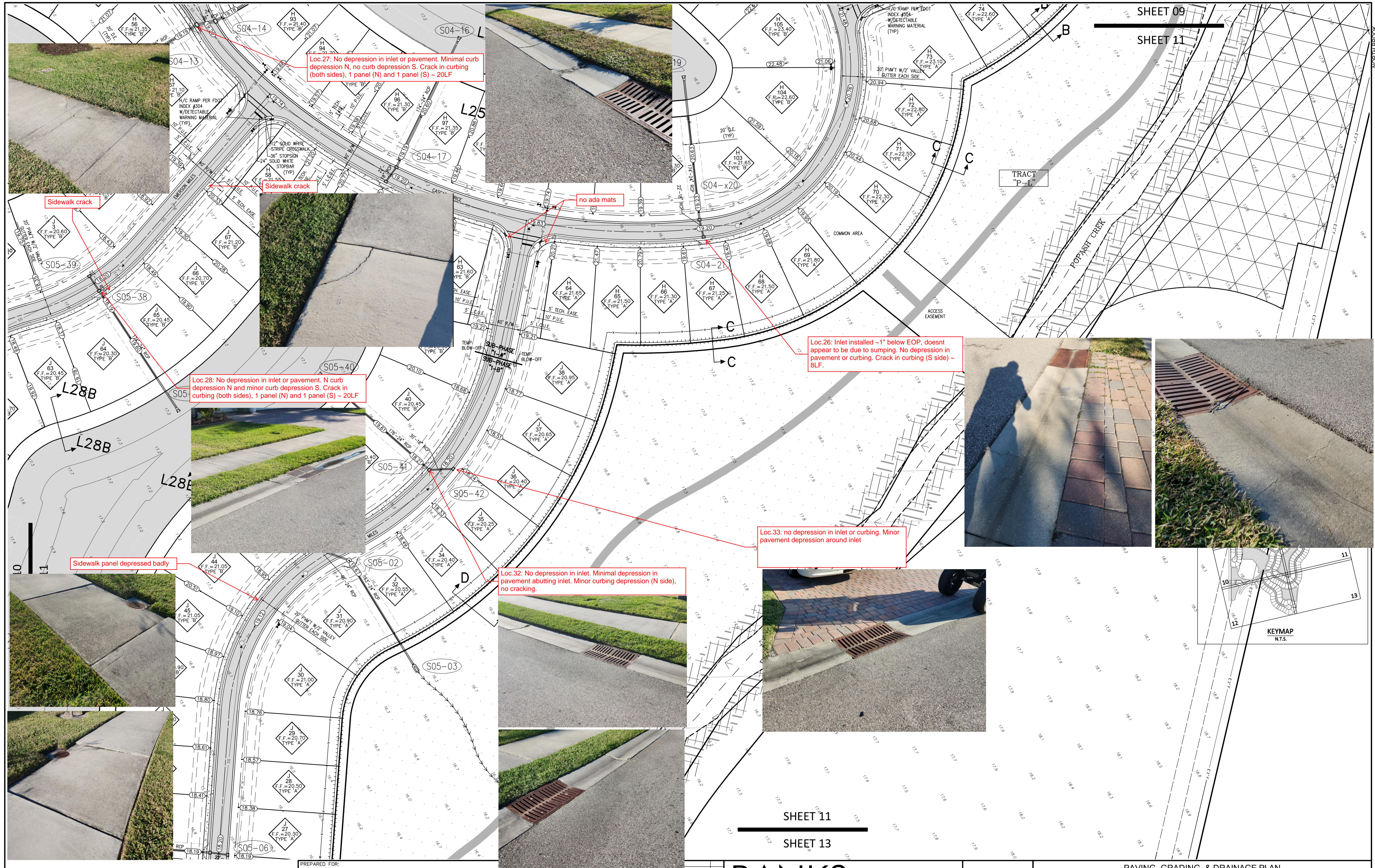
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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SAMUEL W. MARSHALL, P.E.
#48881

PAVING GRADING & DRAINAGE PLAN
NORTH BROOK
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	HEET
6/15/15	1447PH-ONE		EMH	EMH	SWM	1:500	09





PREPARED FOR:

NORTH BROOK HOLDINGS, LLC

2502 NORTH ROCKY POINT, SUITE 1050

TAMPA, FLORIDA 33607

PHONE: (813) 288-8078

FAX: (813) 288-8078

2502 NORTH ROCKY POINT, SUITE 1050
PAVING, GRADING, & DRAINAGE PLAN.dwg.

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FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

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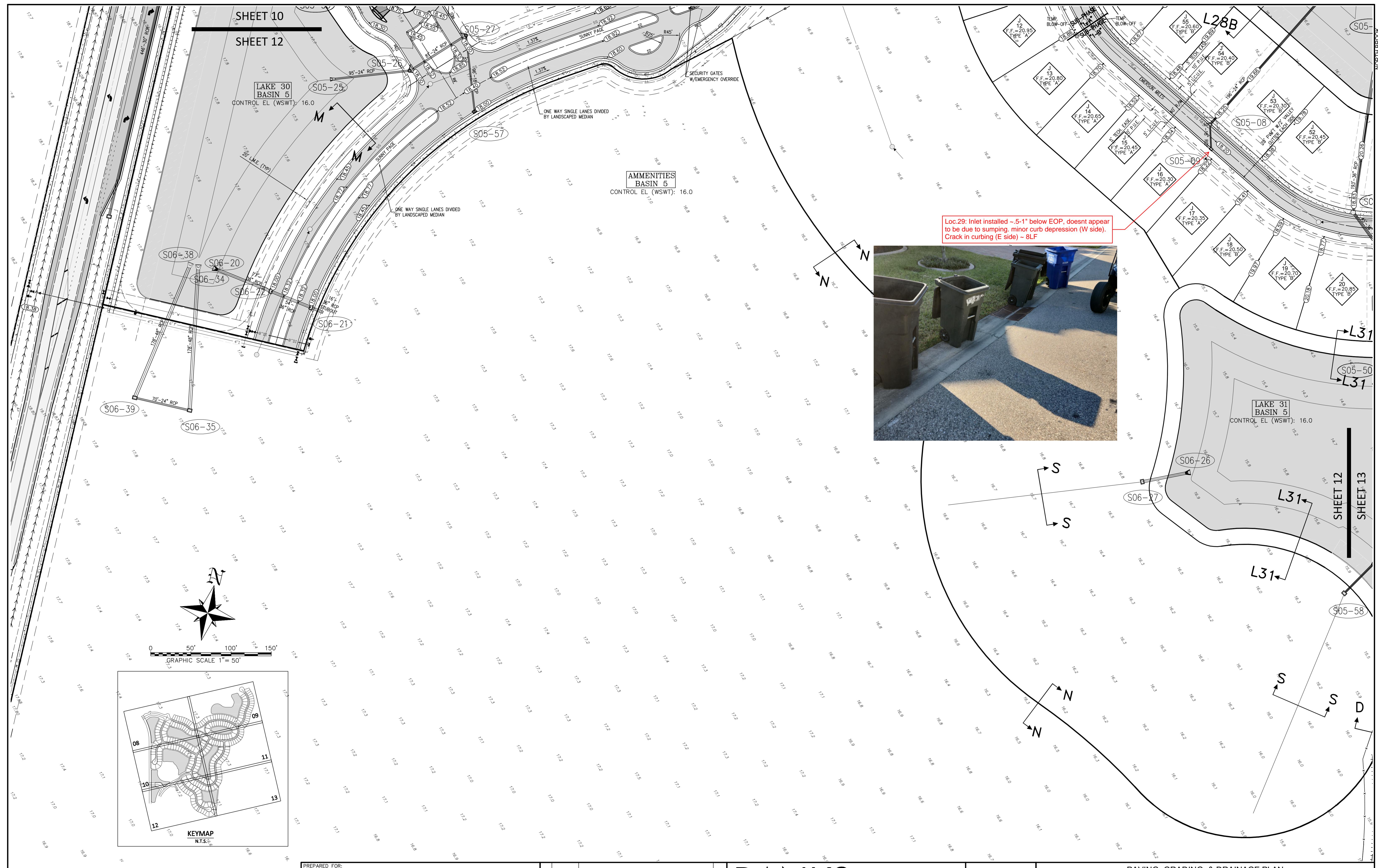
WWW.BANKSENG.COM

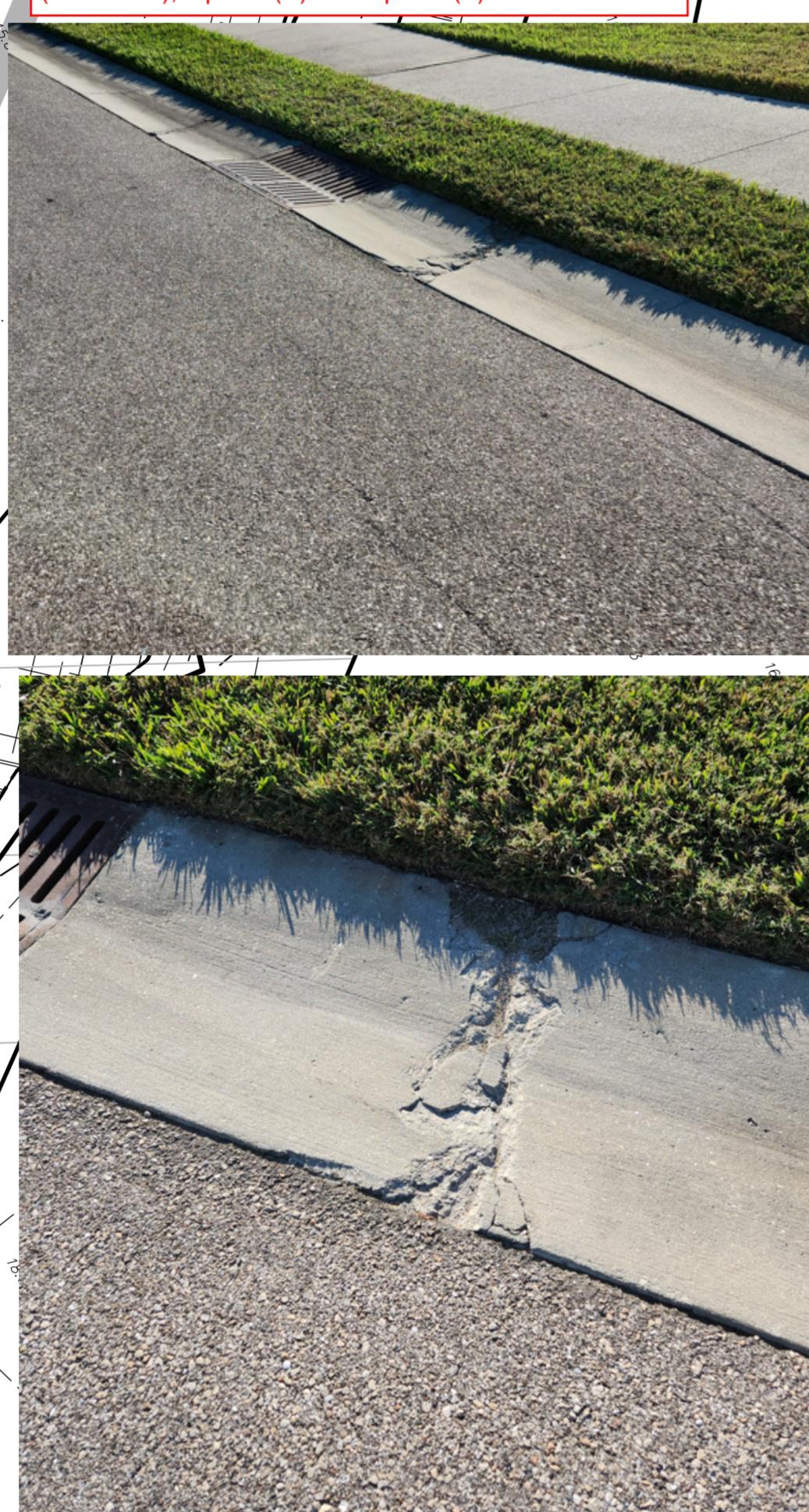
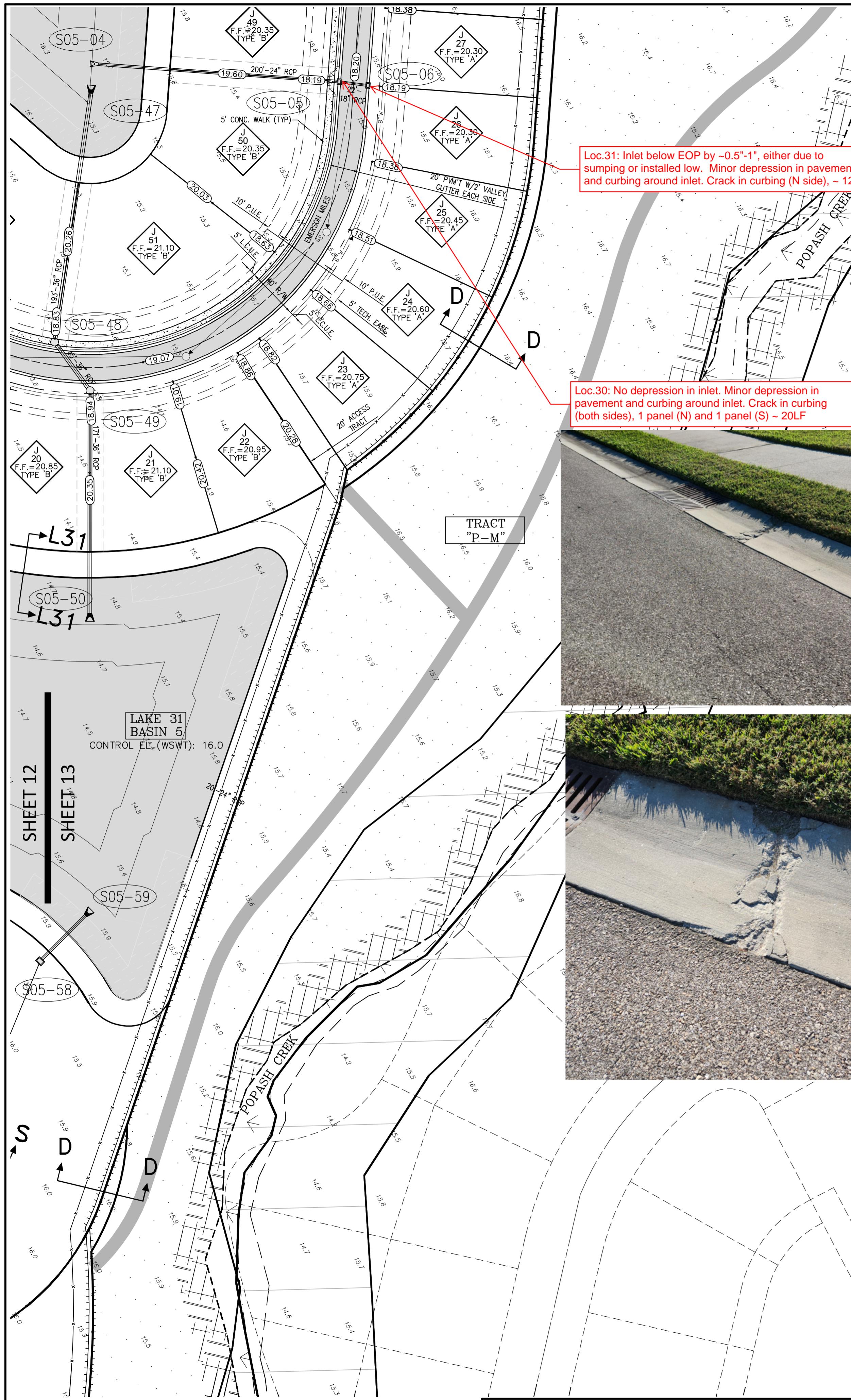
SAMUEL W. MARSHALL, P.E.
#48881

PAVING GRADING & DRAINAGE PLAN

NORTH BROOK
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	HEET
6/15/15	1447PH-ONE		EMH	EMH	SWM		11





Loc.30: No depression in inlet. Minor depression in pavement and curbing around inlet. Crack in curbing (both sides), 1 panel (N) and 1 panel (S) ~ 20LF



PREPARED FOR:

NORTH BROOK HOLDINGS, LLC

2502 NORTH ROCKY POINT, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078
FAX: (813) 288-8118

3 PAVING, GRADING, & DRAINAGE PLAN.

BANKS ENGINEERING

EMH Professional Engineers, Planners, & Land Surveyors
EMH Serving The State Of Florida
EMH

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

SAMUEL W.

PAVING GRADING & DRAINAGE PLAN
NORTH BROOK
LEE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN
NORTH BROOK
LEE COUNTY, FLORIDA

EXHIBIT 7

AGENDA



BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Feb 14, 2026 / Jim Bugos

Complete

Score	26 / 45 (57.78%)	Flagged items	19	Actions	0
-------	------------------	---------------	----	---------	---

Site conducted

Brightwater

Conducted on

Feb 14, 2026 10:23 AM EST

Prepared by

Jim Bugos

Location

18128 Lagoon Reach Ln
North Fort Myers FL 33917
United States
(26.72977242663139,
-81.81511761305482)

Bridges

2 flagged, 0 / 2 (0%)

Entrance Bridge

Poor

Need to verify the schedule for Wear deck replacement



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

Exit Bridge

Poor

Need to verify schedule for Wear deck replacement



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Monuments

2 / 2 (100%)

South Entrance

Good



Photo 13

North Entrance (Lennar)

Fair

Need to finish getting the rest of the lights off of the top of the tower



Photo 14

Lakes

4 flagged, 12 / 16 (75%)

#30 South Entrance Lake (toward Lagoon)

Poor

Diffusers are not working

#30 South Entrance Lake (north side)

Poor

Diffusers are not working

#29 Lake Across from South Mail Center

Fair

Aerator is working, but it appears that some of the diffusers are not.

Appears that only the first three diffusers are working

#28 Everson Miles Circle Lake (Behind common area near mail center)

Fair

Some of the diffusers are not working

#31 Behind 18192 Everson Miles Circle (Walking Path)

Good

Aerator in both diffusers appear to be working

#25 Cascade Price Circle Lake

Good

#23 Pond & Pump Station at Marlin Kite Circle (L shaped goes to Cascade Price also)

Fair

Aerator is working, but it appears the last two diffusers may not be

River Burst Court Cul-de-sac Lake

Fair

Appears that only one aerator is working, and if the lake level gets much lower, that aerator will not be in the water

Between River Burst Court and Shimmer Dawn Court	Good				
South side of Marlin Kite (Check near Water Sale)	Fair				
Pump Station & Lake at Water Sale Drive	Fair				
Marlin Kite West of Pump Station	Fair				
Lake across from North Entrance Mail Center	Good				
#24 Lake behind North Entrance Mail Center	Poor				
Aerator and diffuser are not working					
#26 Cascade Price/Cronin Sand/Swell Brooks Ct (connects to N Mail Center Pump)	Poor				
Diffusers are not working					
Pump Station at corner of Sunny Page Ln & Everson Myles Court	Good				
Gates	5 flagged, 6 / 11 (54.55%)				
Original Entrance Gate - before lagoon	Poor				
This needs removed					
					
Photo 15	Photo 16	Photo 17	Photo 18	Photo 19	Photo 20
Resident Entrance Gate (South)	Good				
Need to have a good preventative maintenance done on these motors					
					
Photo 21	Photo 22	Photo 23			
Guest Entrance (South)	Poor				
Need to schedule an electrician to figure out why there is no power					



Photo 24

Pedestrian Gate at south entrance

Good

Exit Gate at North Entrance (Lennar)

Poor

Needs repaired from four wheeler damage



Photo 25



Photo 26



Photo 27

Pedestrian Exit Gate at North Entrance

Poor

Handle needs replaced



Photo 28

Entrance Gate at North Entrance (Lennar)

Good



Photo 29



Photo 30



Photo 31

Pedestrian Entrance Gate at North Entrance

Good

Pedestrian Gate at Sewell Brooks Court

Good

Resident Exit Gate (South)

Good

Need to have a preventative maintenance done on these motors



Photo 32



Photo 33



Photo 34



Photo 35

Original Exit Gate

Poor

These need to be removed



Photo 36



Photo 37



Photo 38



Photo 39

Mail Centers

4 / 4 (100%)

South Entrance Mail Center

Good



Photo 40

South Mail Center Island Landscape

Good



Photo 41

North Entrance Mail Center

Good

North Mail Center Island Landscape

Good

Miscellaneous

1 flagged, 1 / 2 (50%)

Preserve Area near tot lot

Good

Gate at Sedgefield Rd

Poor

Gate is in the creek. Need to have it removed.



Photo 42

Amenities

3 flagged, 0 / 3 (0%)

Tot Lot

Poor

Has sidewalk repair been approved? When will it be done?

I still think there is an irrigation leak in this area because there is standing water

Entrance gate to tot lot needs repaired



Photo 43



Photo 44

Poor

Dog Park - Small

No water at the water fountain



Photo 45

Poor

Dog Park - Large

No water at the water fountain

Should look at getting these two cement spots with all thread, sticking out of them removed for safety reasons



Photo 46



Photo 47

Pop Ash Creek

1 flagged, 0 / 1 (0%)

Pop Ash Creek 1

1 flagged, 0 / 1 (0%)

Poor

Pop Ash Creek



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

Pop Ash Creek Location

Culvert pipes are stopping the larger vehicles, but not the motorcycles from going through. Does it make sense to stack them all next to each other across the entire opening?

Need to get someone out to recover the gate from the creek.

Landscape

3 flagged, 0 / 3 (0%)

Landscape 1

1 flagged, 0 / 1 (0%)

Landscape

Poor

Quite a bit of frost damage at South entrance flowers



Photo 53



Photo 54



Photo 55

Landscape Location

Landscape 2

1 flagged, 0 / 1 (0%)

Landscape

Poor

Still need to replace this drain cover



Photo 56

Landscape Location

Landscape 3

1 flagged, 0 / 1 (0%)

Landscape

Poor

Lots of frost, damaged shrubs on north side of shimmer, Dawn and river burst.



Photo 57



Photo 58

Landscape Location

18921 River Burst Ct
North Fort Myers FL 33917
United States
(26.74015436978758,
-81.80772859739251)

Street Signs

1 / 1 (100%)

Street Signs 1

1 / 1 (100%)

Street Sign

Fair

Marlon kite and shimmer Dawnn sign will need to be straightened



Photo 59

Street Sign Location

Sign Off

Jim Bugos
Feb 14, 2026 3:33 PM EST

Flagged items

19 flagged

Title Page / Bridges

Entrance Bridge

Poor

Need to verify the schedule for Wear deck replacement



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

Title Page / Bridges

Exit Bridge

Poor

Need to verify schedule for Wear deck replacement



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Title Page / Lakes

#30 South Entrance Lake (toward Lagoon)

Poor

Diffusers are not working

Title Page / Lakes

#30 South Entrance Lake (north side)

Poor

Diffusers are not working

Title Page / Lakes

#24 Lake behind North Entrance Mail Center

Poor

Aerator and diffuser are not working

Title Page / Lakes

#26 Cascade Price/Cronin Sand/Swell Brooks Ct (connects to N Mail Center Pump)

Poor

Diffusers are not working

Title Page / Gates

Original Entrance Gate - before lagoon

Poor

This needs removed



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

Title Page / Gates

Guest Entrance (South)

Poor

Need to schedule an electrician to figure out why there is no power



Photo 24

Title Page / Gates

Exit Gate at North Entrance (Lennar)

Poor

Needs repaired from four wheeler damage



Photo 25



Photo 26



Photo 27

Title Page / Gates

Pedestrian Exit Gate at North Entrance

Poor

Handle needs replaced



Photo 28

Title Page / Gates

Original Exit Gate

Poor

These need to be removed



Photo 36



Photo 37



Photo 38



Photo 39

Title Page / Miscellaneous

Gate at Sedgefield Rd

Poor

Gate is in the creek. Need to have it removed.



Photo 42

Title Page / Amenities

Tot Lot

Poor

Has sidewalk repair been approved? When will it be done?

I still think there is an irrigation leak in this area because there is standing water

Entrance gate to tot lot needs repaired



Photo 43



Photo 44

Title Page / Amenities

Dog Park - Small

Poor

No water at the water fountain



Photo 45

Title Page / Amenities

Dog Park - Large

Poor

No water at the water fountain

Should look at getting these two cement spots with all thread, sticking out of them removed for safety reasons



Photo 46



Photo 47

Title Page / Pop Ash Creek / Pop Ash Creek 1

Pop Ash Creek

Poor



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

Title Page / Landscape / Landscape 1

Landscape

Poor

Quite a bit of frost damage at South entrance flowers



Photo 53



Photo 54



Photo 55

Title Page / Landscape / Landscape 2

Landscape

Poor

Still need to replace this drain cover



Photo 56

Title Page / Landscape / Landscape 3

Landscape

Poor

Lots of frost, damaged shrubs on north side of shimmer, Dawn and river burst.



Photo 57



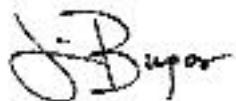
Photo 58

Approval

Date and time of approval

Feb 14, 2026 4:00 PM EST

Approver's signature



Jim Bugos
Feb 14, 2026 3:59 PM EST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4

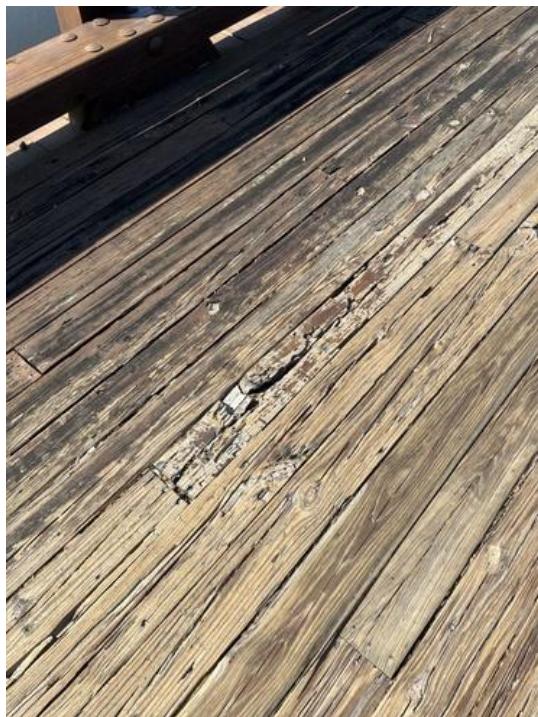


Photo 5

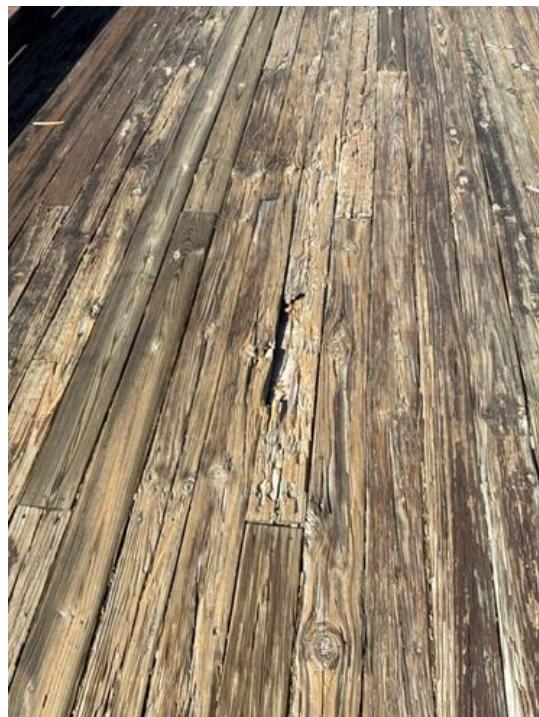


Photo 6

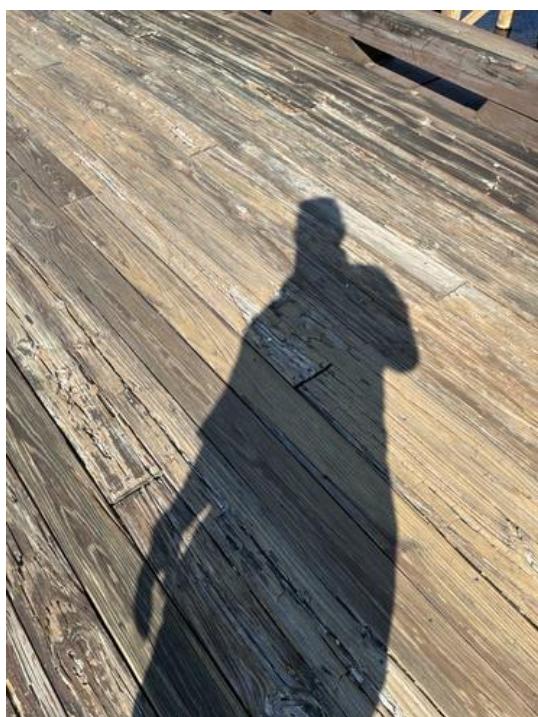


Photo 7

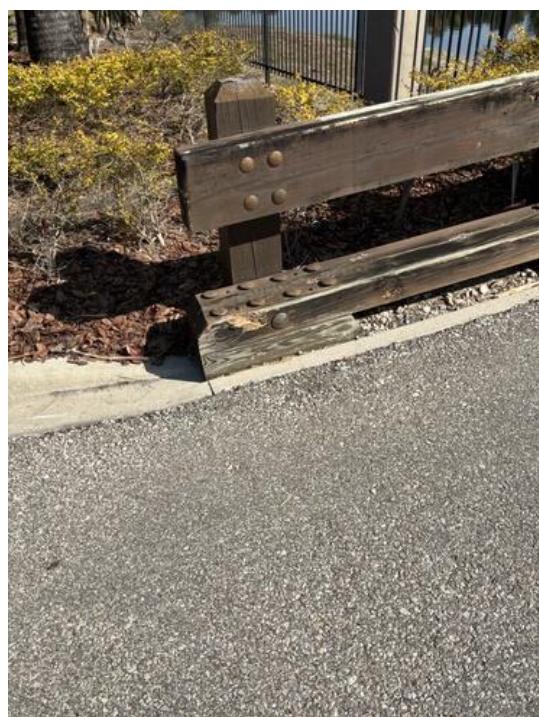


Photo 8



Photo 9

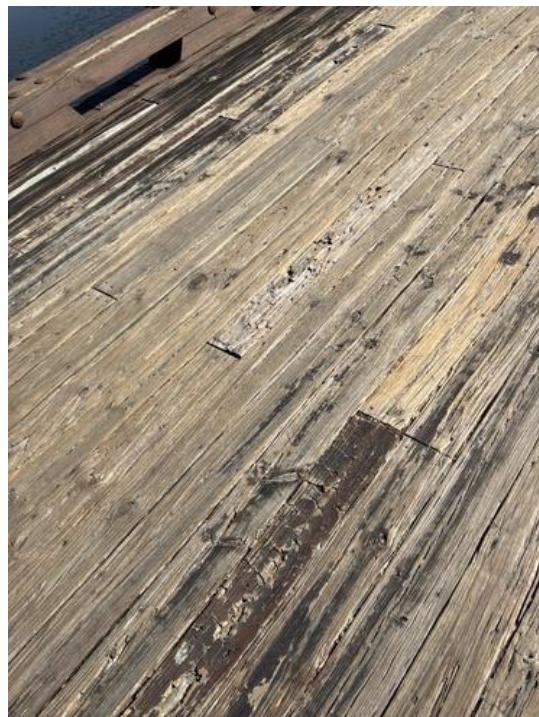


Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

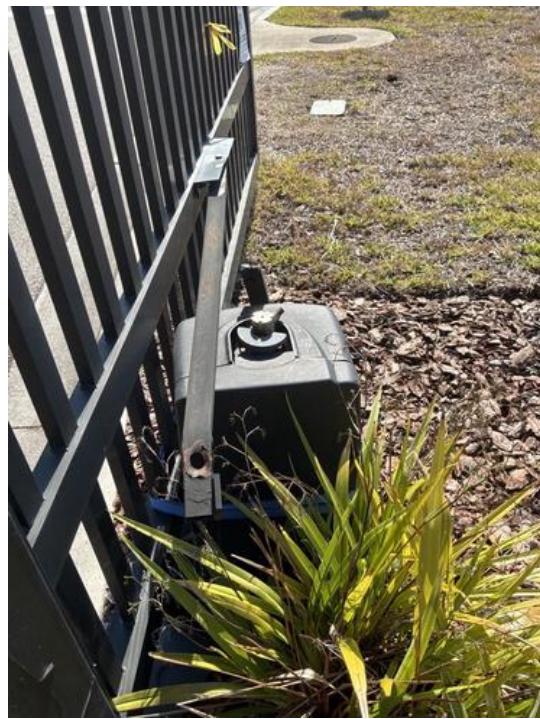


Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

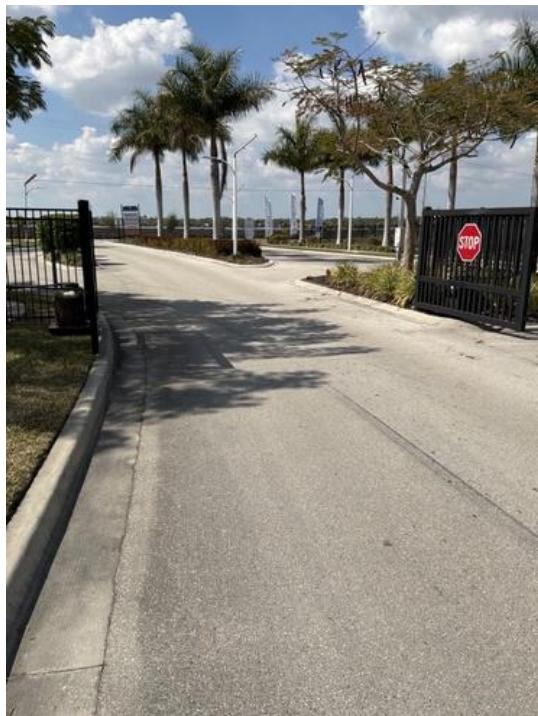


Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

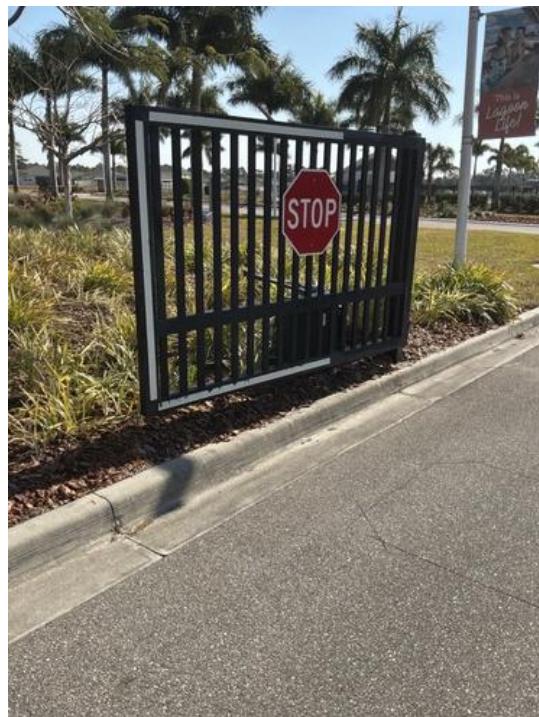


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42

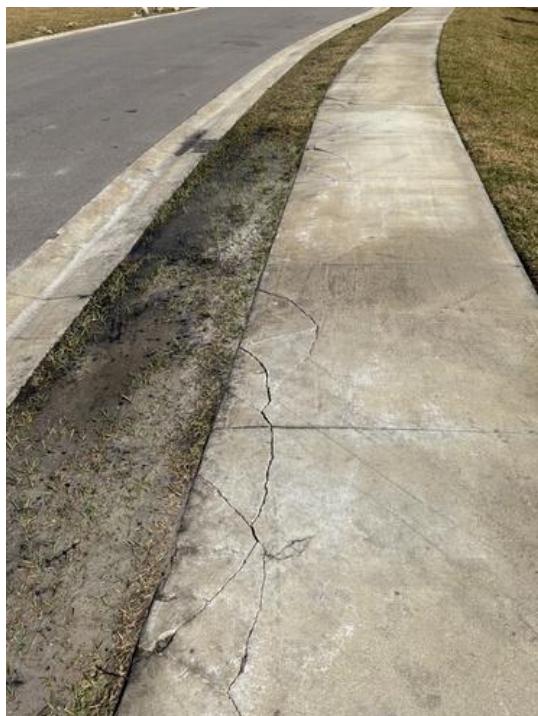


Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

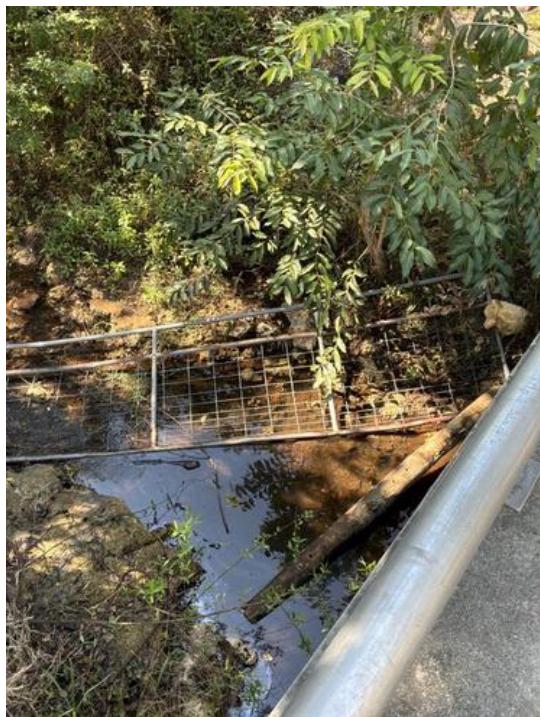


Photo 49

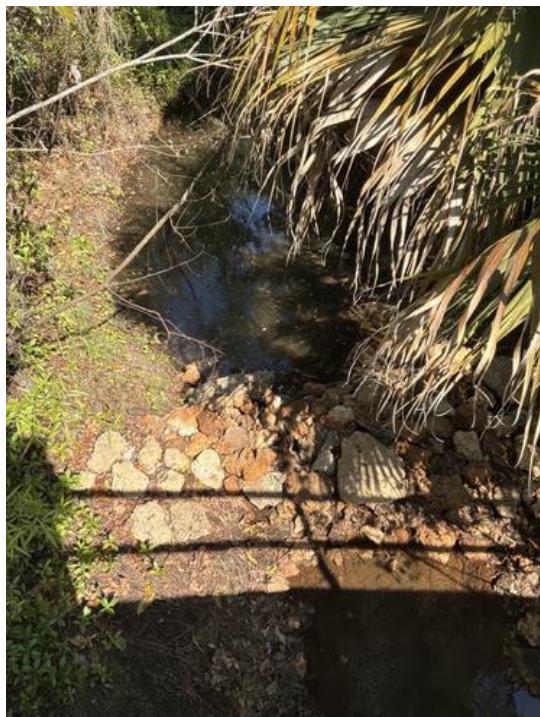


Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59