

Board of Supervisors:

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

District Staff:

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

Stoneybrook North Community Development District

Regular Meeting Agenda

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

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 214 574 973 934 19

Passcode: ys3Ja63L

Dear Supervisors:

A meeting of the Board of Supervisors of the Stoneybrook North Community Development District is scheduled for **Tuesday, February 24, 2026, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items

- A. Discussion on Speed Bumps on Marlin Kite [Exhibit 1](#)
- B. Discussion on Food Truck/ Produce Vendor
- 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** [Exhibit 10](#)

- 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 [Exhibit 12](#)

- 1. Steadfast [Exhibit 12](#)

- 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

| | General Fund | Debt Service 2017 A1 | Debt Service 2017 A3 | Debt Service 2022 | Construction Funds | TOTAL |
|--|-------------------------|---------------------------------|---------------------------------|------------------------------|-------------------------------|---------------------|
| 1 ASSETS: | | | | | | |
| 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 TOTAL ASSETS | \$ 1,416,785 | \$ 676,370 | \$ 208,309 | \$ 999,730 | \$ 388 | \$ 3,301,581 |
| 21 LIABILITIES: | | | | | | |
| 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 OTHER LIABILITIES: | | | | | | |
| 28 DUE TO DS | 439,983 | - | - | - | - | 439,983 |
| 29 DEVELOPER INTERIM FUNDING PAYABLE | 29,278 | - | - | - | - | 29,278 |
| 30 FUND BALANCE: | | | | | | |
| 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 TOTAL LIABILITIES & FUND BALANCE | \$ 1,416,785 | \$ 676,370 | \$ 208,309 | \$ 999,730 | \$ 388 | \$ 3,301,581 |

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

| | FY 2026 Adopted Budget | FY 2026 Budget Year-to-Date | FY 2026 Actual Year-to-Date | VARIANCE |
|---|---------------------------------------|--|--|--|
| | | | | Favorable (Unfavorable) |
| 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 | \$ 1,803,661 | \$ 1,238,856 | \$ 1,241,800 | \$ 2,944 |
| 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 | 186,958 | 65,103 | 65,155 | (54) |

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

| | FY 2026 Adopted Budget | FY 2026 Budget Year-to-Date | FY 2026 Actual Year-to-Date | VARIANCE Favorable (Unfavorable) |
|---|---------------------------------------|--|--|---|
| 33 DEBT ADMINISTRATION | | | | |
| 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 TOTAL DEBT ADMINISTRATION | 430,867 | 31,343 | 27,919 | 3,423 |
| 44 PHYSICAL ENVIRONMENT | | | | |
| 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 TOTAL PHYSICAL ENVIRONMENT | 1,185,836 | 400,679 | 293,206 | 107,474 |
| 65 TOTAL EXPENDITURES | 1,803,661 | 497,124 | 386,281 | 110,843 |
| 66 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | - | 741,732 | 855,519 | 113,787 |
| 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

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

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

| | FY 2025 Adopted Budget | FY 2025 Actual Year-to-Date | VARIANCE Favorable (Unfavorable) |
|--|------------------------------|-----------------------------------|--|
| 1 REVENUE | | | |
| 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 | - | - | - |
| 7 TOTAL REVENUE | 281,094 | 292,578 | 11,484 |
| 8 DEBT SERVICE: | | | |
| 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 |
| 16 TOTAL EXPENDITURES | 279,375 | 179,188 | 100,187 |
| 17 EXCESS REVENUE OVER (UNDER) EXPENDITURES | \$ 1,719 | \$ 113,390 | \$ 111,671 |
| 18 OTHER FINANCING SOURCES (USES) | | | |
| 19 BOND PROCEEDS | - | - | - |
| 20 TRANSFER IN | - | - | - |
| 21 TRANSFER OUT (USES) | - | - | - |
| 22 TOTAL OTHER FINANCING SOURCES (USES) | - | - | - |
| 23 FUND BALANCE - BEGINNING | | 562,980 | |
| 24 FUND BALANCE - ENDING | | \$ 676,370 | \$ 676,370 |

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

| | FY 2025 Adopted Budget | FY 2025 Actual Year-to-Date | VARIANCE Favorable (Unfavorable) |
|--|---------------------------------------|--|---|
| 1 REVENUE | | | |
| 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 | - | - | - |
| 7 TOTAL REVENUE | 203,863 | 101,038 | (102,824) |
| 8 DEBT SERVICE: | | | |
| 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 | - | - | - |
| 17 TOTAL EXPENDITURES | 203,863 | 101,931 | 101,931 |
| 18 EXCESS REVENUE OVER (UNDER) EXPENDITURES | \$ - | \$ (893) | \$ (893) |
| 19 OTHER FINANCING SOURCES (USES) | | | |
| 20 BOND PROCEEDS | - | - | - |
| 21 TRANSFER IN | - | - | - |
| 22 TRANSFER OUT (USES) | - | - | - |
| 23 TOTAL OTHER FINANCING SOURCES (USES) | - | - | - |
| 24 FUND BALANCE - BEGINNING | | 209,202 | |
| 25 FUND BALANCE - ENDING | | \$ 208,309 | |

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

| | FY 2025 Adopted Budget | FY 2025 Actual Year-to-Date | VARIANCE Favorable (Unfavorable) |
|--|------------------------------|-----------------------------------|--|
| 1 REVENUE | | | |
| 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 | - | | |
| 8 TOTAL REVENUE | 282,144 | 797,315 | 515,171 |
| 9 DEBT SERVICE: | | | |
| 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 | - |
| 17 TOTAL EXPENDITURES | 280,169 | 464,097 | (183,928) |
| 18 EXCESS REVENUE OVER (UNDER) EXPENDITURES | \$ 1,975 | \$ 333,218 | \$ 331,243 |
| 19 OTHER FINANCING SOURCES (USES) | | | |
| 20 BOND PROCEEDS | - | - | - |
| 21 TRANSFER IN | - | - | - |
| 22 TRANSFER OUT (USES) | - | - | - |
| 23 TOTAL OTHER FINANCING SOURCES (USES) | - | - | - |
| 24 FUND BALANCE - BEGINNING | | 666,512 | |
| 25 FUND BALANCE - ENDING | | \$ 999,730 | |

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

Bank United
(Operating Acct)

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

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

Stoneybrook North CDD
FY 2026
Check Register

| Date | Num | Name | Memo | Disbursement | Deposit | Balance | |
|------------|------------|---|--|--------------|------------|------------|-----------|
| 09/30/2025 | | EOY BALANCE | | 27,943.34 | 3,365.11 | 14,915.87 | |
| 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 | | EOM BALANCE | | | 154,092.68 | 159,176.15 | 19,999.34 |
| 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 recevied from county | | | 10,429.63 | 47,982.39 |
| 11/12/2025 | 128 | | to book assessments recevied from county | | | 3,533.97 | 44,448.42 |
| 11/12/2025 | 128 | | to book assessments recevied 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 | DIBARTOLOMEO,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 recevied from county | | 104,478.77 | 109,052.47 |
| 11/21/2025 | 129 | | to book assessments recevied from county | 35,401.46 | | 73,651.01 |
| 11/21/2025 | 129 | | to book assessments recevied 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 | EOM BALANCE | | | 112,627.84 | 201,505.97 | 108,877.47 |
| 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 Adoption of the 2025 Non Ad Valorem Roll.) | 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.) | 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 (Phase 1)) | 39,457.00 | | 49,402.38 |
| 12/3/2025 | 100509 | Gig Fiber, LLC - Streetleaf | Invoice: 5406 (Reference: Solar Equipment Lease Income-Oct 2025.) | 21,183.00 | | 28,219.38 |
| 12/3/2025 | 100510 | Solitude Lake Management | Invoice: PSI216502 (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.) | 5,590.00 | | 15,825.68 |
| 12/11/2025 | 130 | | to book assessments recevied from county | | 925,132.95 | 940,958.63 |
| 12/11/2025 | 130 | | to book assessments recevied from county | 313,470.97 | | 627,487.66 |
| 12/11/2025 | 130 | | to book assessments recevied 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.) | 6,209.00 | | 934,749.63 |
| 12/15/2025 | 100516 | Gig Fiber, LLC - Streetleaf | Invoice: 5863 (Reference: Solar Equipment Lease Income-Dec 2025.) | 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.) | 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 recevied from county | | 75,579.58 | 942,330.52 |
| 12/16/2025 | 163 | | to book assessments recevied from county | | 25,609.30 | 916,721.22 |
| 12/16/2025 | 163 | | to book assessments recevied 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 recevied from county | | 172,867.78 | 1,105,674.55 |
| 12/24/2025 | 163 | | to book assessments recevied from county | | 58,574.32 | 1,047,100.23 |
| 12/24/2025 | 163 | | to book assessments recevied from county | | 58,574.32 | 1,105,674.55 |
| 12/26/2025 | 162 | | to book assessments recevied from county | | 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 | EOM BALANCE | | | 621,979.65 | 1,916,261.87 | 1,403,159.69 |

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 recevied from county | | 23.24 | 1,352,429.47 |
| 1/13/2026 | 164 | | to book assessments recevied from county | 7.87 | | 1,352,421.60 |
| 1/13/2026 | 164 | | to book assessments recevied 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 recevied from county | 7,785.28 | | 1,360,034.75 |
| 1/16/2026 | 165 | | to book assessments recevied from county | | 2,637.96 | 1,357,396.79 |
| 1/16/2026 | 165 | | to book assessments recevied from county | | | 2,637.96 |
| 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

| | ADOPTED BUDGET | YTD BUDGET | YTD ACTUAL | YTD VARIANCE FAV (UNFAV) | Notes |
|-------------------------|---------------------------|-----------------------|-----------------------|---|--|
| PAYROLL SERVICES | 490 | 163 | 200 | (37) | \$50 payroll service fee per payroll/meeting |
| TRAVEL PER DIEM | 1,000 | 333 | 478 | (145) | mileage 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 maintenance 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

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

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

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

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

Also, present was:

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

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

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

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

THIRD ORDER OF BUSINESS – Business Items

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

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

FOURTH ORDER OF BUSINESS – Consent Agenda

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

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

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

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

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

48 A. District Counsel

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

50 B. District Engineer

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

52 This was tabled until February meeting.

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

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

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

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

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

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

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

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

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

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

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

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

105 C. Field Operations Manager: Kai – Jim Burgos

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

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

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

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

112 • Exhibit 14: MSDS for CCA Wood Preservative

113 • Exhibit 15: Ultra Wood RX Data Sheet

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

116 Walk On Proposal: Timber Intentions – Bridge Repair

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

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

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

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

125 D. District Manager

126 ➤ Exhibit 17: Landscape RFP – Scope of Work

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

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

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

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

140 ➤ Exhibit 18: Discussion on Tow Contract

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

202 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

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

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

212

Signature

Signature

213

Printed Name

214 Title: Secretary Assistant Secretary

Printed Name

Title: Chairman Vice Chairman

EXHIBIT 5

AGENDA



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

MONITORING + IT + LOCKS + GATES

LIC. EG13000790
ECSINTEGRATIONS.COM



Stoneybrook North CDD / Gate Arm- North Gate

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

PROPOSAL

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

SCOPE OF WORK:

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

INCLUDED MATERIALS:

1- GATE ARM KIT . INSTALL

INCLUSIONS:

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

CONSIDERATIONS & EXCLUSIONS:

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

Additional notes added at time of acceptance: 50% DEPOSIT

DUE PRIOR TO INSTALL.

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

GRAND TOTAL: \$725.00

This proposal is valid through 1/10/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature)

Date

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

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

Signature: _____

2/9/26
Date

TERMS & CONDITIONS:

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

2. Warranty.

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

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

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

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

4. Subscriber Responsibilities:

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

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

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

5. Default:

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

B. ECSI's Remedy Upon Default.

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

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

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

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

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

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

8. ECSI'S LIMITS OF LIABILITY:

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

8. A. Limitation of Damages (cont.)

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

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

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

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

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

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

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

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

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

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

EXHIBIT 6

AGENDA



design • illustration • printing • signage
brochures • photography

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

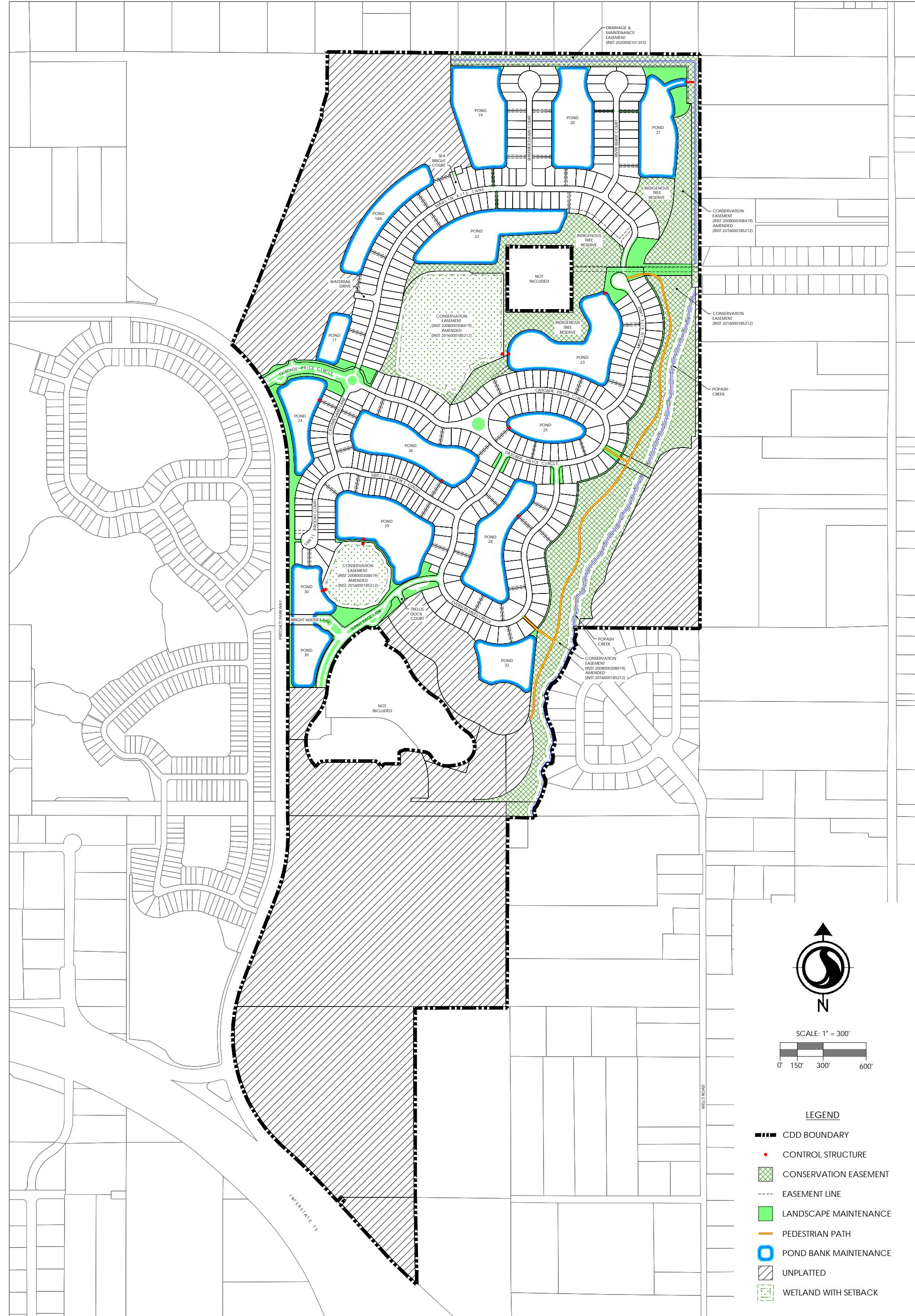
Not to Exceed

\$8,090.00

MM *Chairman*
2/18/26

EXHIBIT 7

AGENDA



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

Client/Project

STONEYBROOK NORTH CDD

MAINTENANCE MAP

Lee County, Florida

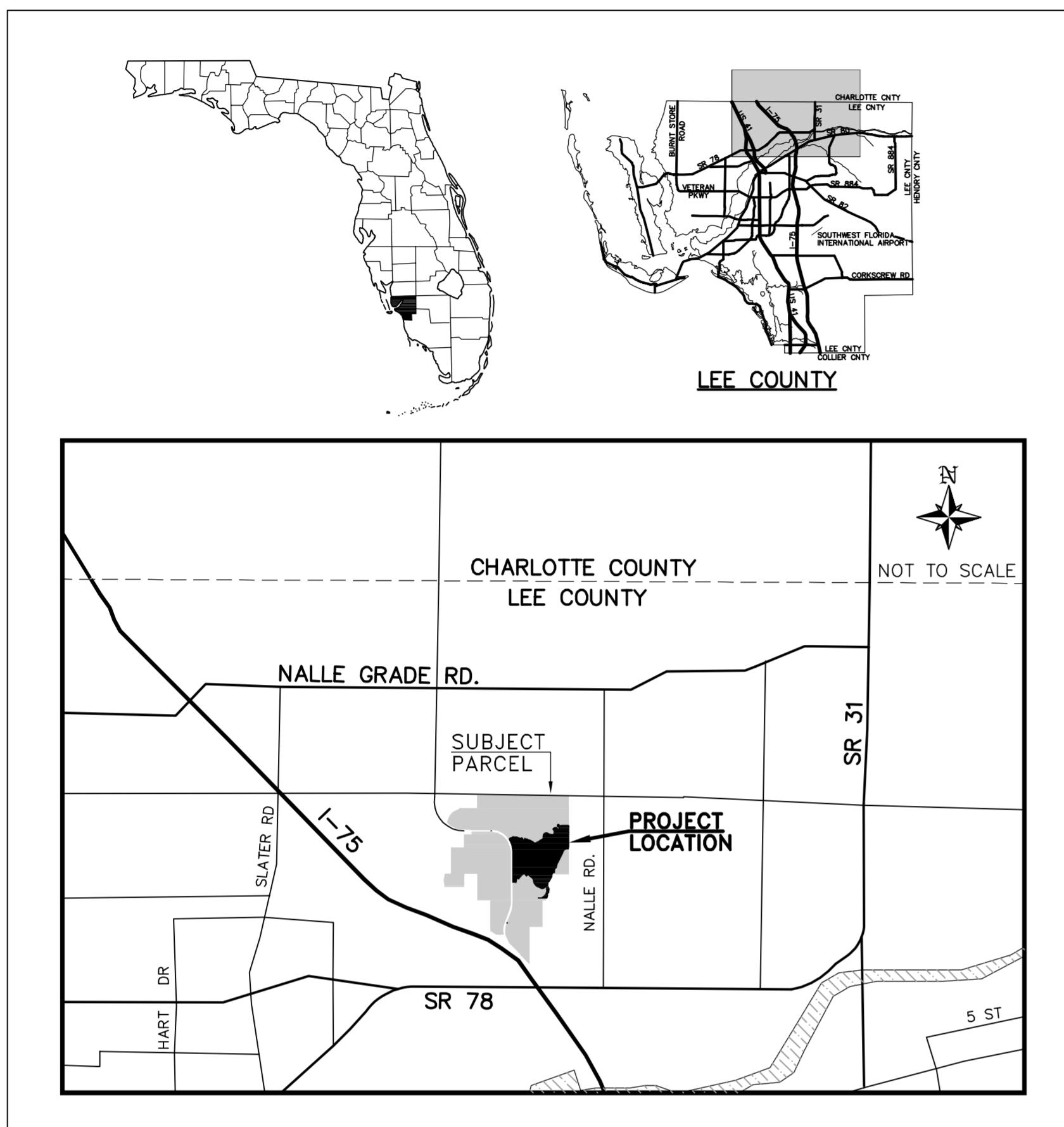
EXHIBIT 8

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:

D.O. BOUNDARY

PARCEL STRAP NUMBERS:

PARCEL ADDRESS:

CURRENT ZONING:

PROPOSED USE:

SFWMD PERMIT NUMBER:

741.23 ACRES
139.06 ACRES

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

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

RPD

RESIDENTIAL SUBDIVISION

(36-06899-P)

PHASE ONE

PREPARED FOR:

NORTH BROOK HOLDINGS, LLC

2502 NORTH ROCKY POINT, SUITE 1050

TAMPA, FLORIDA 33607

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

UTILITY SERVICE PROVIDERS

WATER:

LEE COUNTY UTILITIES

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

SEWER:

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

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

ELECTRIC:

LEE COUNTY ELECTRIC COOPERATIVE

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

PHONE:

CENTURY LINK

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

FIRE PROTECTION:

BAYSHORE FIRE DISTRICT

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

SOLID WASTE DISPOSAL:

FLORIDA RECYCLING SERVICES INC.

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

PROJECT CONTACTS

CIVIL ENGINEER:

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

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

SURVEYOR:

BANKS ENGINEERING

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

TRAFFIC ENGINEER:

JMB TRANSPORTATION ENGINEERING, INC.

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

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
Page 37 of 100

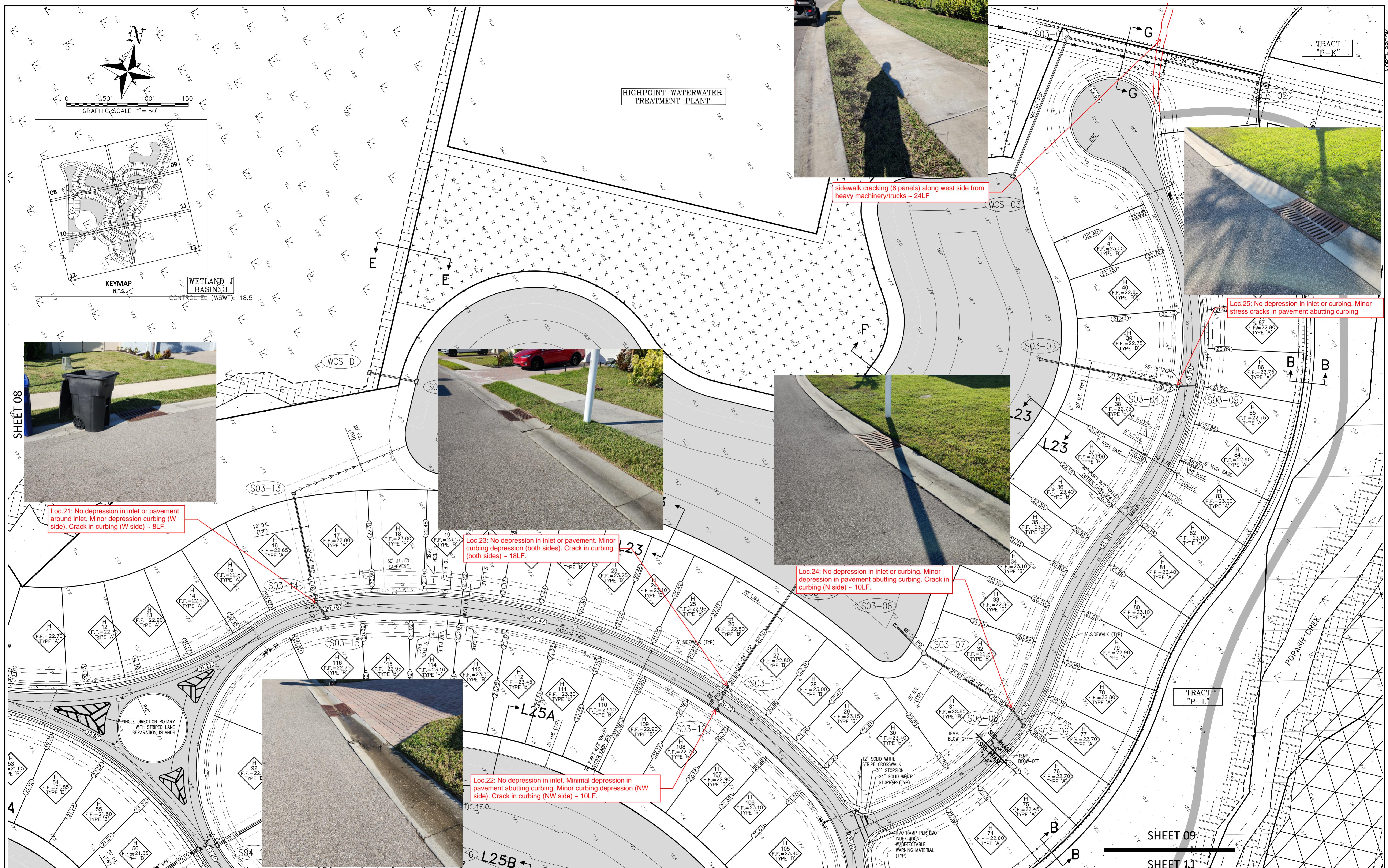
△ DOS2015-00083

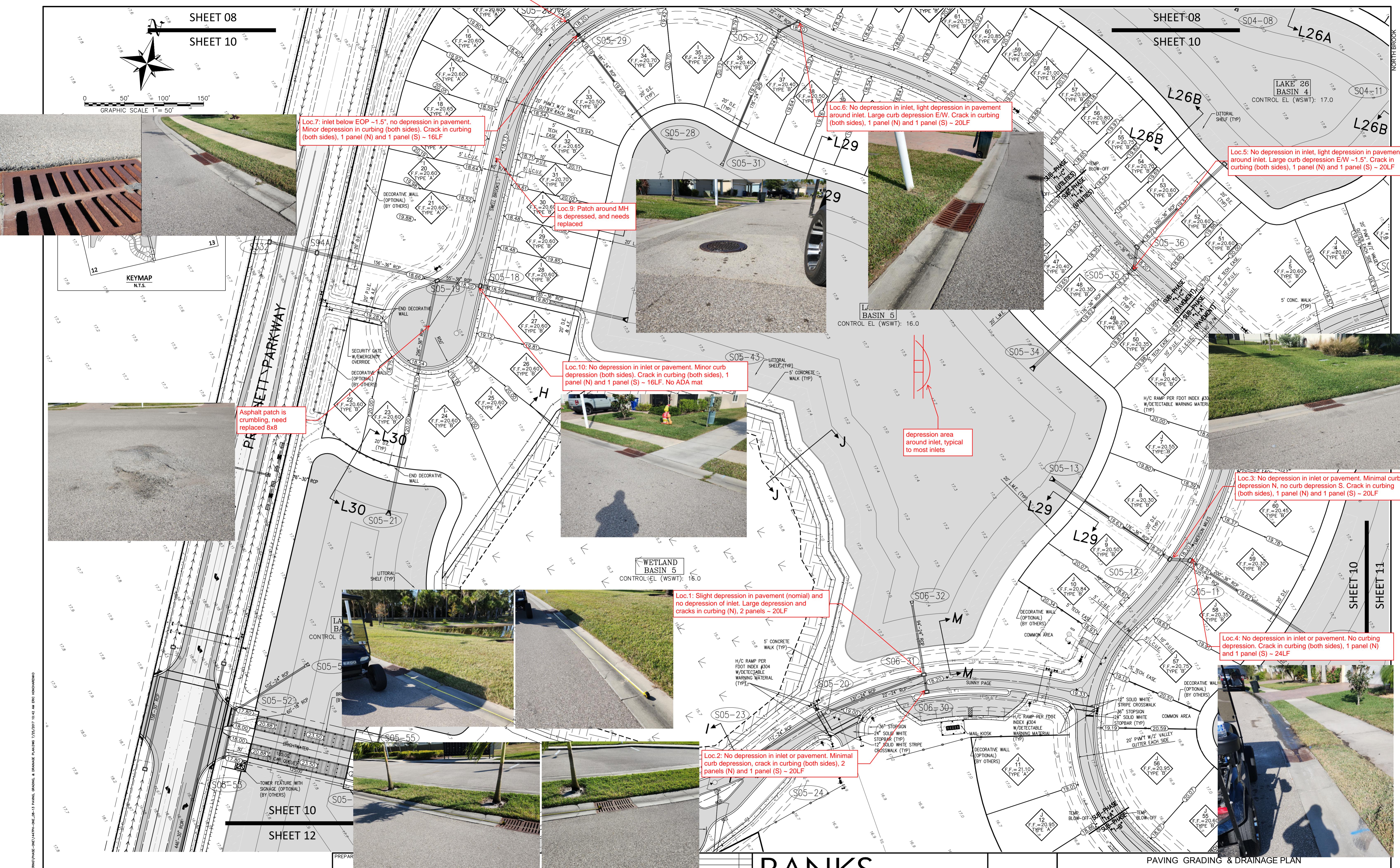
SAMUEL W. MARSHALL, P.E.
#48881

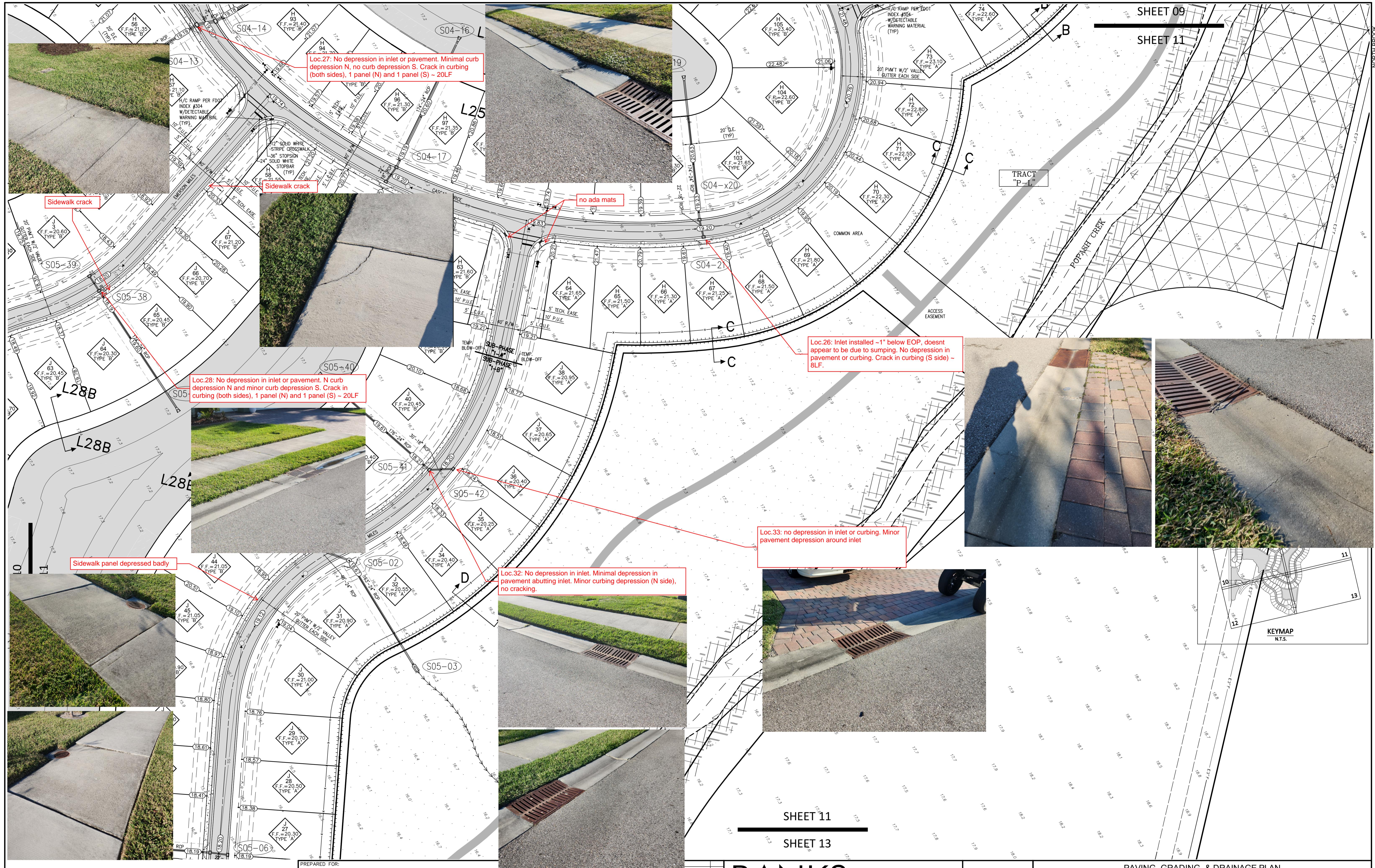
SHEET LIST TABLE

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

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







PREPARED FOR:

NORTH BROOK HOLDINGS, LLC

2502 NORTH ROCKY POINT, SUITE 1050

TAMPA, FLORIDA 33607

PHONE: (813) 288-8078

FAX: (813) 288-8078

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

7/25/2017 10:42:39 AM, AcroPlot.pc3

BANKS
ENGINEERING

Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

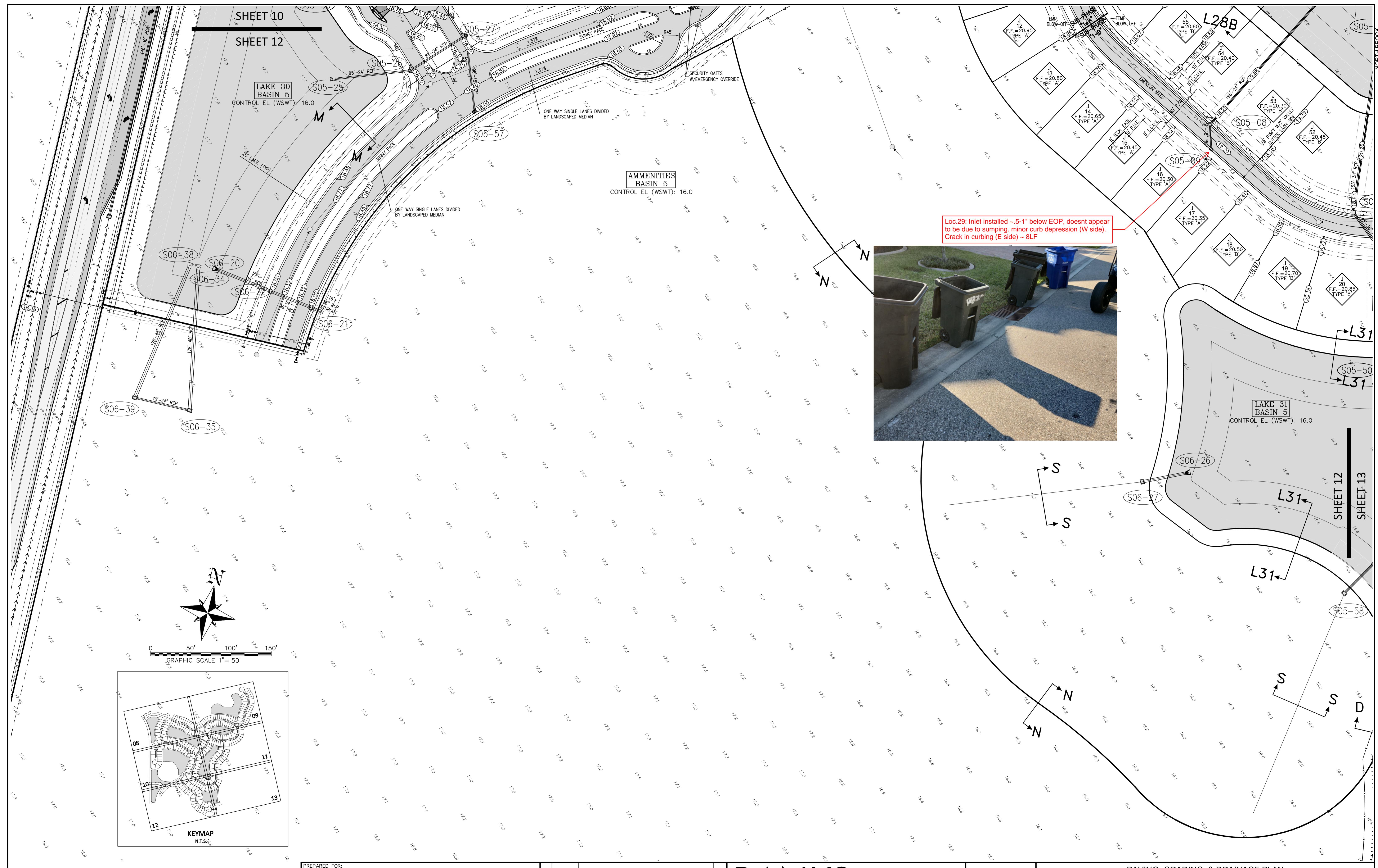
WWW.BANKSENG.COM

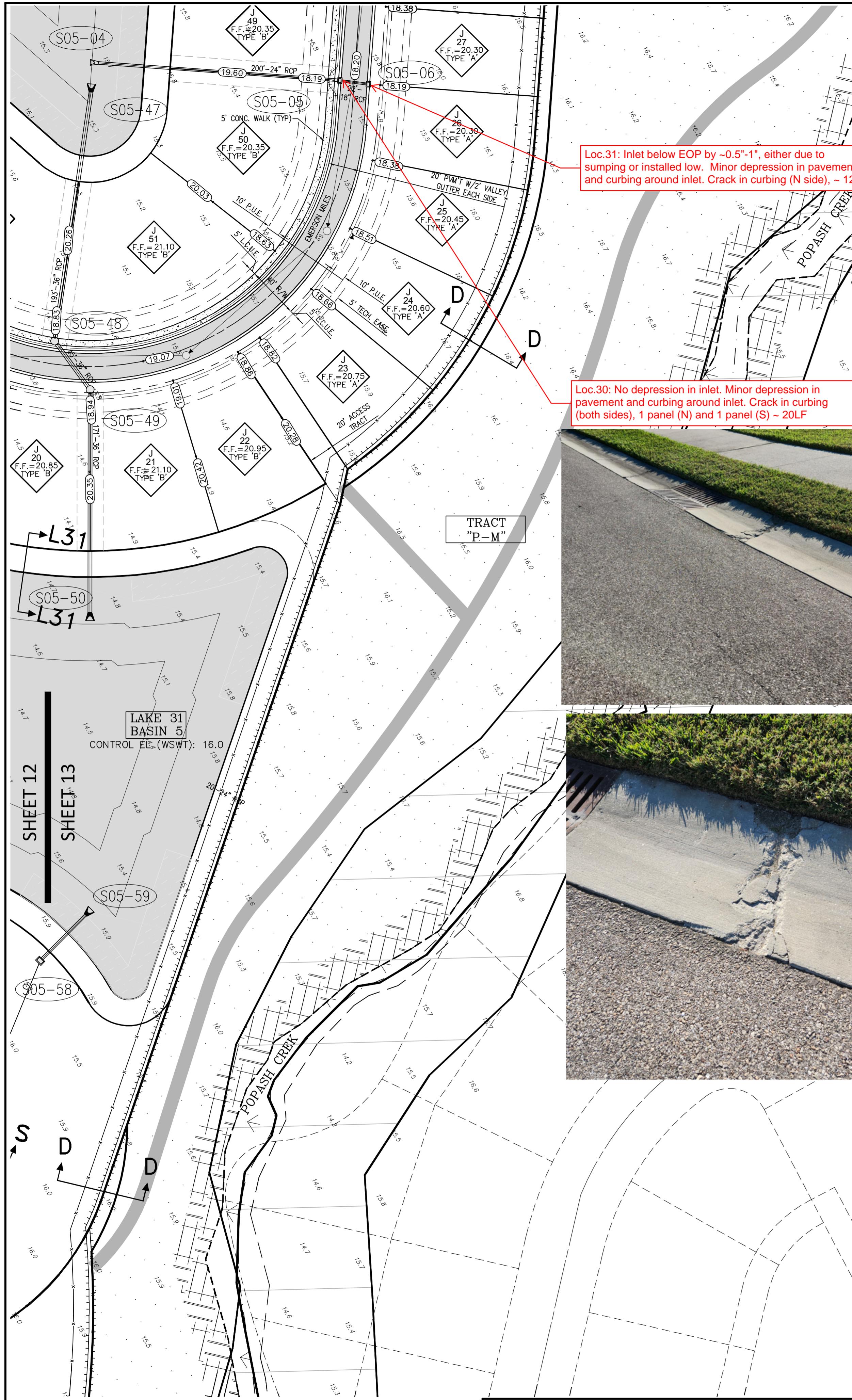
SAMUEL W. MARSHALL, P.E.
#48881

PAVING GRADING & DRAINAGE PLAN

NORTH BROOK
LEE COUNTY, FLORIDA

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





SHE

173



PREPARED FOR:

NORTH BROOK HOLDINGS, L

2502 NORTH ROCKY POINT, SUITE 1050
TAMPA, FLORIDA, 33607

TAMPA, FLORIDA 33607
PHONE: (813) 288-8078

Digitized by srujanika@gmail.com

| | | |
|-------|------------|---------------------------|
| N.dwg | | |
| 2 | 5/9/2017 | PER CLIENT CONSTRUCTION C |
| 1 | 11/25/2015 | REVISIONS PER COUNTY COM |
| NO. | DATE | REVISION D |

BANK ENGINEERING

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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966

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PAVING GRADING & DRAINAGE PLAN

NORTH BROOK

NORTH BROOK

LEE COUNTY, FLORIDA

PAVING GRADING & DRAINAGE PLAN
NORTH BROOK
LEE COUNTY, FLORIDA

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

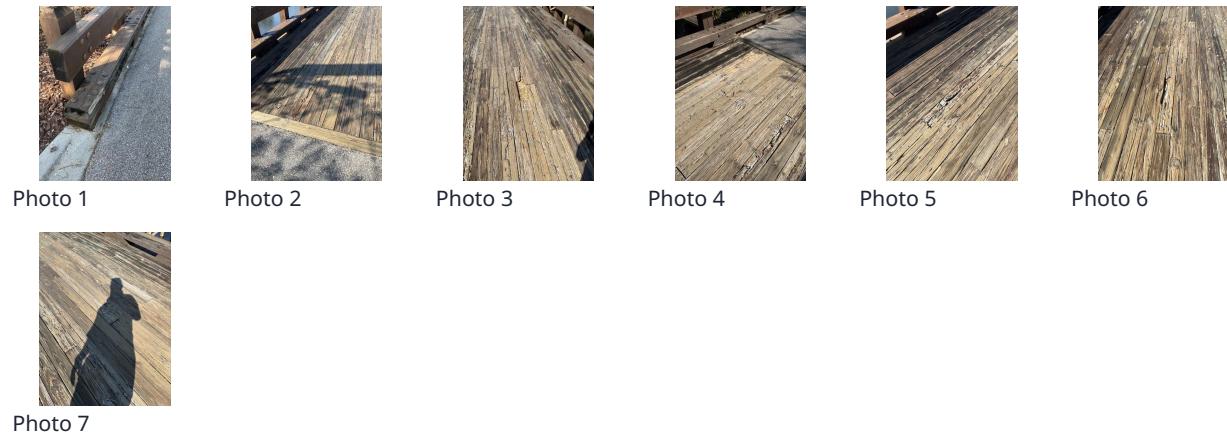


Photo 1

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 | | | | | |
|  |  |  |  |  |  |
| Photo 15 | Photo 16 | Photo 17 | Photo 18 | Photo 19 | Photo 20 |
| Resident Entrance Gate (South) | Good | | | | |
| Need to have a good preventative maintenance done on these motors | | | | | |
|  |  |  | | | |
| Photo 21 | Photo 22 | Photo 23 | | | |
| Guest Entrance (South) | Poor | | | | |
| Need to schedule an electrician to figure out why there is no power | | | | | |



Photo 24

Pedestrian Gate at south entrance

Good

Exit Gate at North Entrance (Lennar)

Poor

Needs repaired from four wheeler damage



Photo 25



Photo 26



Photo 27

Pedestrian Exit Gate at North Entrance

Poor

Handle needs replaced



Photo 28

Entrance Gate at North Entrance (Lennar)

Good



Photo 29



Photo 30



Photo 31

Pedestrian Entrance Gate at North Entrance

Good

Pedestrian Gate at Sewell Brooks Court

Good

Resident Exit Gate (South)

Good

Need to have a preventative maintenance done on these motors



Photo 32



Photo 33



Photo 34



Photo 35

Original Exit Gate

Poor

These need to be removed



Photo 36



Photo 37



Photo 38



Photo 39

Mail Centers

4 / 4 (100%)

South Entrance Mail Center

Good



Photo 40

South Mail Center Island Landscape

Good



Photo 41

North Entrance Mail Center

Good

North Mail Center Island Landscape

Good

Miscellaneous

1 flagged, 1 / 2 (50%)

Preserve Area near tot lot

Good

Gate at Sedgefield Rd

Poor

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



Photo 42

Amenities

3 flagged, 0 / 3 (0%)

Tot Lot

Poor

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

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

Entrance gate to tot lot needs repaired



Photo 43



Photo 44

Poor

Dog Park - Small

No water at the water fountain



Photo 45

Poor

Dog Park - Large

No water at the water fountain

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



Photo 46



Photo 47

Pop Ash Creek

1 flagged, 0 / 1 (0%)

Pop Ash Creek 1

1 flagged, 0 / 1 (0%)

Poor

Pop Ash Creek



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

Pop Ash Creek Location

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

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

Landscape

3 flagged, 0 / 3 (0%)

Landscape 1

1 flagged, 0 / 1 (0%)

Landscape

Poor

Quite a bit of frost damage at South entrance flowers



Photo 53



Photo 54



Photo 55

Landscape Location

Landscape 2

1 flagged, 0 / 1 (0%)

Landscape

Poor

Still need to replace this drain cover



Photo 56

Landscape Location

Landscape 3

1 flagged, 0 / 1 (0%)

Landscape

Poor

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



Photo 57



Photo 58

Landscape Location

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

Street Signs

1 / 1 (100%)

Street Signs 1

1 / 1 (100%)

Street Sign

Fair

Marlon kite and shimmer Dawnn sign will need to be straightened



Photo 59

Street Sign Location

Sign Off

Jim Bugos
Feb 14, 2026 3:33 PM EST

Flagged items

19 flagged

Title Page / Bridges

Entrance Bridge

Poor

Need to verify the schedule for Wear deck replacement



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

Title Page / Bridges

Exit Bridge

Poor

Need to verify schedule for Wear deck replacement



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Title Page / Lakes

#30 South Entrance Lake (toward Lagoon)

Poor

Diffusers are not working

Title Page / Lakes

#30 South Entrance Lake (north side)

Poor

Diffusers are not working

Title Page / Lakes

#24 Lake behind North Entrance Mail Center

Poor

Aerator and diffuser are not working

Title Page / Lakes

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

Poor

Diffusers are not working

Title Page / Gates

Original Entrance Gate - before lagoon

Poor

This needs removed



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

Title Page / Gates

Guest Entrance (South)

Poor

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



Photo 24

Title Page / Gates

Exit Gate at North Entrance (Lennar)

Poor

Needs repaired from four wheeler damage



Photo 25



Photo 26



Photo 27

Title Page / Gates

Pedestrian Exit Gate at North Entrance

Poor

Handle needs replaced



Photo 28

Title Page / Gates

Original Exit Gate

Poor

These need to be removed



Photo 36



Photo 37



Photo 38



Photo 39

Title Page / Miscellaneous

Gate at Sedgefield Rd

Poor

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



Photo 42

Title Page / Amenities

Tot Lot

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

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

Entrance gate to tot lot needs repaired



Photo 43



Photo 44

Title Page / Amenities

Dog Park - Small

Poor

No water at the water fountain



Photo 45

Title Page / Amenities

Dog Park - Large

Poor

No water at the water fountain

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



Photo 46



Photo 47

Title Page / Pop Ash Creek / Pop Ash Creek 1

Pop Ash Creek

Poor



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

Title Page / Landscape / Landscape 1

Landscape

Poor

Quite a bit of frost damage at South entrance flowers



Photo 53



Photo 54



Photo 55

Title Page / Landscape / Landscape 2

Landscape

Poor

Still need to replace this drain cover



Photo 56

Title Page / Landscape / Landscape 3

Landscape

Poor

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



Photo 57



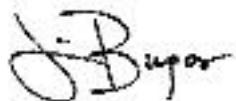
Photo 58

Approval

Date and time of approval

Feb 14, 2026 4:00 PM EST

Approver's signature



Jim Bugos
Feb 14, 2026 3:59 PM EST

Media summary



Photo 1

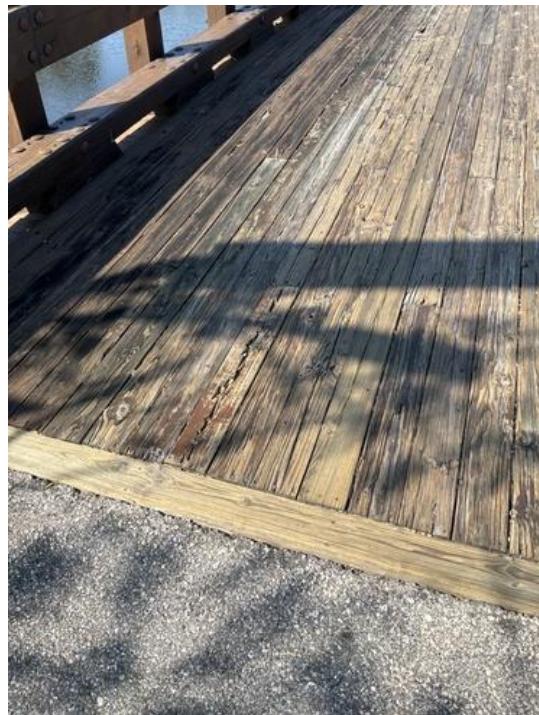


Photo 2



Photo 3



Photo 4

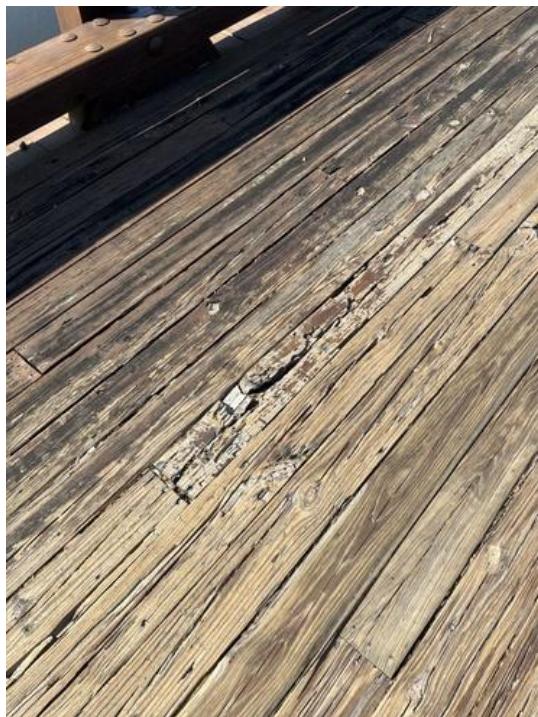


Photo 5



Photo 6

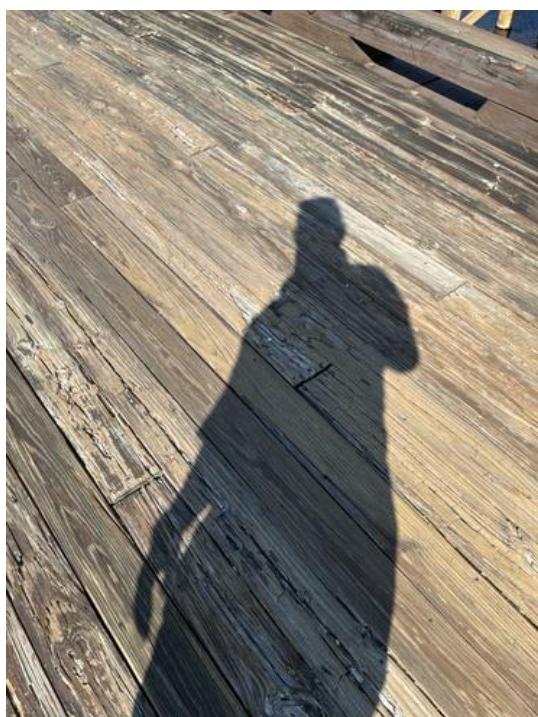


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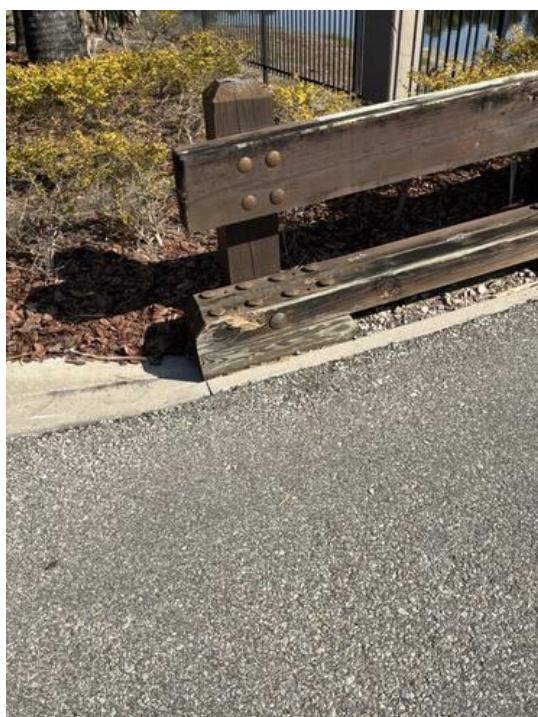


Photo 8



Photo 9

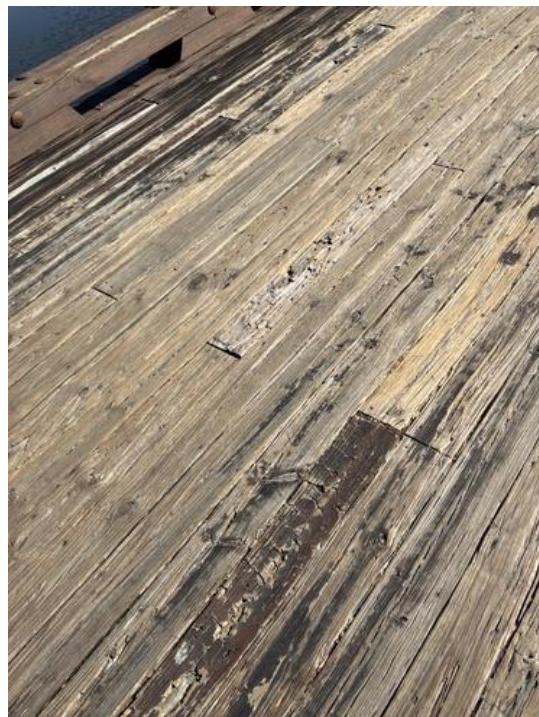


Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

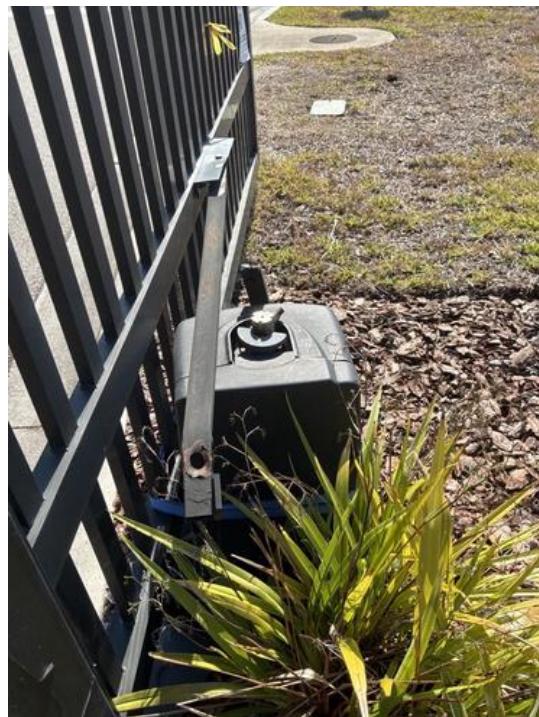


Photo 18



Photo 19



Photo 20

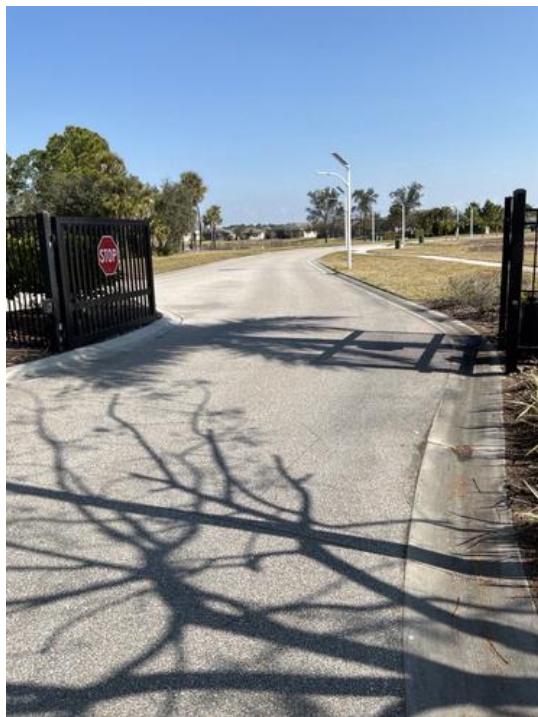


Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

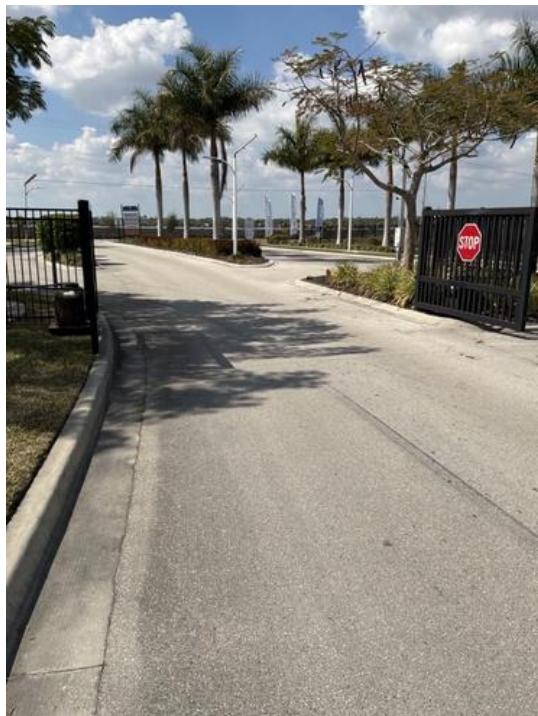


Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

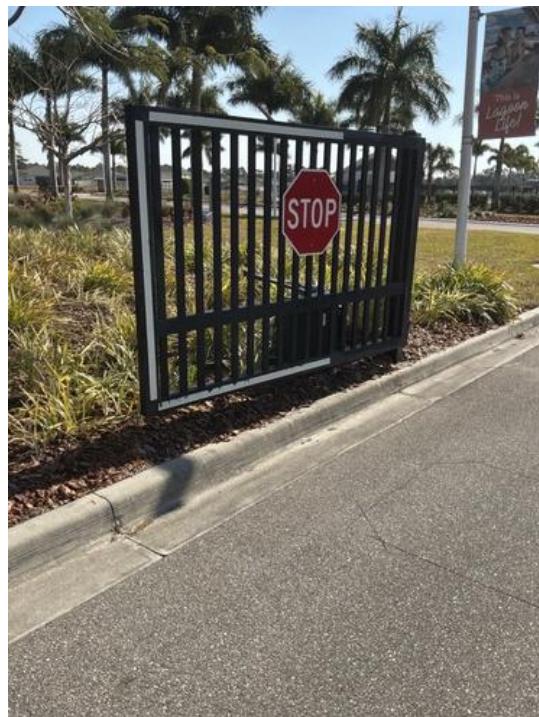


Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

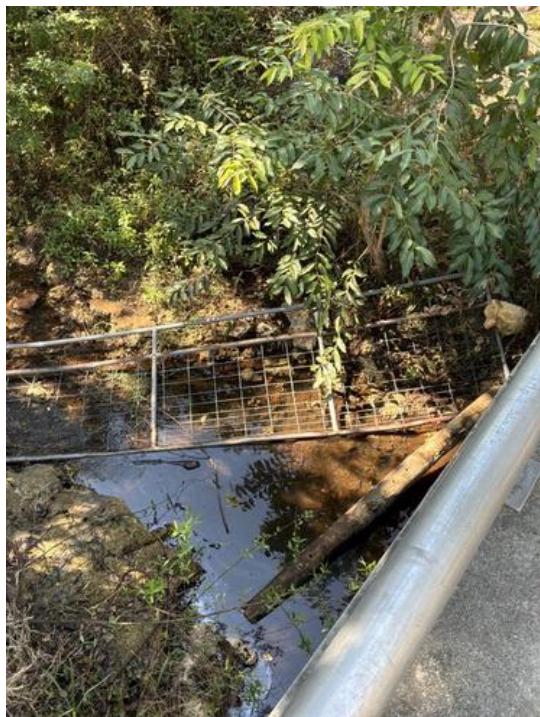


Photo 49



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 – 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) _____

(2)

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 unsustainable 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

Page 1 of 100





Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

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,

Joseph Hamilton

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.¹
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.²
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.*³

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. ¹ 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. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submersed stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ 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

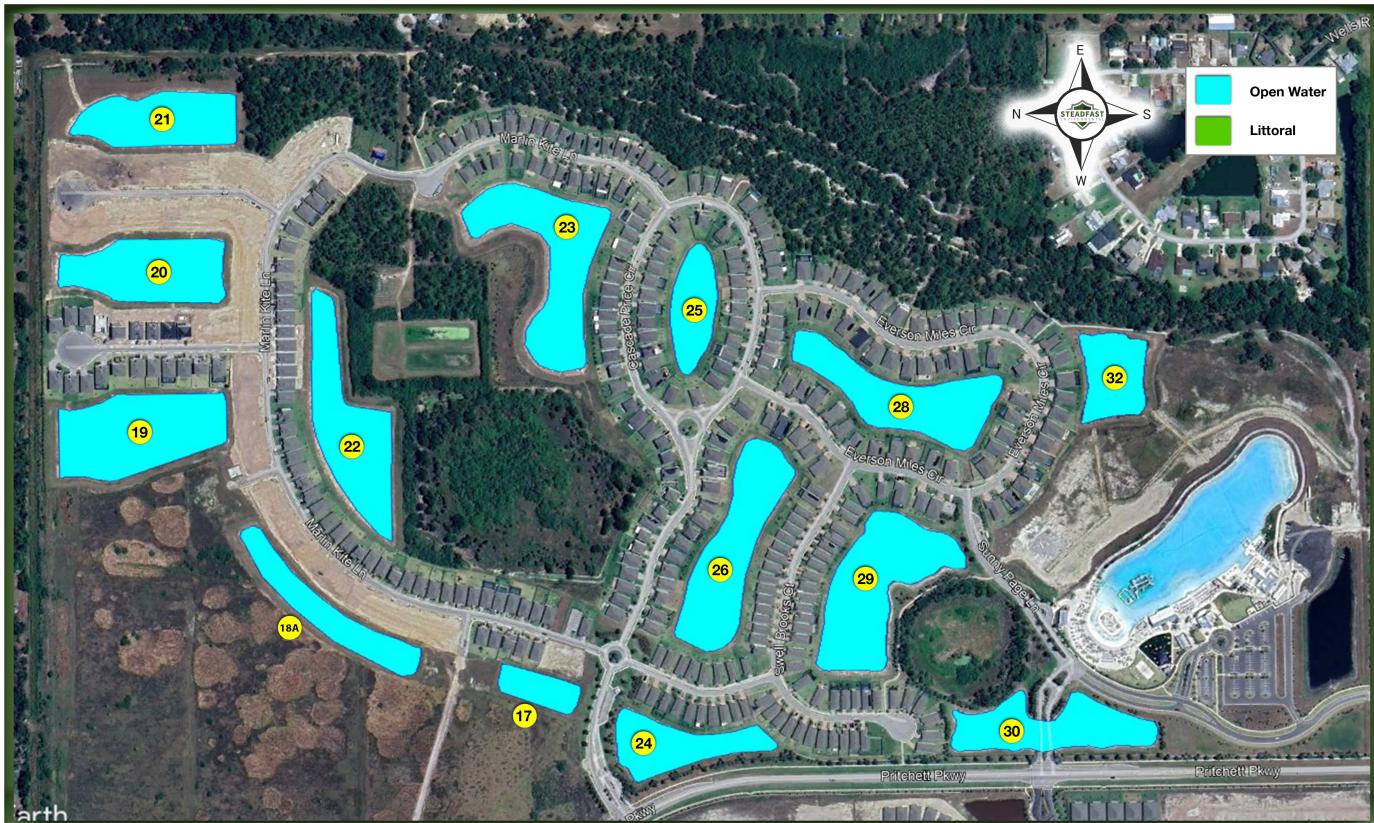


Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

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.



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Compensation

Contractor shall be paid monthly. On the first (1st) 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

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
office@steadfastalliance.com

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

| | | | |
|--------------------------------|--|---------------------------------|--|
| Client Business Name: | | Client Contact Name: | |
| Client Contract Number: | | Client Contact Email: | |
| Billing Business Name: | | Billing Contact Name: | |
| Billing Contact Phone: | | Billing Contact Address: | |

Any special billing requirements or notes:

EXHIBIT 13

AGENDA



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 2/19/2026 DUE 3/21/2026 ESTIMATE # 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): _____

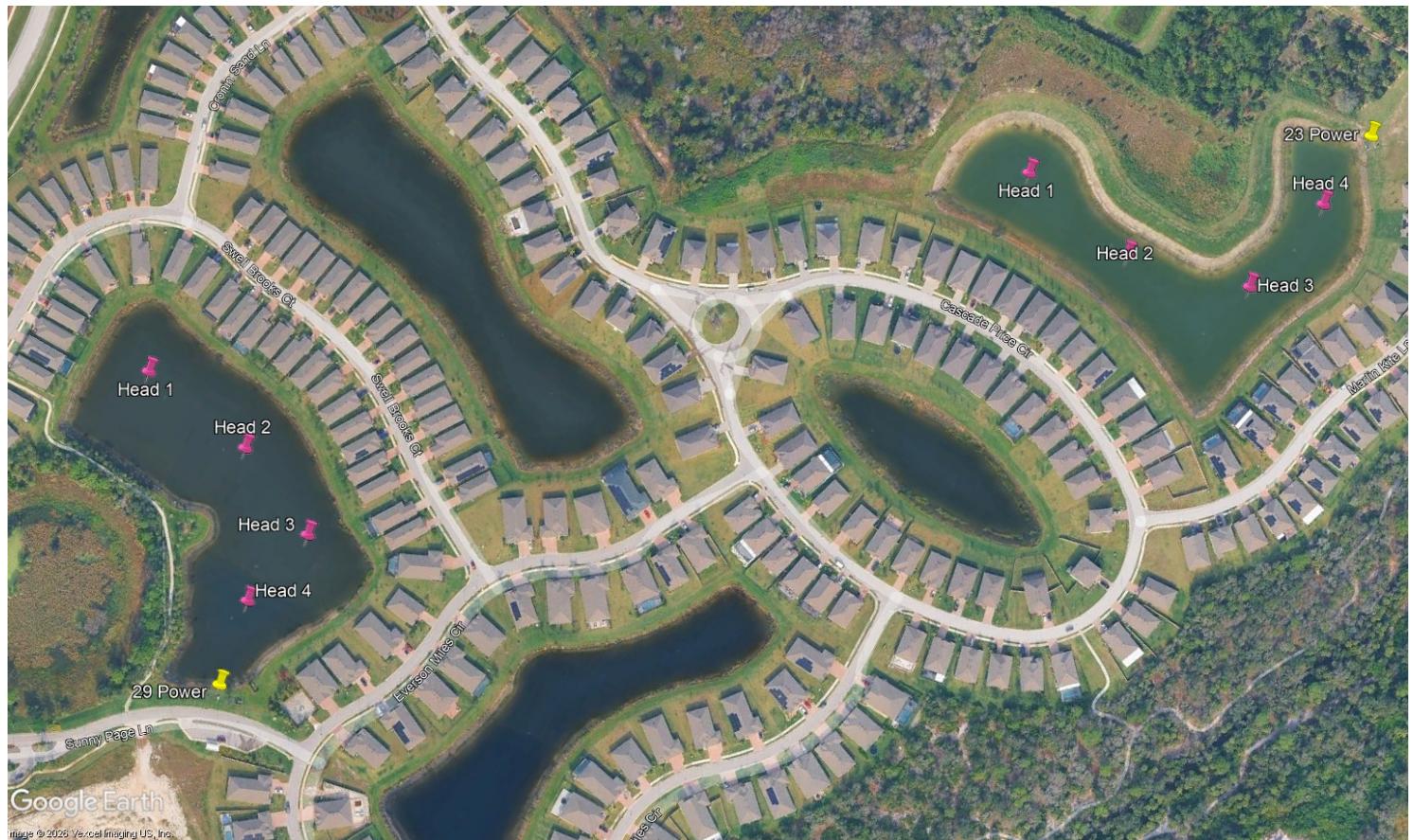


EXHIBIT 14

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.

| | | | |
|--|-------------------|--------------|---------------|
| WATER: | ✗ Clear | Turbid | Tannic |
| ALGAE: | N/A | ✗ Subsurface | Filamentous |
| | | Planktonic | Cyanobacteria |
| GRASSES: ✗ N/A Minimal Moderate Substantial | | | |
| NUISANCE SPECIES OBSERVED: | | | |
| Torpedo Grass | Pennywort | Babytears | Chara |
| Hydrilla | Slender Spikerush | 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.

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

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> | ✗ Clear | Turbid | Tannic |
| <u>ALGAE:</u> | N/A | Subsurface | 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: 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 |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | Torpedo Grass | Pennywort | Babytears |
| | 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 |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | |
| | Torpedo Grass | Pennywort | Babytears |
| | 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 | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | | |
| | Torpedo Grass | Pennywort | Babytears | Chara |
| | Hydrilla | Slender Spikerush | Other: | |

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 | Substantial |
| <u>NUISANCE SPECIES OBSERVED:</u> | | | | |
| | Torpedo Grass | Pennywort | Babytears | Chara |
| | Hydrilla | Slender Spikerush | Other: | |

Inspection Report

MANAGEMENT SUMMARY



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.

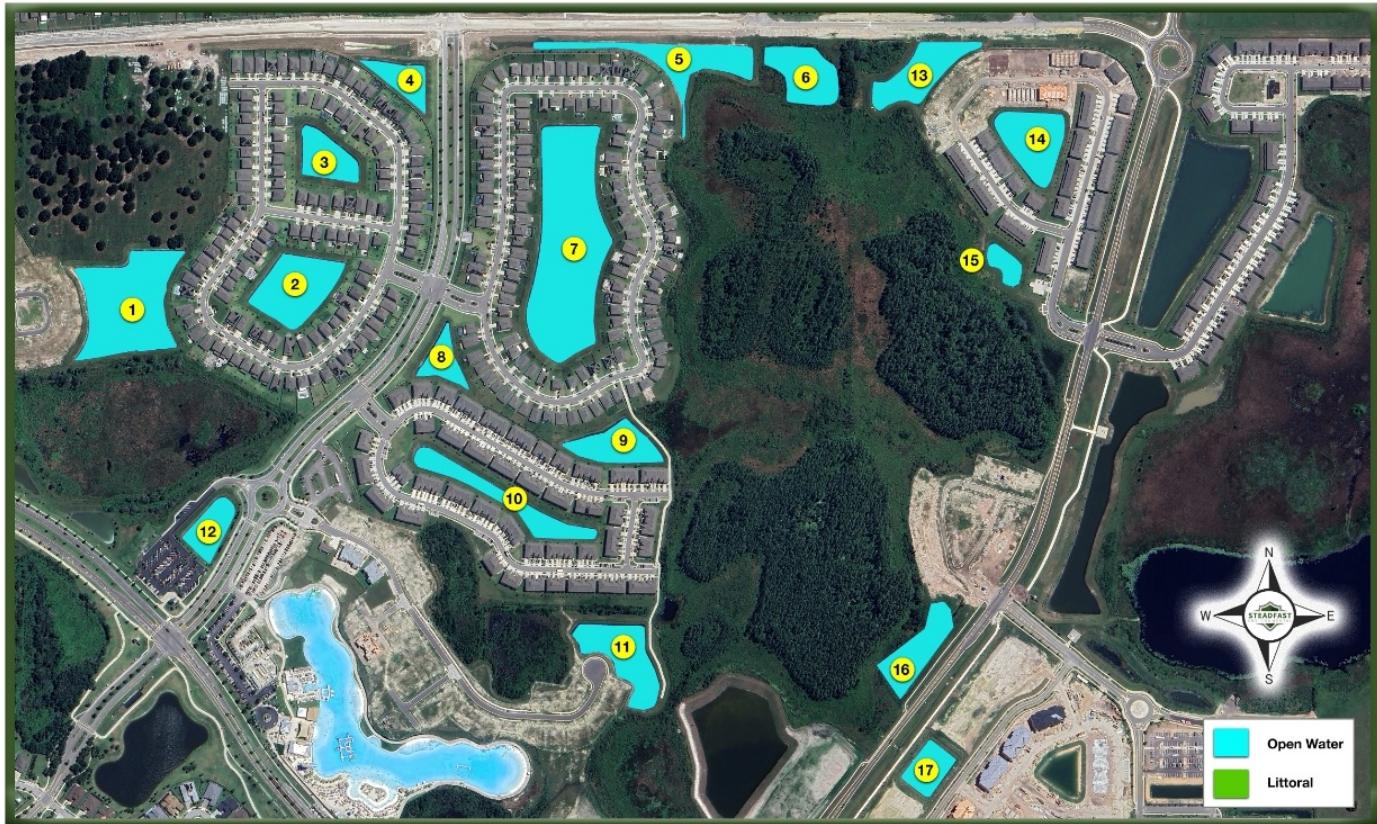
Stay alert for debris items that find their way to the pond's shore.

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