MINUTES OF MEETING

STONEYBROOK NORTH

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting and Public Hearing of the Board of Supervisors of the Stoneybrook North Community Development District was held on Tuesday, August 25, 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 2:01 p.m. and conducted roll call.

Present and constituting a quorum were:

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

Also, present were:

Audette Bruce	District Manager, Kai
Whitney Sousa *(via Teams)*	District Counsel, Straley Robin Vricker
Tyson Waag *(via Teams)*	District Engineer, Stantec
Chad Allen	United Land Services

The following is a summary of the discussions and actions taken at the August 25, 2026 Stoneybrook North CDD Board of Supervisors Regular Meeting and Public Hearing.

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

There were ten audience members present, and five audience members attended online.

A resident asked about the Budget Funding Agreement, and Mr. Lawson provided an explanation.

A resident raised questions regarding the signage. The Board advised that the matter would be discussed with the District Engineer.

THIRD ORDER OF BUSINESS – Business Items

A. FY 2026-2027 Budget Public Hearing

- Open Public Hearing
  - Exhibit 1: Affidavit of Publication – July 31 & August 7, 2026

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board opened **the FY 2026-2027 Budget Public Hearing,** for the Stoneybrook North Community Development District.

- Exhibit 2: Presentation of the FY 2026-2027 Budget

Mr. Lawson opened the floor for comments from the public and the Board regarding the proposed budget. Ms. Allenbaugh raised her concern regarding the gates. The Board conducted an extended, line-by-line review of the budget and agreed to the following reductions, totaling approximately $100,000: street lighting was reduced by $45,000; regulatory permit fees were reduced by $10,000; pressure washing was reduced by $5,000; signage was reduced by $15,000; sidewalks and hardscapes were reduced by $20,000; and

the wear deck reserve was reduced by $10,000. Ms. Bruce stated that two written oppositions to the budget had been received.

- Public Comments
- Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board closed **the FY 2026-2027 Budget Public Hearing**, for the Stoneybrook North Community Development District.

B. Exhibit 3: Consideration for Adoption – **Resolution 2026-14,** Adopting FY 2026-2027 Budget
   - Exhibit A – FY 2026-2027 Adopted Budget

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-14, Adopting FY 2026-2027 Budget,** in substantial form based on the discussion and revisions made, and authorized the Chairman to execute the Resolution once the changes have been reviewed and finalized, for the Stoneybrook North Community Development District.

C. FY 2026-2027 Levying O&M Assessments Public Hearing
   - Open Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board opened **the FY 2026-2027 Levying O&M Assessments Public Hearing,** for the Stoneybrook North Community Development District.

- Public Comments

A resident asked whether the lake expansion behind her home would result in additional charges to homeowners. Mr. Lawson confirmed that the lake expansion is a construction activity funded through bond proceeds and will not affect O&M assessments.

A resident asked for clarification on the District's plans for the gate system. He also inquired about sidewalk maintenance responsibility near the preserve walkway adjacent to his property. Ms. Sousa confirmed that sidewalks located on CDD property are the District's responsibility. She further confirmed that homeowners are responsible for maintaining the sidewalk in front of their residence.

- Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board closed **the FY 2026-2027 Levying O&M Assessments Public Hearing,** for the Stoneybrook North Community Development District.

D. Exhibit 4: Consideration for Adoption – **Resolution 2026-15,** Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget
   - Exhibit A: FY 2026-2027 Budget
   - Exhibit B: Form of Budget Funding Agreement with Developer
     - Affidavit for Anti-Human Trafficking

On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-15, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget,**

in substantial form, subject to the assessment table being updated to reflect the budget reductions, and authorized the Chairman to execute the Resolution once finalized, for the Stoneybrook North Community Development District.

Immediately following the initial motion, the Chairman noted that the Budget Funding Agreement included in the resolution packet was an outdated version and moved to amend the resolution to require District Counsel to update the Budget Funding Agreement before the Chair executes the Resolution.

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-15, Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget,** with amendments to require the Budget Funding Agreement to be updated by District Counsel and authorized the Chairman to execute the Resolution once finalized, for the Stoneybrook North Community Development District.

E. Exhibit 5: Consideration for Adoption – **Resolution 2026-16,** Adopting the FY 2026-2027 Meeting Schedule

The Board decided to keep the October meeting at 2:00 p.m. and move the meeting time to 4:00 p.m. beginning in November to accommodate the incoming Board members following the November 2026 election.

On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-16, Adopting the FY 2026-2027 Meeting Schedule,** with changes to the meeting times reflected on Exhibit A, providing that the October 27 meeting will be held at 2:00 p.m. and all remaining meetings will begin at 4:00 p.m., for the Stoneybrook North Community Development District.

F. Exhibit 6: Consideration for Approval – Temporary License Agreement to Use District Property for Access for Pool Construction

Ms. Bruce presented a Temporary License Agreement authorizing a resident to cross District-owned land with pool construction equipment in order to access their property.

- Exhibit 7: Landmark Law Firm Notice
- Exhibit 8: Site Plan
- Exhibit 9: Luxury Pools and Hardscapes Inc. COI

On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved **the Temporary License Agreement to Use District Property for Access for Pool Construction,** for the Stoneybrook North Community Development District.

G. Discussion on Gates

- Exhibit 10: Diamond Access Technology – North and South Entrance Gate System Replacement - $50,598.28

Ms. Bruce stated that the proposal included as Exhibit 10 was an outdated version. She then presented an updated proposal from Diamond Access as an additional walk-on item for the Board's consideration.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **the addition of the updated Diamond Access gate proposal as a walk-on item,** for the Stoneybrook North Community Development District.

Upon review, the Board decided to obtain additional proposals from Envera and other vendors before making a decision.

H. Discussion on Preserve Maintenance

Ms. Allenbaugh raised concerns regarding four-wheelers and ATV users not adhering to the posted signs, even though signage is already in place. They discussed an incident that occurred last April in which the police were called on a Saturday regarding behavior of children on ATVs in the community. Mr. Lawson stated that Kai can send out a notice advising residents that they may contact the Sheriff's Department if they are harassed by ATV users and to collect evidence, such as videos or photographs, of any incidents. He added that they could also ask the Developer to install additional trespassing signs and any other required signage so that law enforcement can take action.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 11: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on June 23, 2026

B. Exhibit 12: Consideration for Acceptance – The Unaudited April 2026 Financials

C. Exhibit 13: Consideration for Acceptance – The Unaudited May 2026 Financials

D. Exhibit 14: Consideration for Acceptance – The Unaudited June 2026 Financials

E. Exhibit 15: Ratification of ECS Integrations – Numerical Doorking Clickers - $4,180.00

F. Exhibit 16: Ratification of Landscape and Irrigation Maintenance Services Agreement between Stoneybrook North CDD and United Land Services Operating, LLC

G. Exhibit 17: Ratification of United Land Services – Mainline Repair - $602.01

H. Exhibit 18: Ratification of ECS Integrations – Call Box Wire Repair - $2,170.00

I. Exhibit 19: Ratification of Crosscreek Environmental Inc. – Shoreline Cleanup - $7,100.00

J. Exhibit 20: Ratification of Crosscreek Environmental Inc. – Aeration Mx and Repair Items - $2,224.00

K. Exhibit 21: Ratification of Florida Playgrounds – Playground Inspection - $770.00

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

- Exhibit 22: Consideration for Adoption – **Resolution 2026-17,** Adopting the District Property Parking and Towing Policy

The board reviewed two versions of the policy: the draft prepared by District Counsel and a substantially revised version developed by Ms. Allenbaugh that expanded the policy's scope to address parking on private residential property, grass parking, inoperable vehicles on private lots, and related community-wide parking behaviors. District Counsel advised that the Community Development District's authority is limited to CDD-controlled properties and roadways, and that provisions governing private residential property are not enforceable by the District. Ms. Allenbaugh acknowledged the jurisdictional limitation and proposed that the board adopt complementary documents — one CDD policy limited to

district-controlled property, and one set of HOA CC&R amendments to address private-property provisions — to create unified community-wide parking enforcement. The board agreed to this approach.

District Counsel was directed to revise the resolution to limit its scope to CDD-controlled properties, add qualifying language where appropriate, and remove private-property provisions for referral to the master association's attorney. The revised resolution is to be circulated to all board members for review before the chair executes. Ms. Allenbaugh requested to review the community notification email regarding towing enforcement before it is distributed. Ms. Bruce indicated that towing is planned to commence after Labor Day 2026.

> On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Resolution 2026-17, Adopting the District Property Parking and Towing Policy,** in substantial form, limited specifically to CDD-controlled properties and roadways, with appropriate qualifying language; any provisions pertaining to private property to be addressed through the Master Association's attorney by amending the CC&Rs; and, once the CDD language is finalized and approved, the District Manager shall circulate the revised Resolution for review, after which the Chairman is authorized to execute the Resolution, for the Stoneybrook North Community Development District.

B. District Engineer

➢ Discussion on Signage

- Exhibit 23: Romaner Graphics – Signage Proposal

District Engineer presented a signage proposal from Romaner and noted that the vendor had agreed to return to address previously installed signs that were improperly positioned. The Romaner proposal included composite entrance signs quoted at $315 each, along with various other signage items.

Ms. Allenbaugh expressed concern that the Romaner pricing was high and requested competitive pricing from a second vendor for the majority of the quoted items. The Board agreed that two composite entrance signs were immediately necessary due to a recent alligator incident and ongoing solicitor intrusions. The Board approved two signs, with a text modification to add "No Jumping" language to the south entrance sign.

All remaining Romaner signage items were deferred pending competitive pricing. Smaller alligator and snake warning signs for the lakeside peninsula fishing area were discussed as candidates for lower-cost procurement through Amazon.

> On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **the purchase of two entrance signs from Romaner,** for the Stoneybrook North Community Development District.

- Exhibit 24: Sign Solutions – No Trespassing Signs - $812.25

Ms. Bruce also presented a Sign Solutions proposal for preserve no-trespassing signs. Mr. Steighner expressed concern that the signs could be vandalized before the fencing is installed. Mr. Lawson and Ms. Allenbaugh concurred that the signs are necessary for regulatory compliance with South Florida Water Management District requirements. The Board directed staff to photograph and map each

installation location so the District can document compliance even if the signs are subsequently removed.

> On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **the Sign Solutions No Trespassing Signs in the amount of $812.25 and the alligator signs from Amazon,** for the Stoneybrook North Community Development District.

- Exhibit 25: Alligator Signs

C. Field Operations Manager: Kai

- Exhibit 26: Field Report
- Crosscreek Pond Report
  - Exhibit 27: July 13, 2026

  The Board confirmed the algae had improved but remained present.
- Exhibit 28: Florida Playgrounds Shade – Playground Report
- Exhibit 29: CPSI Inspection Letter
- Walk-on: WM Side Service – Pedestrian Gate Handle Repair - $850.00

Ms. Allenbaugh noted that the playground gate latch was misaligned, not childproofed..

Ms. Bruce presented a walk-on proposal from WM Side Service to repair the pedestrian gate door handle for $850.

> On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board approved **the addition of the walk-on WM Side Service proposal to the agenda,** for the Stoneybrook North Community Development District.

> On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, WITH ALL IN FAVOR, the Board approved **WM Side Service – Pedestrian Gate Handle Repair proposal in the amount of $850.00,** for the Stoneybrook North Community Development District.

- Walk-on: ECS Integrations – Resident Gate Virtual Beam Installation - $1,780.00

Ms. Bruce also presented an ECS proposal to install a virtual beam at the exit gate for $1,780, after ECS technicians discovered that the underground detection wire alerting the exit gate of approaching vehicles was non-functional.

> On a MOTION by Mr. Lawson, SECONDED by Mr. Steighner, WITH ALL IN FAVOR, the Board approved **the addition of the walk-on ECS Integrations proposal to the agenda,** for the Stoneybrook North Community Development District.

Ms. Allenbaugh expressed support for approval given uncertainty about when full gate replacement would occur.

> On a MOTION by Ms. Allenbaugh, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board approved **ECS Integrations – Resident Gate Virtual Beam Installation proposal in the amount of $1,780.00,** for the Stoneybrook North Community Development District.

D. District Manager

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Mr. Steighner requested an accounting of how much the District has spent on the gates over the past six years.

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

A resident asked about the NTE sign proposal from Romaner and inquired where the NTE amount was allocated. Mr. Waag explained the allocation of the budget and stated that a significant portion went toward the reinstallation of stop signs throughout the community. The resident then pointed out that there is only one stop sign. Mr. Waag clarified that most of the amount went toward adjusting the already installed stop signs. He also pointed out that the East post road rotary is technically a four-way stop and not a roundabout. The resident added that he would like a third rotary sign.

Another resident requested a copy of the walk-on items. Mr. Lawson directed Ms. Bruce to post the walk-on items to the CDD website.

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, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Allenbaugh, 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 Sept. 22, 2026

Signature	**Signature**
Andrette Bruce	Doug Draper
Printed Name	**Printed Name**
Title: ☒ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** ☒ **Vice Chairman**