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, September 22, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Ft. Myers, Florida 33905.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order at 2:14 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Lawson *(via Teams)*	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Regis Steighner	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary
Diane Allenbaugh	Board Supervisor, Assistant Secretary

Also, present were:

Audette Bruce	District Manager, Kai
Tyson Waag *(via Teams)*	District Engineer, Stantec
Matt Lewis	Crosscreek Environmental

The following is a summary of the discussions and actions taken at the September 22, 2026 Stoneybrook North CDD Board of Supervisors Regular Meeting.

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

There were five audience members present, and two audience member attended online.

Residents asked for updates on previously approved work that had not yet been completed, including gates and signage.

THIRD ORDER OF BUSINESS – Business Items

A. Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank

Ms. Bruce explained that the draw would cover the District's funding gap for the first three months of the fiscal year, before assessment revenues are generally received in December.

> On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board **approved the Authorization of a Draw Against Revolving Line of Credit with Valley National Bank, to cover the District's funding shortfall for the first three months of the fiscal year and gate expenses, subject to Kai confirming the total loan amount and the Chairman's final approval,** for the Stoneybrook North Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 1: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held on August 25, 2026

Ms. Allenbaugh requested that her disapproval of the speed limit be reflected in the meeting minutes.

B. Exhibit 2: Consideration for Acceptance – The Unaudited July 2026 Financials

C. Exhibit 3: Consideration for Acceptance – The Unaudited August 2026 Financials
D. Exhibit 4: Ratification of ECS Integrations – 50 Doorking Clickers - $2,200.00
E. Exhibit 5: Ratification of Romaner Graphics – Signage - $877.00

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being no other report, the next item followed.

B. District Engineer

There being no other report, the next item followed.

C. Field Operations Manager: Kai

- Exhibit 6: Safety Culture Report – September 16, 2026

Ms Allenbaugh reported that the pedestrian gates at the North and South Gates require inspection and possible repairs. She requested that proposals be obtained for pedestrian gate repairs and sidewalk repairs at River Burst and other areas with damaged sidewalks.

- Crosscreek
  - Exhibit 7: Lake Treatment Report – August 2026
  - Exhibit 8: Tilapia Mortality Bulletin
- Consideration of Proposals
  - Exhibit 9: Kates Environmental Fencing – Silt Fence - $60,375.00

    It was recommended to wait until more information is available.
  - Exhibit 10: Crosscreek Environmental – Dead Fish Removal from the Lake Shoreline - $800.00

    This proposal was not considered.
  - Exhibit 11: True Fence – Fence Proposal - $61,000.00

    The Board requested a revised bid with a smaller scope.

> On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **allowing Ms. Allenbaugh and Mr. Steighner to investigate the area for fencing and report back to the Board,** for the Stoneybrook North Community Development District.

Walk-on: EGIS Insurance Proposal

> On a MOTION by Mr. Draper, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board approved **the addition of the Walk-on item to the agenda,** for the Stoneybrook North Community Development District.

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

D. District Manager

- Exhibit 12: ECS/DC Integrations – Accounting: Gate Expenditures

  Ms. Bruce was tasked with asking ECS to provide a record of the number of days the gates were operational and non-operational.

- Update on Gate Proposals

  Ms. Bruce was tasked to present Envera gate proposal at next meeting.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Ms. Allenbaugh stated that a policy addressing the use of e-bikes, mini-bikes, and ATVs is needed.

On a MOTION by Mr. Draper, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **authorizing Ms. Allenbaugh to work with the District Counsel on apolicy addressing e-bikes, mini-bikes and ATVs in the community,** for the Stoneybrook North Community Development District.

The Board asked Ms. Bruce to clarify whether the area across the lagoon belongs to the CDD and is the CDD's responsibility to maintain.

The Board requested that United Land Services edge the walkways into the preserves.

The Board requested proposals from United Land Services for the tall, thorny plants at the Sedgefield entrance.

Ms. Bruce was tasked by the Board with communicating with SFWMD regarding the silt fencing and gopher tortoise situation.

The Board asked to have District Counsel investigate how to get the Sheriff's Office to enforce laws on CDD roads.

Ms. Bruce was tasked by the Board to follow up with the Master HOA on their revised towing policy.

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

A resident reported seeing children who do not live in the community riding motorbikes on the streets.

A resident provided feedback regarding the door clickers, noting that some were not working. He also pointed out that United Land Services was not cleaning up and collecting the grass clippings after mowing.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Allenbaugh, SECONDED by Ms. Steighner, WITH ALL IN FAVOR, the Board adjourned **the meeting,** for the Stoneybrook North Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on Oct. 27, 2026

Signature	**Signature**
Andette Bruce	Doug Draper
Printed Name	**Printed Name**
Title: ☑ **Secretary** ☐ **Assistant Secretary**	**Title:** ☐ **Chairman** ☑ **Vice Chairman**