

**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

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## 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
  - C. **Discussion on Optics System Contract**
4. Consent Agenda
  - A. **Consideration for Acceptance – The Unaudited January 2026 Financials** Exhibit 2
    - **The Negative Variance for January 2026** Exhibit 3
  - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on January 27, 2026 Exhibit 4
  - C. Ratification of ECS Integrations – New Gate Arm Installation - \$725.00 Exhibit 5
  - D. **Ratification of Romaner Graphics – Signage Proposal – NTE \$8,090.00** Exhibit 6
5. Staff Reports
  - A. District Counsel
  - B. District Engineer

**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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➤ **Presentation of Maintenance Map** **Exhibit 7**

➤ Investigation of Storm Drains and Curbing in SBN **Exhibit 8**

C. Field Operations Manager: Kai – Jim Bugos

➤ Inspection Report Dated February 14, 2026 **Exhibit 9**

➤ **Consideration of Proposals**

• Ramco Protective – Evaluation and Repair of Gate Systems - \$2,500.00 **Exhibit 10**

• Sunrise Landscape – Sod Replacement Proposal - \$2,865.74 **Exhibit 11**

• Pond Maintenance Proposals

1. Steadfast

a. Pond Maintenance - \$17,150.00 annually **Exhibit 12**

b. Aeration System Installation on Pond 23 - \$24,300.00 **Exhibit 13**

c. Sample Monthly Inspection Report **Exhibit 14**

2. Juniper

*Under Separate  
Cover*

3. Crosscreek Environmental

*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

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# **EXHIBIT 1**

## **AGENDA**





# **EXHIBIT 2**

AGENDA

# **Stoneybrook Community Development District**

## **Summary Financial Statements (Unaudited)**

**January 31, 2026**

**Stoneybrook North CDD**  
**Balance Sheet**  
**January 31, 2026**

	<b>General Fund</b>	<b>Debt Service 2017 A1</b>	<b>Debt Service 2017 A3</b>	<b>Debt Service 2022</b>	<b>Construction Funds</b>	<b>TOTAL</b>
1 <b><u>ASSETS:</u></b>						
2 CASH - OPERATING ACCTS	\$ 546,100	\$ -	\$ -	\$ -	\$ -	\$ 546,100
3 CASH - OPERATING ACCTS-RESTRICTED DEBT SERVICE	439,983	-	-	-	-	439,983
4 CASH - OPERATING ACCTS-RESERVED GAP LOAN REPAYMENT	367,290					367,290
5 CASH - REQUIRED RESERVE GAP LOAN	14,065	-	-	-	-	14,065
6 CASH - CONSTRUCTION	-	-	-	-	388	388
7 INVESTMENTS:	-					
8 REVENUE TRUST FUND	-	108,453	4,445	48,517	-	161,415
9 INTEREST FUND	-	-	-	15,666	-	15,666
10 RESERVE FUND	-	281,094	203,863	259,331	-	744,288
11 PREPAYMENT FUND	-	-	-	523,056	-	523,056
12 OPTIONAL REDEMPTION	-	-	1	-	-	1
13 ACCOUNTS RECEIVABLE	-	-	-	-	-	-
14 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-	-
15 ASSESSMENTS RECEIVABLE - OFF ROLL	2,465	-	-	-	-	2,465
16 ACCRUED REVENUE	-	-	-	-	-	-
17 DUE FROM GENERAL FUND	-	286,823	-	153,161	-	439,983
18 DEPOSITS	17,200	-	-	-	-	17,200
19 PREPAID ITEMS	29,681	-	-	-	-	29,681
20 <b>TOTAL ASSETS</b>	<b>\$ 1,416,785</b>	<b>\$ 676,370</b>	<b>\$ 208,309</b>	<b>\$ 999,730</b>	<b>\$ 388</b>	<b>\$ 3,301,581</b>
21 <b><u>LIABILITIES:</u></b>						
22 ACCOUNTS PAYABLE	\$ 35,160	\$ -	\$ -	\$ -	\$ -	\$ 35,160
23 DUE TO OTHER FUNDS	-	-	-	-	-	-
24 ACCRUED EXPENSES	12,937	-	-	-	-	12,937
25 DEFERRED REVENUE ON-ROLL	-	-	-	-	-	-
26 DEFERRED REVENUE OFF-ROLL	-	-	-	-	-	-
27 <b><u>OTHER LIABILITIES:</u></b>						
28 DUE TO DS	439,983	-	-	-	-	439,983
29 DEVELOPER INTERIM FUNDING PAYABLE	29,278					29,278
30 <b><u>FUND BALANCE:</u></b>						
31 NON SPENDABLE	46,881	-	-	-	-	46,881
32 RESTRICTED FOR DEBT SERVICE	-	676,370	208,309	999,730	-	1,884,409
33 CONSTRUCTION FUND	-	-	-	-	388	388
34 UNASSIGNED	852,546	-	-	-	-	852,546
35 <b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 1,416,785</b>	<b>\$ 676,370</b>	<b>\$ 208,309</b>	<b>\$ 999,730</b>	<b>\$ 388</b>	<b>\$ 3,301,581</b>

**Stoneybrook North CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through January 31, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Budget Year-to-Date</b>	<b>FY 2026 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
1 REVENUE				
2 GENERAL FUND REVENUES - ON ROLL	\$ 841,662	\$ 673,330	\$ 858,087	\$ 184,758
3 DEVELOPER FUNDING REVENUES	594,709	198,236	16,422	(181,814)
4 LOT CLOSINGS	-	-	-	-
5 INTEREST	-	-	-	-
6 MISC REVENUE	-	-	-	-
7 GAP LOAN PROCEEDS - OTHER FINANCING SOURCES	367,290	367,290	367,290	-
8 REIMBURSEMENT FOR SECURITY	-	-	-	-
9 TOTAL REVENUE	<u>\$ 1,803,661</u>	<u>\$ 1,238,856</u>	<u>\$ 1,241,800</u>	<u>\$ 2,944</u>
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 12,000	\$ 4,000	\$ 3,800	\$ 200
13 PAYROLL TAXES	918	306	260	46
14 PAYROLL SERVICES	490	163	200	(37)
15 TRAVEL PER DIEM	1,000	333	478	(145)
16 MANAGEMENT CONSULTING SERVICES	48,000	16,000	16,000	-
17 CONSTRUCTION ACCOUNTING SERVICES	4,500	1,500	1,500	-
18 PLANNING AND COORDINATING SERVICES	19,000	6,333	6,333	-
19 ACCOUNTING SERVICES	-	-	-	-
20 ADMINISTRATIVE SERVICES	3,600	1,200	1,200	-
21 BANK FEES	150	50	-	50
22 MISCELLANEOUS	500	167	372	(205)
23 AUDITING SERVICES	4,400	1,467	-	1,467
24 INSURANCE	60,760	20,253	16,506	3,748
25 REGULATORY AND PERMIT FEES	175	175	175	-
26 LEGAL ADVERTISEMENTS	1,500	500	1,140	(640)
27 ENGINEERING SERVICES	4,000	4,000	6,551	(2,551)
28 LEGAL SERVICES	12,000	4,000	8,821	(4,821)
29 WEBSITE HOSTING	2,015	672	672	-
30 MEETING ROOM RENTAL	1,200	400	1,080	(680)
31 ADMINISTRATIVE CONTINGENCY	10,750	3,583	69	3,514
32 TOTAL GENERAL ADMINISTRATIVE	<u>186,958</u>	<u>65,103</u>	<u>65,155</u>	<u>(54)</u>

**Stoneybrook North CDD**  
**General Fund**  
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	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Budget Year-to-Date</b>	<b>FY 2026 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
33 <b>DEBT ADMINISTRATION</b>				
34 DISSEMINATION AGENT	11,000	3,667	500	3,167
35 TRUSTEE FEES	11,814	3,938	3,681	257
36 TRUST FUND ACCOUNTING	3,000	1,000	1,000	-
37 DEVELOPER INTERIM FUNDING - OPERATING	-	-	-	-
38 ARBITRAGE	1,425	475	475	-
39 GAP LOAN REPAYMENT	367,290	-	-	-
40 GAP LOAN REQUIRED RESERVE	14,065	14,065	14,066	(1)
41 GAP LOAN - COST OF ISSUANCE	8,198	8,198	8,198	-
42 GAP LOAN INTEREST	14,075	-	-	-
43 <b>TOTAL DEBT ADMINISTRATION</b>	<b>430,867</b>	<b>31,343</b>	<b>27,919</b>	<b>3,423</b>
44 <b>PHYSICAL ENVIRONMENT</b>				
45 STREETPOLE LIGHTING (170 Solar Streetlights)	251,616	83,872	42,366	41,506
46 ELECTRICITY (IRRIGATION & POND PUMPS)	71,568	23,856	9,772	14,084
47 RUST CONTROL	38,400	12,800	12,800	-
48 COMPREHENSIVE FIELD SERVICES	15,000	5,000	5,000	-
49 WATER	400	133	63	70
50 LANDSCAPING MAINTENANCE	338,000	112,667	117,647	(4,980)
51 IRRIGATION MAINTENANCE	155,400	51,800	47,850	3,950
52 NPDES MONITORING	5,400	1,800	-	1,800
53 POND MAINTENANCE	55,000	18,333	17,569	764
54 POND AERATION	25,000	8,333	-	8,333
55 GATE MAINTENANCE	22,160	7,387	5,575	1,812
56 GATE ACCESS & FOBS	6,000	2,000	-	2,000
57 GATE SYSTEM ENHANCEMENTS	24,000	8,000	4,510	3,490
58 PET WASTE REMOVAL	7,230	2,410	3,011	(601)
59 HOLIDAY DECORATIONS	15,000	10,400	10,400	-
60 PRESSURE WASHING	10,000	3,333	-	3,333
61 ENTRY BRIDGE FEATURES	65,000	21,667	-	21,667
62 PRESERVE MAINTENANCE	17,000	5,667	-	5,667
63 PHYSICAL ENVIRONMENT CONTINGENCY	63,662	21,221	16,642	4,579
64 <b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>1,185,836</b>	<b>400,679</b>	<b>293,206</b>	<b>107,474</b>
65 <b>TOTAL EXPENDITURES</b>	<b>1,803,661</b>	<b>497,124</b>	<b>386,281</b>	<b>110,843</b>
66 <b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>741,732</b>	<b>855,519</b>	<b>113,787</b>
57 TRANSFER IN			-	

**Stoneybrook North CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through January 31, 2026**

	<b>FY 2026 Adopted Budget</b>	<b>FY 2026 Budget Year-to-Date</b>	<b>FY 2026 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
58 FUND BALANCE - BEGINNING			29,842	
59 REQUIRED RESERVE GAP LOAN			14,066	
60 FUND BALANCE - ENDING			<b>\$ 899,427</b>	

**Stoneybrook North CDD**  
**Debt Service Fund - Series 2017 A-1**  
**Statement of Revenues, Expenses, and Changes in Fund Balance**  
**For the period from October 1, 2025 through January 31, 2026**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENT (NET)	\$ 281,094	\$ 286,781	\$ 5,687
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	-	-	-
4 INTEREST	-	5,797	5,797
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
<b>7 TOTAL REVENUE</b>	<b>281,094</b>	<b>292,578</b>	<b>11,484</b>
<b>8 DEBT SERVICE:</b>			
9 INTEREST EXPENSE			-
10 NOVEMBER 1, 2025	97,188	99,188	(2,001)
11 MAY 1, 2026	97,188	-	97,188
12 PREPAYMENT	-	-	-
13 PRINCIPAL RETIREMENT	-	-	-
14 PRINCIPAL PAYMENT			
15 NOVEMBER 1, 2025	85,000	80,000	5,000
<b>16 TOTAL EXPENDITURES</b>	<b>279,375</b>	<b>179,188</b>	<b>100,187</b>
<b>17 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,719</b>	<b>\$ 113,390</b>	<b>\$ 111,671</b>
<b>18 OTHER FINANCING SOURCES (USES)</b>			
19 BOND PROCEEDS	-	-	-
20 TRANSFER IN	-	-	-
21 TRANSFER OUT (USES)	-	-	-
<b>22 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>23 FUND BALANCE - BEGINNING</b>		562,980	
<b>24 FUND BALANCE - ENDING</b>		<b>\$ 676,370</b>	<b>\$ 676,370</b>

**Stoneybrook North CDD**  
**Debt Service Fund - Series 2017 A-3**  
**Statement of Revenues, Expenses, and Changes in Fund Balance**  
**For the period from October 1, 2025 through January 31, 2026**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENT (NET)	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	203,863	98,473	(105,389)
4 INTEREST	-	2,565	2,565
5 LOT CLOSINGS	-	-	-
6 LESS: DISCOUNT ASSESSMENTS	-	-	-
<b>7 TOTAL REVENUE</b>	<b>203,863</b>	<b>101,038</b>	<b>(102,824)</b>
<b>8 DEBT SERVICE:</b>			
9 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
10 INTEREST EXPENSE			-
11 NOVEMBER 1, 2025	101,931	101,931	-
12 MAY 1, 2026	101,931	-	101,931
13 PREPAYMENT	-	-	-
14 PRINCIPAL RETIREMENT	-	-	-
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2025	-	-	-
<b>17 TOTAL EXPENDITURES</b>	<b>203,863</b>	<b>101,931</b>	<b>101,931</b>
<b>18 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (893)</b>	<b>\$ (893)</b>
<b>19 OTHER FINANCING SOURCES (USES)</b>			
20 BOND PROCEEDS	-	-	-
21 TRANSFER IN	-	-	-
22 TRANSFER OUT (USES)	-	-	-
<b>23 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>24 FUND BALANCE - BEGINNING</b>		209,202	
<b>25 FUND BALANCE - ENDING</b>		<b>\$ 208,309</b>	

**Stoneybrook North CDD**  
**Debt Service Fund - Series 2022**  
**Statement of Revenues, Expenses, and Changes in Fund Balance**  
**For the period from October 1, 2025 through January 31, 2026**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>			
2 SPECIAL ASSESSMENT (NET)	\$ 150,250	\$ 153,149	\$ 2,899
3 SPECIAL ASSESSMENT - OFF ROLL (NET)	131,894	80,047	(51,847)
4 INTEREST	-	6,557	6,557
5 LOT CLOSINGS	-	57,904	57,904
6 PREPAYMENT REVENUE		499,658	499,658
7 LESS: DISCOUNT ASSESSMENTS	-	-	-
<b>8 TOTAL REVENUE</b>	<b>282,144</b>	<b>797,315</b>	<b>515,171</b>
<b>9 DEBT SERVICE:</b>			
10 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-
11 INTEREST EXPENSE			-
12 NOVEMBER 1, 2025	112,584	114,097	(1,513)
13 MAY 1, 2026	112,584	-	112,584
14 PREPAYMENT	-	295,000	(295,000)
15 PRINCIPAL PAYMENT			
16 NOVEMBER 1, 2024	55,000	55,000	-
<b>17 TOTAL EXPENDITURES</b>	<b>280,169</b>	<b>464,097</b>	<b>(183,928)</b>
<b>18 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ 1,975</b>	<b>\$ 333,218</b>	<b>\$ 331,243</b>
<b>19 OTHER FINANCING SOURCES (USES)</b>			
20 BOND PROCEEDS	-	-	-
21 TRANSFER IN	-	-	-
22 TRANSFER OUT (USES)	-	-	-
<b>23 TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>24 FUND BALANCE - BEGINNING</b>		666,512	
<b>25 FUND BALANCE - ENDING</b>		<b>\$ 999,730</b>	

**Stoneybrook North CDD**  
**Cash Reconciliation - General Fund**  
**January 31, 2026**

	<b>Bank United</b>
	<b>(Operating Acct)</b>
	<hr/>
Balance Per Bank Statement	\$ 1,359,111.43
Plus: Deposits/transfers in transit	
Less: Outstanding Checks	(5,737.57)
<b><i>Adjusted Bank Balance</i></b>	<b><u><u>\$ 1,353,373.86</u></u></b>

Beginning Cash Balance Per Books	\$ 1,466,493.15
Cash Deposits	377,744.35
Cash Disbursements	(490,863.64)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 1,353,373.86</u></u></b>

**Stoneybrook North CDD  
FY 2026  
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
09/30/2025		<b>EOY BALANCE</b>		<b>27,943.34</b>	<b>3,365.11</b>	<b>14,915.87</b>
10/1/2025	100125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,629.77		12,286.10
10/3/2025		North Brook Holdings			148,204.83	160,490.93
10/3/2025		North Brook Holdings			7,708.00	168,198.93
10/3/2025		North Brook Holdings			774.51	168,973.44
10/6/2025	100476	Kai Connected, LLC	Invoice: 4759 (Reference: Professional Management Services-Sep 2025. )	6,550.00		162,423.44
10/6/2025	100477	Gig Fiber, LLC - Streetleaf	Invoice: 5026 (Reference: Solar Equipment Lease Income-Aug 2025. ) Invoice: 5027 (Reference: Sol	21,183.00		141,240.44
10/6/2025	100478	US Bank	Invoice: 7871614 (Reference: Trustee, Incidental Expenses. )	6,411.13		134,829.31
10/6/2025	100479	Arbitrage Rebate Counselors	Invoice: 090625- (Reference: Annual Arbitrage Report for the period July 27, 2023 to July 27 2024.	475.00		134,354.31
10/6/2025	100480	Business Observer	Invoice: 25-03441L (Reference: Notice of Meetings-Legal Advertising-Sep 2025. )	91.88		134,262.43
10/6/2025	100481	Straley Robin Vericker	Invoice: 27099 (Reference: For Professional Services Rendered Through August 31, 2025. ) Invoice	2,578.50		131,683.93
10/6/2025	100482	Kai	Invoice: 20938 (Reference: Service Area Service Area CDD. )	1,158.00		130,525.93
10/6/2025	100483	Suncoast Rust Control, Inc.	Invoice: 08156 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	6,400.00		124,125.93
10/6/2025	100484	4K's Construction Cleanup LLC	Invoice: STREET SIGN RE081425 (Reference: DESIGN AND INSTALL 2 STREET SIGNS. SWELL BROOKS CT/CRONI	560.00		123,565.93
10/6/2025	100485	ECS Integrations LLC	Invoice: 102895 (Reference: TROUBLE SHOOT GATE MOTOR AT RESIDENCE GATE FOUND GEAR BOX TO BE LEAKIN	2,290.00		121,275.93
10/8/2025	100486	Solitude Lake Management		19,838.61		101,437.32
10/15/2025	100487	Sunrise Landscape	Invoice: 286720 (Reference: Irrigation Calls and Repairs during July for Phase 3 (Stoneybrook Nort	15,058.71		86,378.61
10/16/2025	100488	Sunrise Landscape	Invoice: 286729 (Reference: Landscape Labor and materials per island. )	13,600.00		72,778.61
10/16/2025	100489	Kai	Invoice: 21129 (Reference: Ramp Stoneybrook North FedEx. )	26.79		72,751.82
10/20/2025	102025ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		72,735.97
10/21/2025	100490	Sunrise Landscape	Invoice: 286638 (Reference: Landscape Maintenance - August 2025. ) Invoice: 286639 (Reference: C	50,753.00		21,982.97
10/30/2025	164		FY25 Excess Fees		132.34	22,115.31
10/30/2025	166		interest allocation - tax assessments		1,720.19	23,835.50
10/30/2025	166		interest allocation - tax assessments	582.87		23,252.63
10/30/2025	164		FY25 Excess Fees		53.41	23,306.04
10/30/2025	164		FY25 Excess Fees	53.41		23,252.63
10/30/2025	166		interest allocation - tax assessments		582.87	23,835.50
10/31/2025	38	DOUG DRAPER	10/28/25 BOS meeting	70.00		23,765.50
10/31/2025	39	Lori Price	10/28/25 BOS meeting	184.70		23,580.80
10/31/2025	103125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	2,429.06		21,151.74
10/31/2025	162			1,152.40		19,999.34
10/31/2025		<b>EOM BALANCE</b>		<b>154,092.68</b>	<b>159,176.15</b>	<b>19,999.34</b>
11/3/2025	300047	IPFS Corporation	Invoice: GAA.D81434-1 (Reference: Payment-1. )	2,458.72		17,540.62
11/12/2025		North Brook Holdings			20,012.14	37,552.76
11/12/2025	128		to book assessments received from county		10,429.63	47,982.39
11/12/2025	128		to book assessments received from county	3,533.97		44,448.42
11/12/2025	128		to book assessments received from county		3,533.97	47,982.39
11/13/2025	WIRE111325	Egis Insurance Advisors, LLC	Invoice: 30378 (Reference: Policy #100125269 10/01/2025-10/01/2026 Florida Insurance Alliance. )	20,012.14		27,970.25
11/14/2025		Brightwater Master Homeowners Association			27,431.00	55,401.25
11/14/2025	100491	Sunrise Landscape	Invoice: 286636 (Reference: Landscape Maintenance - Stoneybrook North (Phase III) - August 2025.	23,986.00		31,415.25
11/14/2025	100492	DIBARTOLOME0,MCBEE,HARTLEY & BAR	Invoice: 90113641 (Reference: Services rendered regarding audited financial statements for the yea	3,850.00		27,565.25
11/14/2025	100493	Straley Robin Vericker	Invoice: 27256 (Reference: For Professional Services Rendered Through September 30, 2025. ) Invo	681.00		26,884.25
11/14/2025	100494	4K's Construction Cleanup LLC	Invoice: POP ASH CREEK CULVER (Reference: STRING TRIM NORTH AND SOUTH END OF POP ASH CREEK.. )	3,900.00		22,984.25
11/14/2025	100495	SchoolNow	Invoice: INV-SN-978 (Reference: Community Development District (CDD) governmental unit management	1,515.00		21,469.25
11/19/2025		North Brook Holdings			219.00	21,688.25
11/19/2025	111925ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		21,672.40
11/21/2025	100496	Kai	Invoice: 21318 (Reference: Ramp-Stoneybrook North CDD - 10.28.25 Meeting Hotel. )	180.00		21,492.40
11/21/2025	100497	Kai Connected, LLC	Invoice: 4795 (Reference: Aug-Professional Management, Website Management, General Adm,Website Man	6,550.00		14,942.40
11/21/2025	100498	Sunrise Landscape	Invoice: 20 45008 (Reference: #24046 - Landscape Maintenance Contract - StoneyBrook North CDD Outs	3,245.00		11,697.40
11/21/2025	100499	Suncoast Rust Control, Inc.	Invoice: 08321 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		8,497.40
11/21/2025	100500	ECS Integrations LLC	Invoice: 103134 (Reference: Camera Management for 3 location, North, South, Lagoon (billed quarter	2,295.00		6,202.40
11/21/2025	100501	Solitude Lake Management	Invoice: PSI209228 (Reference: Annual Maintenance-Oct 2025 Billing. )	1,628.70		4,573.70

**Stoneybrook North CDD  
FY 2026  
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
11/21/2025	129		to book assessments received from county		104,478.77	109,052.47
11/21/2025	129		to book assessments received from county	35,401.46		73,651.01
11/21/2025	129		to book assessments received from county		35,401.46	109,052.47
11/25/2025	300049	Dept of Economic Opportunity	Invoice: 93279 (Reference: Annual Fee. )	175.00		108,877.47
11/30/2025		<b>EOM BALANCE</b>		<b>112,627.84</b>	<b>201,505.97</b>	<b>108,877.47</b>
12/2/2025	120225ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	1,450.30		107,427.17
12/2/2025	300050	IPFS Corporation	Invoice: GAA-D81434-2 (Reference: Payment-2. )	2,458.72		104,968.45
12/3/2025	100502	Business Observer	Invoice: 25-04450L (Reference: Legal Advertising-Notice of Public Hearings to Consider the Adoptio	1,071.88		103,896.57
12/3/2025	100503	Lee County Property Appraisers Office	Invoice: 013301 (Reference: 2025 Non Ad Valorem Roll. )	368.00		103,528.57
12/3/2025	100504	Straley Robin Vericker	Invoice: 27422 (Reference: For Professional Services Rendered Through October 31, 2025. ) Invoice	5,974.59		97,553.98
12/3/2025	100505	Kai	Invoice: 21348 (Reference: Service Area Service Area CDD-Nov 2025. )	1,250.00		96,303.98
12/3/2025	100506	Global Security	Invoice: 9703 (Reference: Services Provide Security Services on October 31, 2025.. )	894.60		95,409.38
12/3/2025	100507	Kai Connected, LLC	Invoice: 4835 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		88,859.38
12/3/2025	100508	Sunrise Landscape	Invoice: 20 45009 (Reference: #24047 - Landscape Maintenance Contract - StoneyBrook North CDD (Ph	39,457.00		49,402.38
12/3/2025	100509	Gig Fiber, LLC - Streetleaf	Invoice: 5406 (Reference: Solar Equipment Lease Income-Oct 2025. ) Invoice: 5407 (Reference: Sol	21,183.00		28,219.38
12/3/2025	100510	Solitude Lake Management	Invoice: PS1216502 (Reference: Annual Maintenance-Nov2025 Billing. )	1,628.70		26,590.68
12/3/2025	100511	Arbitrage Rebate Counselors	Invoice: 110325- (Reference: Annual Arbitrage Report for the period Oct 18, 2024 to Oct 18 2025.	475.00		26,115.68
12/3/2025	100512	Disclosure Technology Services, LLC	Invoice: 1628 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosur	1,500.00		24,615.68
12/3/2025	100513	Suncoast Rust Control, Inc.	Invoice: 08630 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		21,415.68
12/3/2025	100514	ECS Integrations LLC	Invoice: 103144 (Reference: Gate Management (North, Resident)-Oct 2025. ) Invoice: 103207 (Refer	5,590.00		15,825.68
12/11/2025	130		to book assessments received from county		925,132.95	940,958.63
12/11/2025	130		to book assessments received from county	313,470.97		627,487.66
12/11/2025	130		to book assessments received from county		313,470.97	940,958.63
12/15/2025	100515	Stantec Consulting Services Inc.	Invoice: 2480620 (Reference: 2025 FY General Cons General Consulting Professional services. ) In	6,209.00		934,749.63
12/15/2025	100516	Gig Fiber, LLC - Streetleaf	Invoice: 5863 (Reference: Solar Equipment Lease Income-Dec 2025. ) Invoice: 5864 (Reference: Sol	10,591.50		924,158.13
12/15/2025	100517	Kai Connected, LLC	Invoice: 4877 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		917,608.13
12/15/2025	100518	Sunrise Landscape	Invoice: 20 47990 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	40,271.12		877,337.01
12/15/2025	100519	Kai	Invoice: 21528 (Reference: ervice Area Service Area CDD. ) Invoice: 21627 (Reference: Ramp 12.5.	1,430.00		875,907.01
12/15/2025	100520	ECS Integrations LLC	Invoice: 103317 (Reference: INSTALL NEW CLUTCH KEY FOR VIKING MOTOR FOR NORTH EXIT GATE. TH25922-N	355.00		875,552.01
12/15/2025	100521	Trimmers Holiday Decor, Inc.	Invoice: 9713 (Reference: 50% Deposit Holiday Decorating. )	5,200.00		870,352.01
12/15/2025	162	Engage PEO		941.80		869,410.21
12/15/2025	162	DOUG DRAPER	12/5/25 BOS Meeting Ira Draper Ck # 40	184.70		869,225.51
12/16/2025	121625ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		869,209.66
12/16/2025	300051	IPFS Corporation	Invoice: GAA-D81434-3 (Reference: Payment-3. )	2,458.72		866,750.94
12/16/2025	163		to book assessments received from county		75,579.58	942,330.52
12/16/2025	163		to book assessments received from county	25,609.30		916,721.22
12/16/2025	163		to book assessments received from county		25,609.30	942,330.52
12/19/2025	100522	Sunrise Landscape	Invoice: 20 50718 (Reference: #31539 - Valve and Filter Cleanings - Phase 3 - November 2025. )	3,600.00		938,730.52
12/19/2025	100523	Kai	Invoice: 21142 (Reference: Service Area Service Area CDD -Oct 2025. )	1,250.00		937,480.52
12/22/2025	100524	Stantec Consulting Services Inc.	Invoice: 2499337 (Reference: Stoneybrook North CDD General Consulting Services-2026FY Gen Cons. )	3,931.75		933,548.77
12/22/2025	100525	Straley Robin Vericker	Invoice: 27595 (Reference: For Professional Services Rendered Through November 30, 2025. )	742.00		932,806.77
12/24/2025	163		to book assessments received from county		172,867.78	1,105,674.55
12/24/2025	163		to book assessments received from county	58,574.32		1,047,100.23
12/24/2025	163		to book assessments received from county		58,574.32	1,105,674.55
12/26/2025	162				345,026.97	1,450,701.52
12/31/2025	100526	Suncoast Rust Control, Inc.	Invoice: 08835 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		1,447,501.52
12/31/2025	100527	US Bank	Invoice: 7981563 (Reference: Trustee, Incidental Expenses. )	4,756.13		1,442,745.39
12/31/2025	100528	Sunrise Landscape	Invoice: 20 50064 (Reference: #23949 - Landscape Maintenance Contract - StoneyBrook North CDD Phas	35,328.00		1,407,417.39
12/31/2025	100529	Business Observer	Invoice: 25-05009L (Reference: Meeting Notice-Legal Advertising-Dec 2025. )	67.81		1,407,349.58
12/31/2025	123125ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,263.32		1,404,086.26
12/31/2025	162	Engage PEO	12/19/25 BOS Meeting	926.57		1,403,159.69
12/31/2025		<b>EOM BALANCE</b>		<b>621,979.65</b>	<b>1,916,261.87</b>	<b>1,403,159.69</b>

**Stoneybrook North CDD  
FY 2026  
Check Register**

Date	Num	Name	Memo	Disbursement	Deposit	Balance
1/6/2026	100530	Trimmers Holiday Decor, Inc.	Invoice: 9714 (Reference: Balance Due Holiday Decorating. )	5,200.00		1,397,959.69
1/6/2026	100531	Kai Connected, LLC	Invoice: 4918 (Reference: Professional Management, Website Management, General Adm,Website Managem	6,550.00		1,391,409.69
1/9/2026	100532	Gig Fiber, LLC - Streetleaf	Invoice: 6070 (Reference: Solar Equipment Lease Income Stoneybrook North CDD - Ph 1_January 2026.	10,591.50		1,380,818.19
1/9/2026	100533	Kai	Invoice: 21776 (Reference: Ramp Special Meeting (Hotel Room) ,fedex-Dec 2025. )	183.51		1,380,634.68
1/9/2026	100534	Sunrise Landscape	Invoice: 20 52380 (Reference: Irrigation Repairs - 12/31/2025. ) Invoice: 20 52381 (Reference: I	19,194.73		1,361,439.95
1/9/2026	100535	Suncoast Rust Control, Inc.	Invoice: 08847 (Reference: Commercial: Monthly water treatment (iron/rust) and service fee for pre	3,200.00		1,358,239.95
1/9/2026	100536	ECS Integrations LLC	Invoice: 103463 (Reference: Gate Management (North, Resident)-Jan 2026. ) Invoice: 103498 (Refer	2,895.00		1,355,344.95
1/13/2026	100537	ECS Integrations LLC	Invoice: 103505 (Reference: CELLULAR INTERNET SERVICE (LAGGON) BILLED QUARTERLY Jan 2026. )	480.00		1,354,864.95
1/13/2026	300052	IPFS Corporation	Invoice: GAA-D81434-4 (Reference: Payment-4. )	2,458.72		1,352,406.23
1/13/2026	164		to book assessments received from county		23.24	1,352,429.47
1/13/2026	164		to book assessments received from county	7.87		1,352,421.60
1/13/2026	164		to book assessments received from county		7.87	1,352,429.47
1/14/2026	100538	Kai	Invoice: 21794 (Reference: Ramp Jan. 7, 2026 meeting room hotel -. )	180.00		1,352,249.47
1/14/2026	164		to move funds for GAP loan repayment	367,290.00		984,959.47
1/14/2026	164		to move funds for GAP loan repayment		367,290.00	1,352,249.47
1/16/2026	165		to book assessments received from county		7,785.28	1,360,034.75
1/16/2026	165		to book assessments received from county	2,637.96		1,357,396.79
1/16/2026	165		to book assessments received from county		2,637.96	1,360,034.75
1/20/2026	010226ACH	Lee County Utilities	LEE COUNTY ELECT ACH 7798579239 Stoneybrook North CDD	3,263.32		1,356,771.43
1/20/2026	012026ACH	Lee County Utilities	LEE COUNTY ACH 7798579239 Stoneybrook North CDD	15.85		1,356,755.58
1/27/2026	100539	Straley Robin Vericker	Invoice: 27822 (Reference: For Professional Services Rendered Through December 31, 2025. )	2,103.95		1,354,651.63
1/30/2026	162	Engage PEO	12/19/25 BOS Meeting	1,092.17		1,353,559.46
1/30/2026	162	DOUG DRAPER	12/19/25 BOS Meeting Ira Draper Ck # 41	185.60		1,353,373.86
01/31/2026		EOM BALANCE		427,530.18	377,744.35	1,353,373.86

# **EXHIBIT 3**

## **AGENDA**

Stoneybrook CDD  
Negative Variance Report  
1/31/2026

	<b>ADOPTED BUDGET</b>	<b>YTD BUDGET</b>	<b>YTD ACTUAL</b>	<b>YTD VARIANCE FAV (UNFAV)</b>	<b>Notes</b>
PAYROLL SERVICES	490	163	200	(37)	\$50 payroll service fee per payroll/meeting
TRAVEL PER DIEM	1,000	333	478	(145)	milceage paid to BOS - two meetings in January
MISCELLANEOUS	500	167	372	(205)	Lee county property taxes
LEGAL ADVERTISEMENTS	1,500	500	1,140	(640)	legal notice to consider adoption of policies \$1072
ENGINEERING SERVICES	4,000	4,000	6,551	(2,551)	General consulting services paid to Stantec Consulting
LEGAL SERVICES	12,000	4,000	8,821	(4,821)	General legal services and boundary amendment meeting paid to Straley Robin Vericker
MEETING ROOM RENTAL	1,200	400	1,080	(680)	\$180 meeting room per month; \$360 meeting room second Jan BOS meeting
LANDSCAPING MAINTENANCE	338,000	112,667	117,647	(4,980)	\$26,978 landscape maintenace contract billed per month. \$3245 billed Oct to Dec-contract canceled effective Jan 1
PET WASTE REMOVAL	7,230	2,410	3,011	(601)	Amount billed from Sunrise Landscape for pet waste removal. Average monthly bill \$725



# **EXHIBIT 4**

## **AGENDA**

1 **MINUTES OF MEETING**

2 **STONEYBROOK NORTH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

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

7 **FIRST ORDER OF BUSINESS – Roll Call**

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

9 Present and constituting a quorum were:

10 Michael Lawson	Board Supervisor, Chairman
11 Doug Draper	Board Supervisor, Vice Chairman
12 Diane Allenbaugh	Board Supervisor, Assistant Secretary
13 Regis Steighner	Board Supervisor, Assistant Secretary
14 Brittany Crutchfield	Board Supervisor, Assistant Secretary

15 Also, present was:

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

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

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

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

24 **THIRD ORDER OF BUSINESS – Business Items**

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

26 ➤ Exhibit A - FY 2025-2026 Amended Budget

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

30 **FOURTH ORDER OF BUSINESS – Consent Agenda**

31 A. Exhibit 2: Consideration for Acceptance – The Unaudited November 2025 Financials

32 B. Exhibit 3: Consideration for Acceptance – The Unaudited December 2025 Financials

33 ➤ Exhibit 4: The Negative Variance for December 2025

34 C. Exhibit 5: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular  
35 Meeting and Public Hearing Held on December 5, 2025

36 D. Exhibit 6: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special  
37 Meeting Held on December 19, 2025

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

E. Exhibit 7: Ratification of Landscape Inspection Services and Software Platform Agreement

A motion to approve with possibility to terminate in 30 days. Ms. Allenbaugh and Mr. Steighner opposed the ratification.

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

**FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Counsel

There being no other report, the next item followed.

B. District Engineer

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

This was tabled until February meeting.

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

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

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

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

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

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

➤ Exhibit 9: Consideration for Approval – Community Mapping Proposal

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

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

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

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

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

C. Field Operations Manager: Kai – Jim Burgos

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

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

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

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

- Exhibit 14: MSDS for CCA Wood Preservative

- Exhibit 15: Ultra Wood RX Data Sheet

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

Walk On Proposal: Timber Intentions – Bridge Repair

A discussion on the material for the bridge took place.

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

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

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

D. District Manager

➤ Exhibit 17: Landscape RFP – Scope of Work

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

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

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

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

➤ Exhibit 18: Discussion on Tow Contract

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

---

Printed Name

214 **Title:**   ☐ **Secretary**   ☐ **Assistant Secretary**

**Title:**   ☐ **Chairman**   ☐ **Vice Chairman**

# **EXHIBIT 5**

## **AGENDA**



Integrations

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Stoneybrook North CDD / Gate Arm- North Gate

PROPOSAL				Proposal No:	TH25987
Date:	12/11/2025			Stoneybrook North CDD / Gate Arm- North Gate	
Submitted to:	Stoneybrook North CDD			Job Location:	Stoneybrook North CDD / Gate Arm- North Gate
Attention:	Jim Bugos	Title:	LCAM	Attention:	Jim Bugos
Email:	jim@hikai.com			Email:	jim@hikai.com
Phone:	813-565-4663	Fax:		Phone:	813-565-4663
Address:	2502 N Rocky Point Drive # 1000			Address:	Resident Gate Entrance
City / ST	Tampa / FL	Zip:	33607	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) willfully 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.

## 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 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 Subscriber's 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.

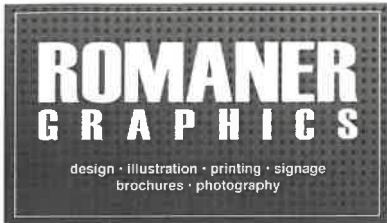
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

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 6**

## **AGENDA**



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## 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**

~~Not to Exceed~~ \$ 8,090.00

~~AMM~~ Charmian  
2/18/26

# **EXHIBIT 7**

## **AGENDA**



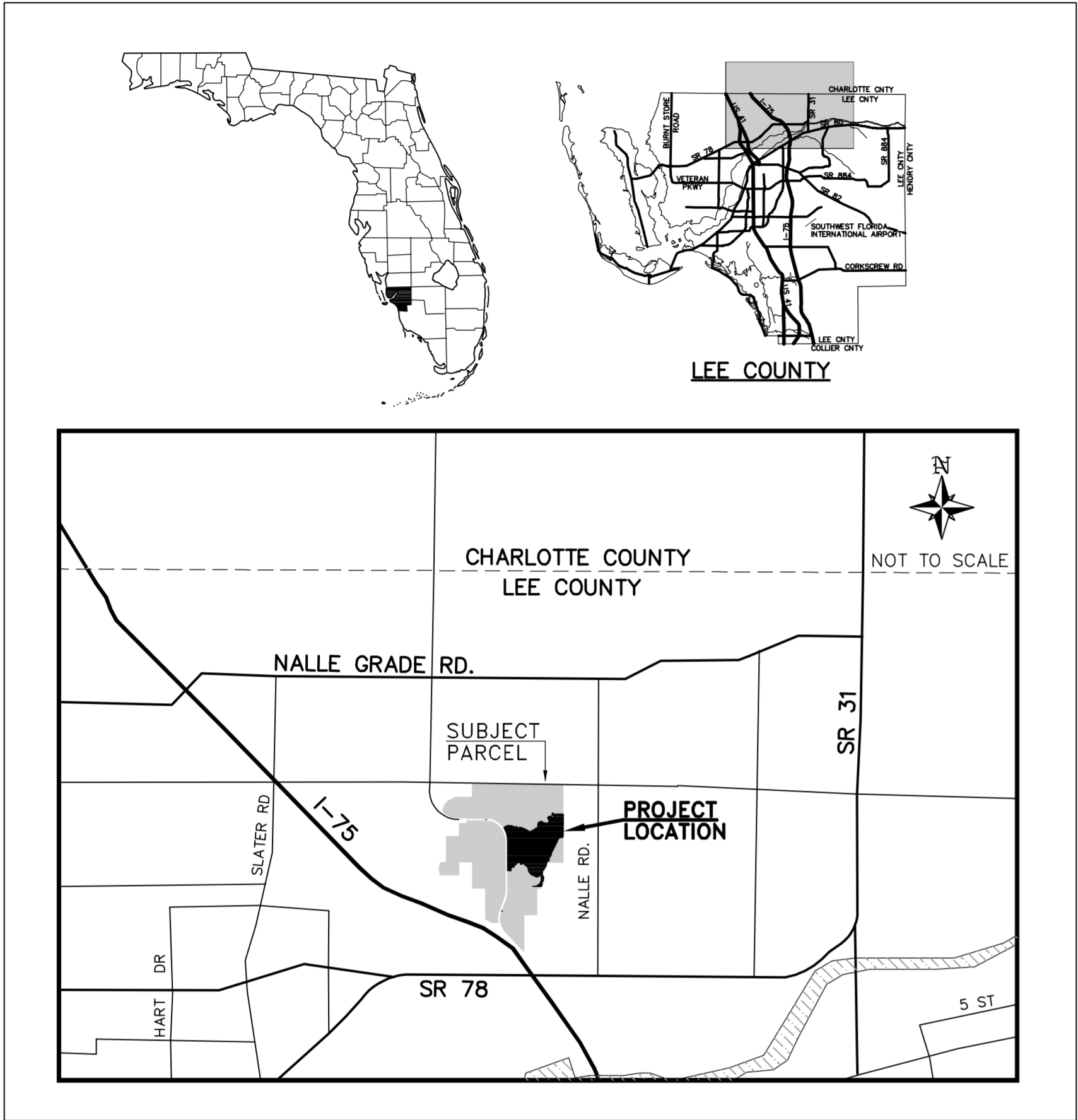
# **EXHIBIT 8**

## **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:	741.23 ACRES
D.O. BOUNDARY	139.06 ACRES
PARCEL STRAP NUMBERS:	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, 17640, 18700, 18800, 18900 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
SFWM D 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

<b>WATER:</b> LEE COUNTY UTILITIES	1500 MONROE STREET FORT MYERS, FL 33901 PH (239) 533-8181
<b>SEWER:</b> FLORIDA GOVERNMENTAL UTILITY AUTHORITY	5660 BAYSHORE ROAD FORT MYERS, FL 33917 PH (239) 543-1005 FAX (239) 543-2226
<b>ELECTRIC:</b> LEE COUNTY ELECTRIC COOPERATIVE	15834 WINKLER ROAD FORT MYERS, FL 33901 PH (239) 415-1302
<b>PHONE:</b> CENTURY LINK	5100 DANIELS PARKWAY, SUITE 300 FORT MYERS, FL 33907 PH (239) 590-0440
<b>FIRE PROTECTION:</b> BAYSHORE FIRE DISTRICT	17350 NALLE ROAD FORT MYERS, FL 33917 PH (239) 543-3443
<b>SOLID WASTE DISPOSAL:</b> FLORIDA RECYCLING SERVICES INC.	2465 HIGHLAND AVE. FORT MYERS, FL 33916 (239) 332-8500

PROJECT CONTACTS

<b>CIVIL ENGINEER:</b> BANKS ENGINEERING SAMUEL W. MARSHALL, P.E. PROJECT MANAGER	10511 SIX MILE CYPRESS PKWY. FORT MYERS FLORIDA 33966 PHONE: (239) 939-5490
<b>SURVEYOR:</b> BANKS ENGINEERING	10511 SIX MILE CYPRESS PKWY. FORT MYERS FLORIDA 33966 PHONE: (239) 939-5490
<b>TRAFFIC ENGINEER:</b> JMB TRANSPORTATION ENGINEERING, INC.	761 21ST STREET NW NAPLES FLORIDA 34120 PHONE: (239) 919-2767

BANKS  
ENGINEERING

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

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

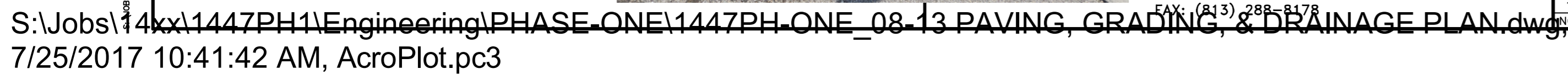
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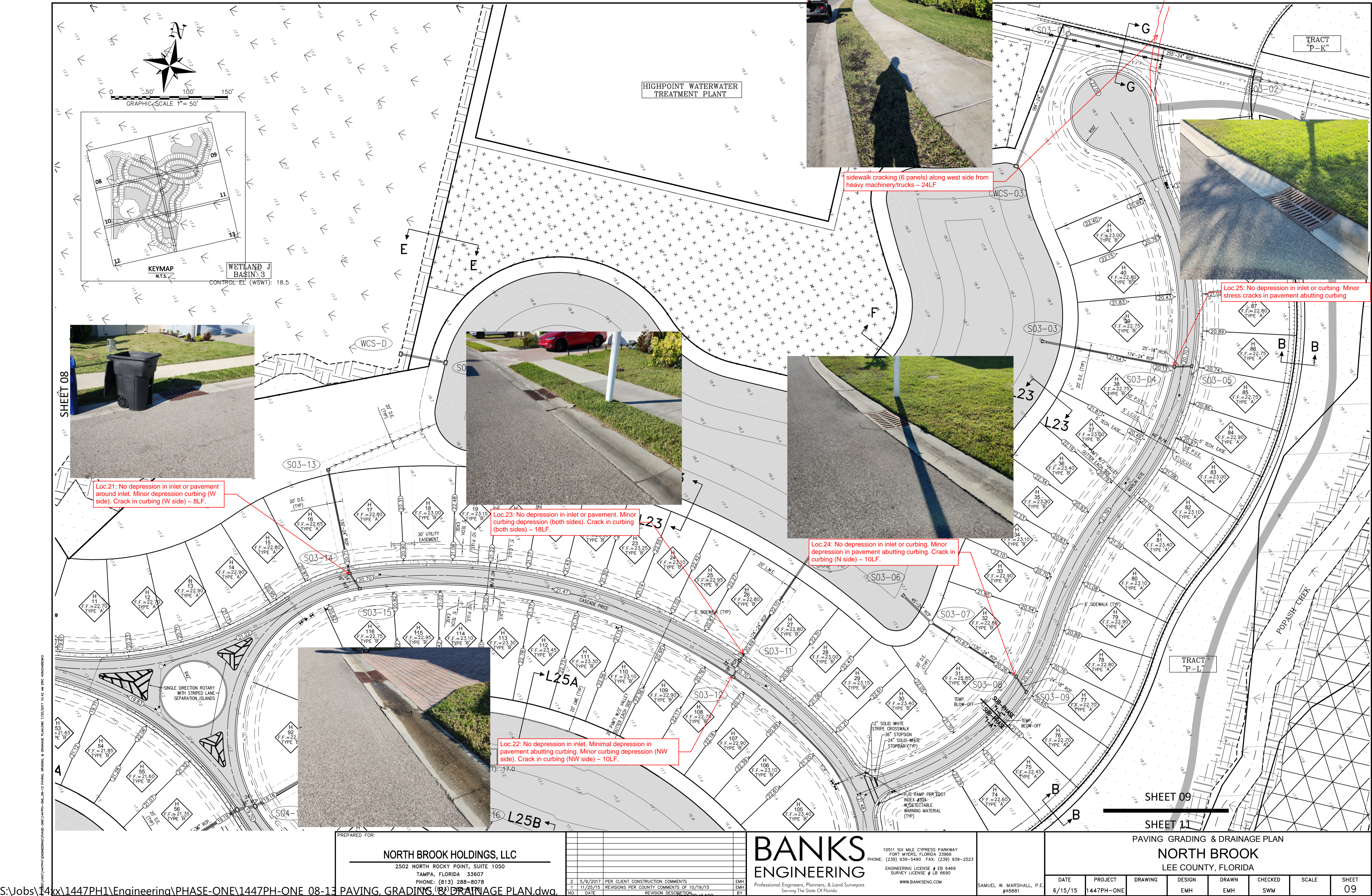
SAMUEL W. MARSHALL, P.E.  
#48881

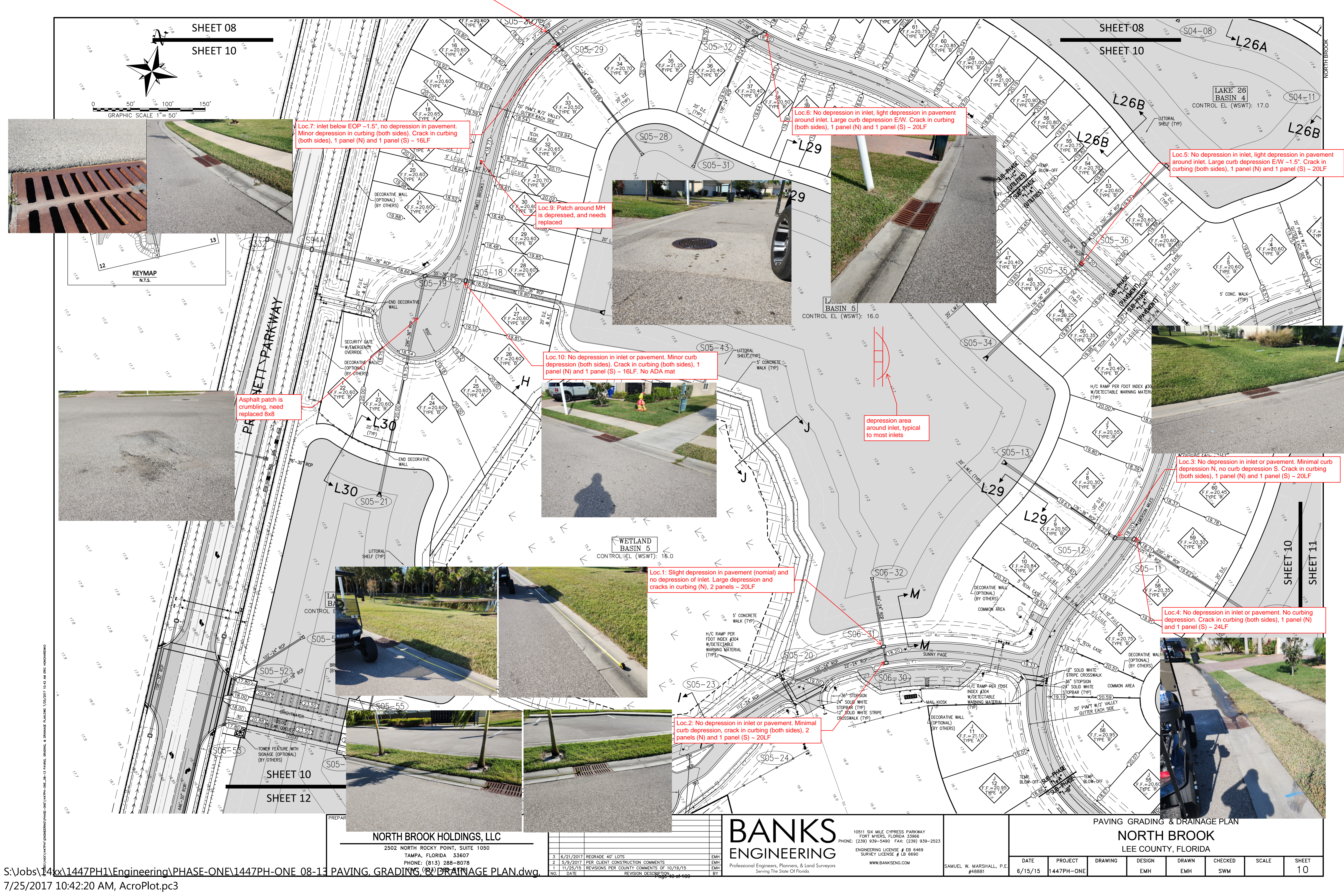
SHEET LIST TABLE

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	<del>PLAN &amp; PROFILE STA. 1707+00 TO 1713+00</del> 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 TURNLANE IMPROVEMENTS
63	BAYSHORE ROAD CROSS SECTIONS
64	BAYSHORE ROAD CROSS SECTIONS
65	BEST MANAGEMENT PRACTICES

NO.	DATE	REVISION DESCRIPTION	BY
9	7/19/2017	PER LCU/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

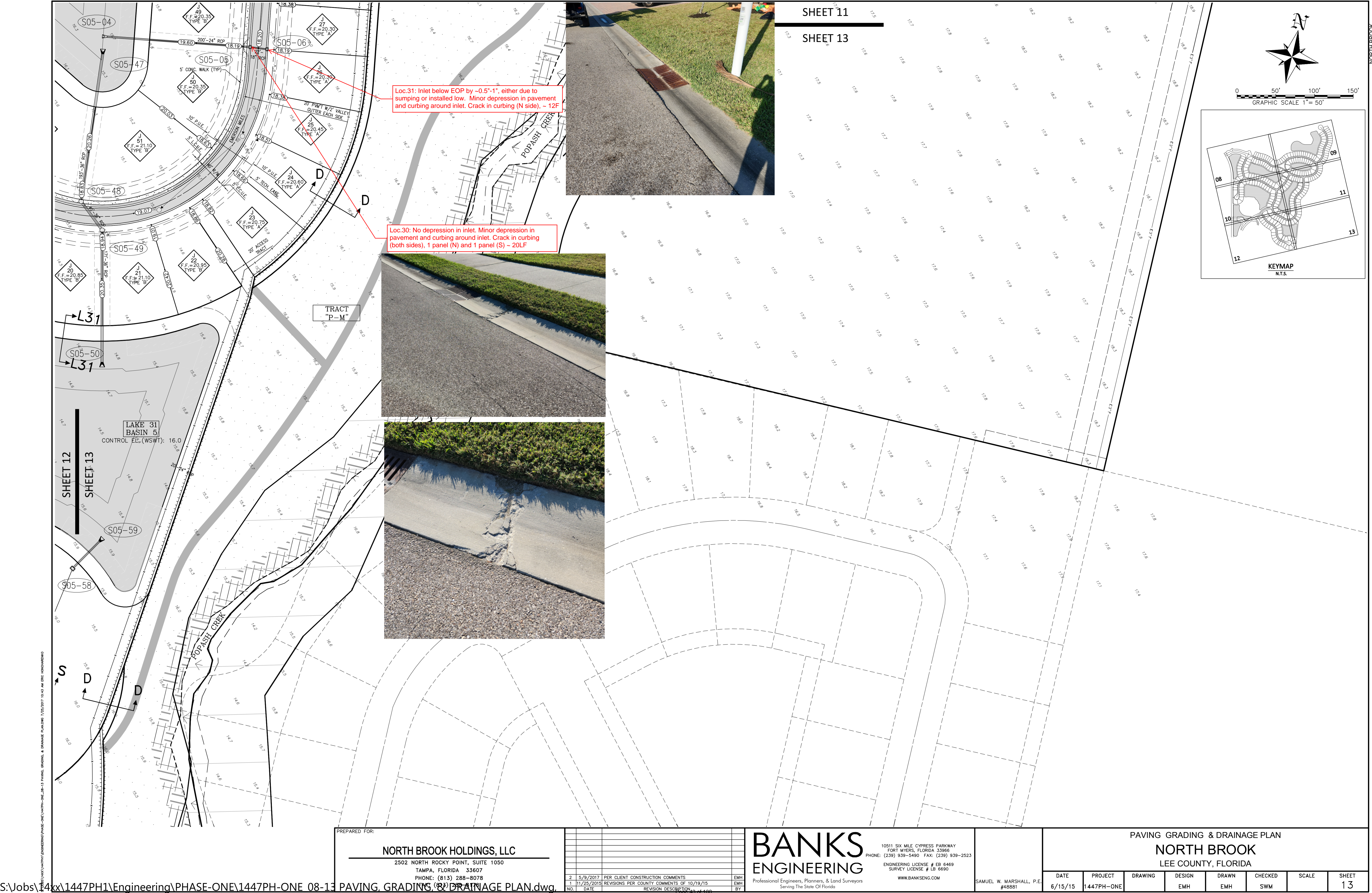












# **EXHIBIT 9**

## **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

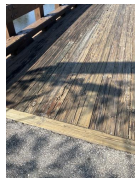


Photo 2



Photo 3



Photo 4

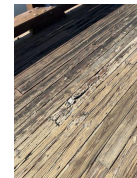


Photo 5



Photo 6

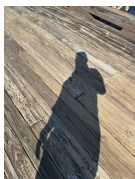


Photo 7

Exit Bridge

Poor

Need to verify schedule for Wear deck replacement



Photo 8



Photo 9

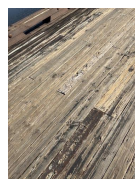


Photo 10



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







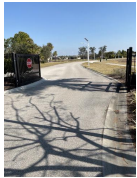


Between River Burst Court and Shimmer Dawn Court	Good
South side of Marlin Kite (Check near Water Sale)	Fair
Pump Station & Lake at Water Sale Drive	Fair
Marlin Kite West of Pump Station	Fair
Lake across from North Entrance Mail Center	Good
#24 Lake behind North Entrance Mail Center	Poor
Aerator and 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	
<div>       </div> <div> <div>Photo 15</div> <div>Photo 16</div> <div>Photo 17</div> <div>Photo 18</div> <div>Photo 19</div> <div>Photo 20</div> </div>	
Resident Entrance Gate (South)	Good
Need to have a good preventative maintenance done on these motors	
<div>    </div> <div> <div>Photo 21</div> <div>Photo 22</div> <div>Photo 23</div> </div>	
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

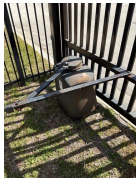


Photo 25



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

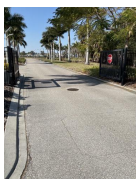


Photo 32



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

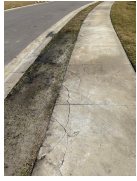


Photo 43

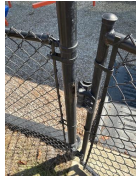


Photo 44

### Dog Park - Small

Poor

No water at the water fountain



Photo 45

### 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

### Pop Ash Creek

1 flagged, 0 / 1 (0%)

### Pop Ash Creek 1

1 flagged, 0 / 1 (0%)

### Pop Ash Creek

Poor



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

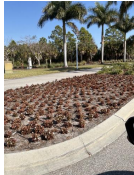


Photo 55

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

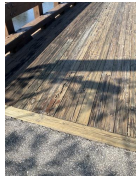


Photo 2



Photo 3

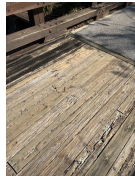


Photo 4

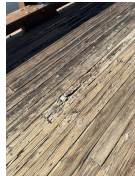


Photo 5

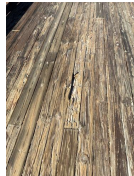


Photo 6

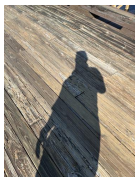


Photo 7

Title Page / Bridges

Exit Bridge

Poor

Need to verify schedule for Wear deck replacement



Photo 8



Photo 9

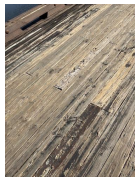


Photo 10



Photo 11

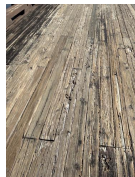


Photo 12

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

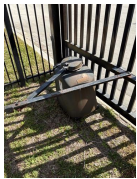


Photo 25



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

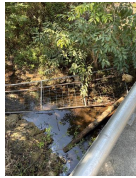


Photo 49



Photo 50



Photo 51



Photo 52

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[Title Page](#) / [Landscape](#) / [Landscape 1](#)

## Landscape

Poor

Quite a bit of frost damage at South entrance flowers

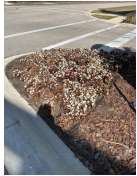


Photo 53



Photo 54

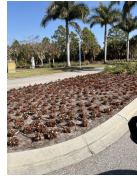


Photo 55

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[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



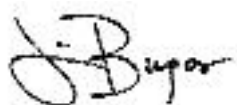
Photo 58

**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

# **EXHIBIT 10**

## **AGENDA**



*8961 Quality Rd. Bonita Springs Fl.*

Admin: 239-237-0048 - [support@ramcoprotective.com](mailto:support@ramcoprotective.com) – [www.Ramcoprotective.com](http://www.Ramcoprotective.com)

Ph/ 888-398-9700 or 407-622-7609 – fax/ 321-202-0054

2/17/2026

Stoneybrook North CDD

**Thank you for the opportunity to provide this proposal,**

**Ramco's main goal is to earn and keep your business!**

**Ramco SUPPORTS WHAT IT SELLS!**

Our Security Access System (SAS) and the Community Management System (CMS) integrate the most technologically advanced features into its core, providing the most current and flexible controls for your gatehouse or clubhouse management.

We also provide the highest quality products for your drive entry points including; swing gates, barrier arms, pedestrian access and camera systems to view them all both locally and by remote view access.

Proposals: Time and materials to evaluate and repair gate systems.

This is expected to be done using available parts from other machines on site. Until we check the call boxes we cannot speak to issues they may have. As well until we check the camera systems, we cannot estimate costs if any that may be needed. This pricing is to get the swing gates functioning and hopefully everything else is working as it should.

This time and material is estimated to not exceed - \$2500.00

Terms: Balance due upon completion of equipment installation –

Warranty: Ramco will warranty parts and installation labor for 1 year. Manufacturers warranties will apply for the equipment provided.

Standard Delivery: To begin asap

Pricing is good for 90 days

*Thank you so much for the opportunity to provide this proposal/ Contract for our services, we look forward to a long term relationship!*

*This pricing includes system design as outlined, supply and installation of materials and all necessary supervision required to complete your project.*

*This pricing **DOES NOT INCLUDE** any high voltage electrical materials and/or labor, additional insured and/or performance bonds.*

*Agreed to and Accepted by:*

*Authorized Client Title:* \_\_\_\_\_

*Client (signature)* \_\_\_\_\_

*Client (printed)* \_\_\_\_\_

# **EXHIBIT 11**

AGENDA

**Proposal Prepared for:**

StoneyBrook North CDD  
18700 Pritchett Pkwy  
North Fort Myers, Florida 33917  
Contact: Jim Bugos  
Email: jim@hikai.com

**Prepared by:**

Rebecca Filkowski  
Email:  
rfilkowski@sunriselandscape.com  
Proposal Date: 2/10/2026  
Proposal #: 35137

## Sod Replacement for Hog Damage 2.10.26

**Proposal to Replace Sod due to Hog Damage***Scope to include:*

- Remove existing damaged sod
- Rake and smooth area to be resodded
- Remove any debris or large stones or sticks
- Check irrigation for appropriate coverage (if additional parts are needed this will be invoiced separately)
- Apply new sod to damaged areas
- Clean up and remove all project debris, pallets, etc
- Blow off area for final clean up
- Add sod to grow-in cycle on irrigation system

**Proposal Pricing is valid for 30 days from the proposal date.**

---

**PROJECT TOTAL:      \$2,865.74**

### **Terms and Conditions:**

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By Rebecca Filkowski  
**Rebecca Filkowski**

Date 2/10/2026  
**Sunrise Landscaping Contrs**

By \_\_\_\_\_

Date \_\_\_\_\_  
**StoneyBrook North CDD**

# **EXHIBIT 12**

AGENDA

2026

# STEADFAST

ENVIRONMENTAL



**KAI**

*Proposal for Pond Maintenance:*  
Stoneybrook North CDD / Brightwater  
Cascade Price Cir, North Fort Myers, FL 33917



2/18/2026

KAI

2502 N Rocky Point Dr Suite 1000, Tampa, FL 33607

Attn: Audette Bruce,

We greatly appreciate the opportunity to bid on this project for you. Attached is the agreement for waterway services at Stoneybrook North CDD.

Program to consist of area #17-32 (14 total) as indicated on attached map.

Area to be serviced measures 24,693 LF & 40.02 AC.

**Occurrence: 1 events/month  
(7 total)**

**Annual Cost: \$17,150.00**

**(\$2450.00 per month)**

Special services can also be provided outside of the routine monthly maintenance at the Board's request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.  
Joseph C. Hamilton, Owner/Operator

## Maintenance Contract

### Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.<sup>1</sup>
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.<sup>2</sup>
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.\*<sup>3</sup>

**Enhancement Services:** Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

\*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. <sup>1</sup> There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. <sup>2</sup> Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. <sup>3</sup> Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



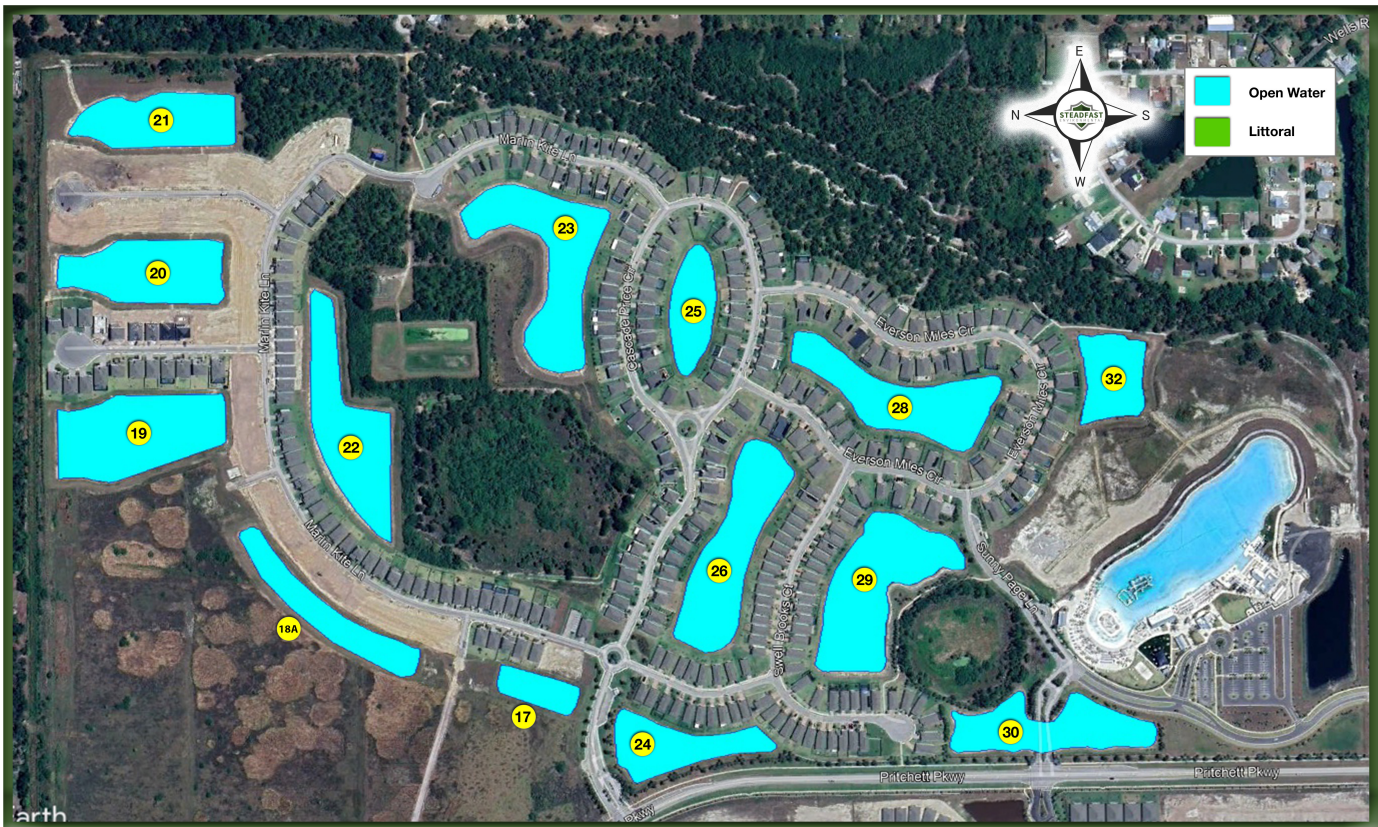
Service Area



## STONEYBROOK NORTH CDD

Cascade Price Cir, North Fort Myers, FL 33917

Gate Code:



### Agreement

The contract will run for one year starting \_\_\_\_\_. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



**Compensation**

Contractor shall be paid monthly. On the first (1<sup>st</sup>) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

**Conditions:**

This contract shall remain in force for a period ending September 30th, 2026. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

*Matt Goldrick*

\_\_\_\_\_  
Steadfast Representative

\_\_\_\_\_  
Account Manager

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Title



## Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document.

We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Client

Steadfast\_\_\_\_\_

\_\_\_\_\_  
Signature of Representative

\_\_\_\_\_  
Signature of Owner or Agent

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

### Billing Information

<b>Client Business Name:</b>		<b>Client Contact Name:</b>	
<b>Client Contract Number:</b>		<b>Client Contact Email:</b>	
<b>Billing Business Name:</b>		<b>Billing Contact Name:</b>	
<b>Billing Contact Phone:</b>		<b>Billing Contact Address:</b>	

Any special billing requirements or notes:

# **EXHIBIT 13**

## **AGENDA**



Steadfast Alliance  
Suite 102  
San Antonio FL 33576 US

# ESTIMATE

DATE DUE ESTIMATE #  
2/19/2026 3/21/2026 EST-SCA3308

## BILL TO

2502 N Rocky Point Dr  
Suite 1000  
Tampa FL 33607

## SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

Aeration system install on pond 23 at Stoneybrook North CDD.

System install includes the following:

- 1x Vertex 3/4hp compressor with cabinet
- 4x Vertex dual-head diffusers
- 2500 ft 0.58" weighted tubing
- 10x 1/2" couplings

1.00 12,600.00 12,600.00

System will be installed near the power pedestal by the pond (see attached). Tubing will be trenched and buried before reaching the pond.

Aeration system install on pond 29 at Stoneybrook North CDD.

System install includes the following:

- 1x Vertex 3/4hp compressor with cabinet
- 4x Vertex dual-head diffusers
- 2000 ft 0.58" weighted tubing
- 10x 1/2" couplings

1.00 11,700.00 11,700.00

System will be installed near the power pedestal by the pond (see attached). Tubing will be trenched and buried before reaching the pond.

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 24,300.00

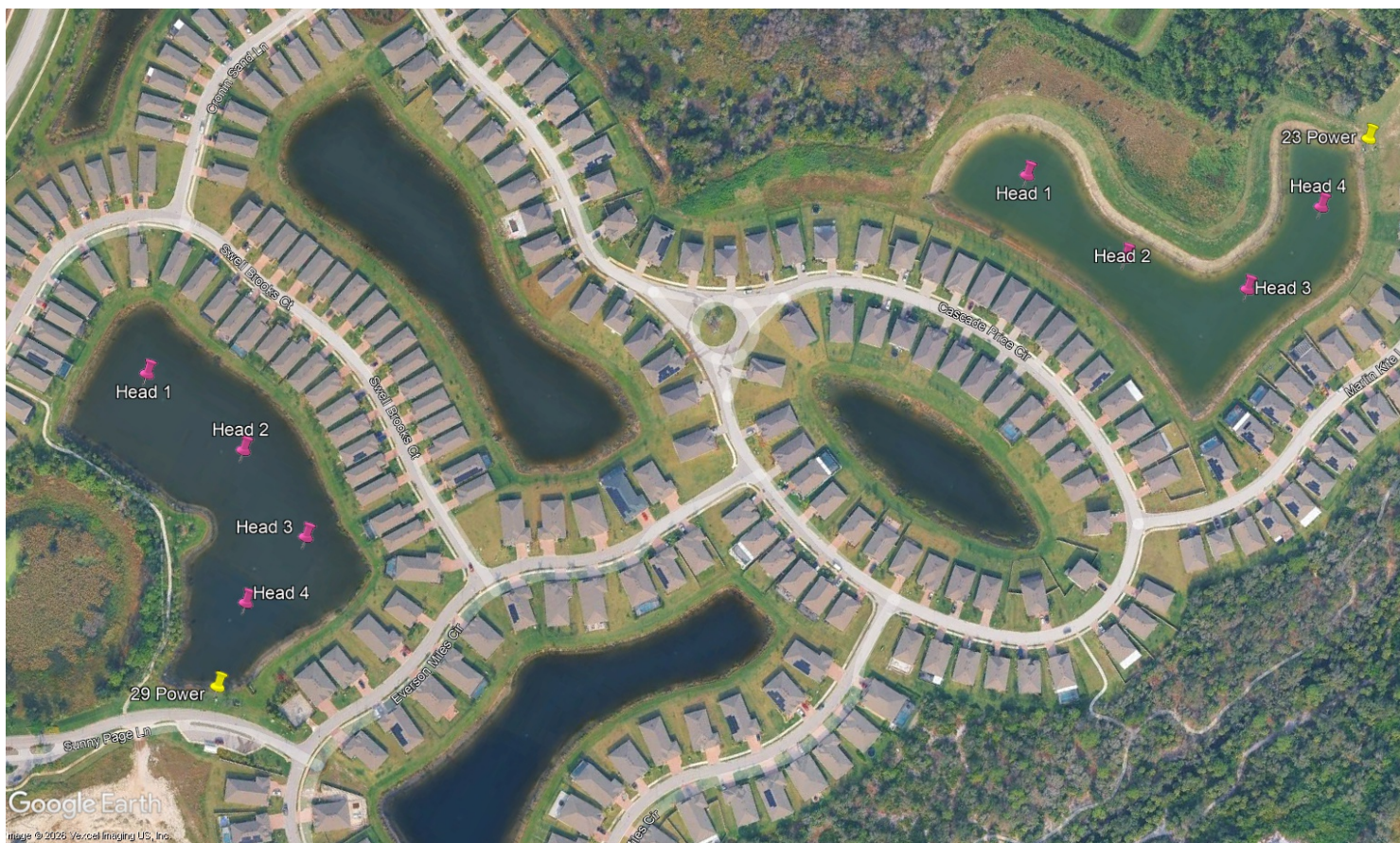
I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



# **EXHIBIT 14**

AGENDA



**SAMPLE**

# Inspection Report

**SITE:** 4/Ditch

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      Improving



## Comments:

Any filamentous algae present has been pushed to one corner and submerged by rain. A technician will inspect and treat if decay has not progressed.  
No nuisance grass observed.  
Low-lying growth has sprung up in the ditch. Technicians have been asked to periodically treat to keep it clear and prevent overgrowing.

Most overhead photos today were blocked by cloud cover, so many were taken from a lower altitude.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

**SITE:** 5

Condition:      Excellent      Great      Good      Poor      ✓Mixed Condition      Improving



## Comments:

Terrestrial grasses are growing on the exposed pond bed. While water levels are low, technicians will treat these as they will likely not be covered by water to decay naturally.  
No algae observed.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
			<input type="checkbox"/> Other:

# Inspection Report

## SITE: 6

Condition:    Excellent    Great    ✓Good    Poor    Mixed Condition    Improving



### Comments:

Nuisance growth present around the perimeter, mostly caesarweed. Carolina willow is present further in. Technicians will address the perimeter growth during an upcoming maintenance event.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	✗ Other: Caesarweed, Carolina willow

## SITE: 7

Condition:    ✓Excellent    Great    Good    Poor    Mixed Condition    Improving



### Comments:

No algae or nuisance grass observed. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	✗ N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:

# Inspection Report

**SITE: 8**

Condition:      Excellent      Great      ✓Good      Poor      Mixed Condition      Improving



## Comments:

Rain has submerged the filamentous algae and washed in some trash. If decay has not progressed naturally, a technician will treat while collecting trash.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

**SITE: 9**

Condition:      Excellent      Great      Good      Poor      ✓Mixed Condition      Improving



## Comments:

Aside from the small patch of microcystis, the pond is in excellent condition. Wind has pushed the swath to one corner which will allow for better coverage when algaecide is applied.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input checked="" type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			<input type="checkbox"/> Substantial
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Chara
		<input type="checkbox"/> Other:	

# Inspection Report

## SITE: 10

Condition:      Excellent    ☒Great      Good      Poor      Mixed Condition      Improving



### Comments:

Another case of wind-blown algae pelted by rain. A technician will inspect next service and treat if needed.  
No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

## SITE: 11

Condition:      Excellent      Great    ☒Good      Poor      Mixed Condition      Improving



### Comments:

More filamentous algae affected by wind and rain. I ran into to technician on site while taking photos and requested that he treat this algae and the nuisance grasses.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

# Inspection Report

## SITE: 12

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



### Comments:

No algae or nuisance grass observed, just a small accumulation of trash likely washed in by rain the past few days. This will be collected next visit. Routine monitoring and treatments as needed will continue.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

## SITE: 13

Condition:    Excellent    ☒Great    Good    Poor    Mixed Condition    Improving



### Comments:

This pond has similar conditions to most others: algae submerged by rain and mild trash. If decay has not progressed naturally, a technician will treat while collecting trash.

No nuisance grass observed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			Substantial
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

## MANAGEMENT SUMMARY



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As October draws to a close and we enter November, we are finally seeing a change in the weather conditions influencing the ponds. Cooler temperatures will become more commonplace in the mornings and nights, though higher daytime temperatures and sunshine still contribute to rapid algae growth during the day. As the days shorten and the season progresses, these bloom events will taper off. Rain events are becoming less frequent, leading to extended decay times for surface algae. Additionally, water levels across most ponds will/are decreasing. Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found growing around the shoreline and shallow areas, it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

Overall, ponds are in great shape. A few small algal blooms are the largest issue. Technicians are aware of these and prepared to address them next visit. Nuisance grasses are almost nonexistent, which will keep ponds healthy during the upcoming periods of reduced growth.

## RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating ponds, to prevent fish kills or toxic blooms.

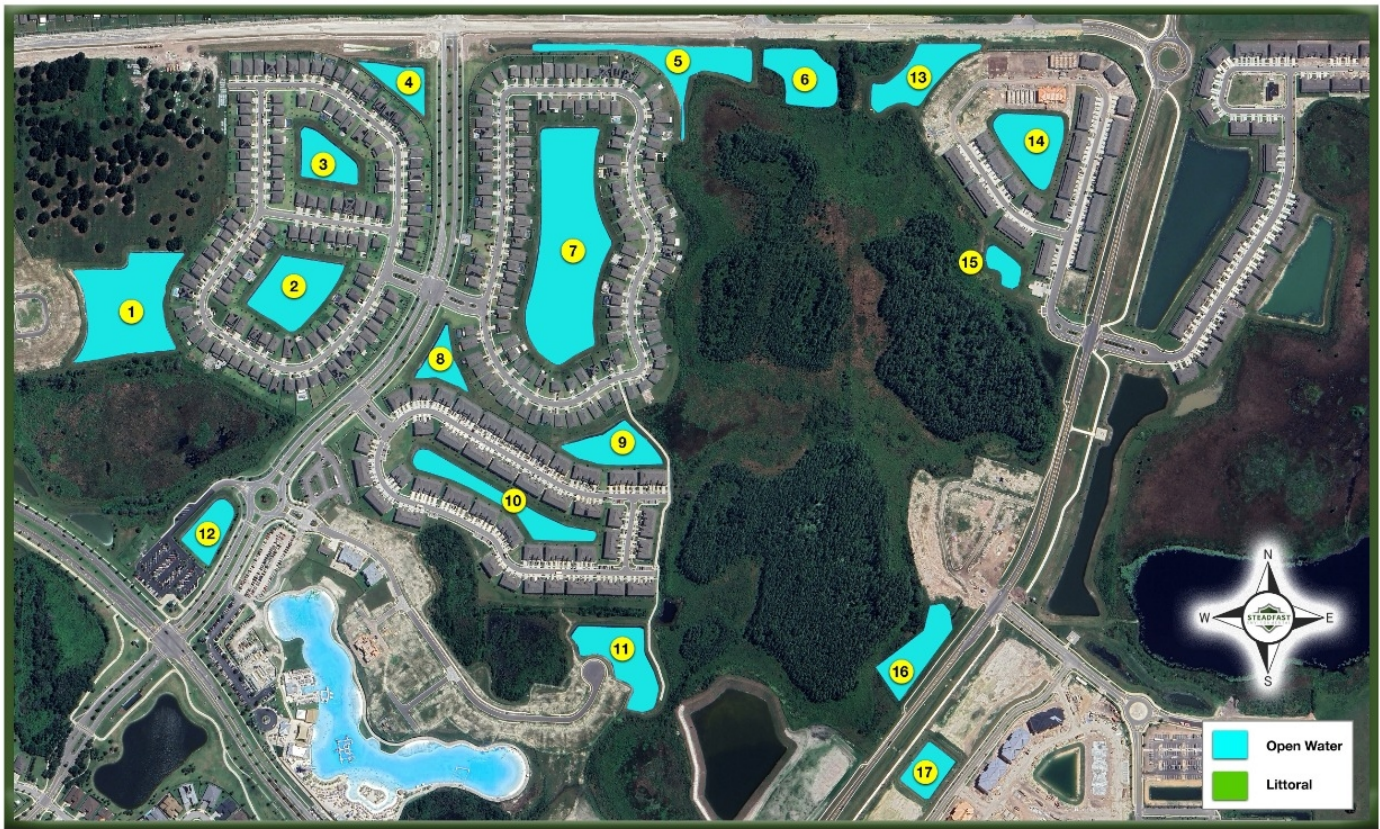
Stay alert for debris items that find their way to the pond's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Gate Code:





## Daily Logs List

---

Feb 12, 2026

**Job:**

**Title:**

**Added By:** Joshua Britto

**Log Notes:**

Pond 11, treated for heavy algae  
Pond 12, treated for minor benthic algae  
Pond 1, treated for heavy algae  
Pond 2, inspection  
Pond 3, retreated moderate algae  
Pond 4, treated for moderate algae  
Pond 5, inspection  
Pond 8, treated for moderate mixed algae  
Pond 10, treated for moderate mixed algae  
Pond 9, inspection  
Pond 7, treated for minor algae  
Pond 13, treated for heavy algae  
Pond 14, touched up for heavy algae  
Pond 15, treated for minor algae  
Pond 16, trash removed  
Pond 17, inspection

**Weather Conditions:**

Partly cloudy with showers

Thu, Feb 12, 2026, 2:06 PM



76°F

55°F

Wind: 9 mph

Humidity: 100%

Total Precip: 0"

Attachments: 20

