

***Stoneybrook South
Community Development
District
Agenda***

October 5, 2026

AGENDA

Stoneybrook South

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 28, 2026

Board of Supervisors
Stoneybrook South
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Stoneybrook South Community Development District will be held **Monday, October 5, 2026 at 10:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.**

Call-in Information for Members of Public:

Dial-in Number: (267) 930-4000

Participate Code: 876-571

Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Business Administration
 - A. Approval of the Minutes of the August 3, 2026 Board of Supervisors Meeting
 - B. Consideration of Check Register
 - C. Balance Sheet and Income Statement
4. Business Items
 - A. Consideration of Proposal for LED Replacements of Remaining Monument Letters
 - B. Consideration of Proposal for Quarterly Maintenance of Monument Lighting
 - C. Consideration of Addendum to Proposal for Golf Pond Landscape Maintenance
 - D. Consideration of Proposal for Replacement of Sabal Palms on Palmetto Dunes
 - E. Consideration of Proposal for Replacement of Freeze Affected Plants - Bella Cita Median
 - F. Consideration of Proposal for Replacement of Freeze Affected Plants - Highway 27 Entrance
 - G. Consideration of Proposal for Additional Disking of the TOHO Rib Ponds
5. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Field Manager
6. Supervisor's Requests
7. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Vivek Babbar, District Counsel
David Reid, District Engineer
Alan Scheerer, Field Manager

Enclosures

SECTION III

MINUTES

**MINUTES OF MEETING
STONEBROOK SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Stoneybrook South Community Development District was held Monday, **August 3, 2026**, at 10:00 a.m. at Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum:

Chris Manjourides
Terry Siron
Ron Phillips
Larry Bickel
Gerard Knights

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Vivek Babbar *by phone*
Jason Alligood *by phone*
Karly Chambers

District Manager GMS
District Counsel
District Engineer
Field, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 10:00 a.m. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. There's no members of the public present in person and there's none on the phone line.

THIRD ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun: We have our public hearings that are on the agenda today. The first thing I need is a motion to open the public hearing.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, Opening the Public Hearing, was approved.
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Mr. LeBrun: There are two items under this public hearing. The first is, and just for the record, I'll note again, there's no public present to comment during the public hearing. We'll bring it back to the Board. The first is item Resolution 2026-02, adopting the Fiscal Year 2027 budget and relating to the annual appropriations. You have the budget on your iPads. It starts on page 10. Pretty much the same budget that the Board approved at the proposed budget meeting when you guys met last with actuals that are updated through the end of June. Nothing's changed since the last time the Board approved the proposed budget. Also, for the record, there's no assessment increase, so all the owners will still pay the same rates that they've been currently paying, which is good news. Shows that we're budgeting pretty well so far. Is there any questions on the budget the Board might have?

Mr. Manjourides: No, I'm good.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.
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B. Consideration of Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: 3B is Resolution 2026-03, imposing special assessments and certifying an assessment roll. Once again, no members of the public present to comment on this item. You just adopted the fiscal year budget, and this resolution imposes those assessments. It's actually how you fund that budget. Like I said, no assessment increases. If there's no questions on that, I just need a motion to approve Resolution 2026-03.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll., was approved.

Mr. LeBrun: I just need a motion to close the public hearing.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, Closing the Public Hearing, was approved.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of the Minutes of the June 1, 2026 Board of Supervisors Meeting

Mr. LeBrun: Item number four under our business administration is the approval of the minutes of the June 1, 2026 meeting. I forgot to mention, too, if you use your iPads on the top right, there's a bookmark icon. You click on that; it'll help you navigate quickly to the different sections of the agenda. I always like to remind our Board of that. Any questions on the minutes or revisions? If not, I just need a motion to approve the minutes?

On MOTION by Mr. Manjourides, seconded by Mr. Knights, with all in favor, the Minutes of the June 1, 2026 Board of Supervisors Meeting, were approved.

B. Consideration of Check Register

Mr. LeBrun: Now, we have our check register. That is on page 90 of your electronic agendas. Your check register is from May 26, 2026, through July 27, 2026. From your general fund, you have checks 367 through 384. Total there is \$120,935.34. For the capital reserve, you have check 12 for \$8,013.00. And your payroll fund, you have checks 50162 to 50166. Total, there is \$848.50. And then grand total is \$129,796.84. Then behind that, you have all the checks on the register. Happy to take any questions on it. If not, I just need a motion to approve the check register.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Check Register, was approved.

C. Balance Sheet and Income Statement

Mr. LeBrun: On page 97, you have your unaudited financials through June 30. No action required on the Board's part. This just kind of gives you a snapshot of where we are currently.

We're trending very, very good in all the different line items, so that's good news. As we close out the fiscal year we only have August and September left in this fiscal year and we are at 100% collected on our assessments.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Engagement Letter for Fiscal Year 2026 Audit**

Mr. LeBrun: Item number five is the consideration of the engagement letter for the Fiscal Year 2026 audit. Previously the Audit Committee selected Grau & Associates as the Auditor. The Board approved that and this is just the letter that they send that the Board signs to allow them to engage in the audit.

Mr. Knights: Oh, so that's not the actual audit?

Mr. LeBrun: No, we already did that. That is the for them to do the next one essentially. It's their engagement letter. Pretty standard.

Mr. Knights: Is this the one-to-one paragraph on that?

Mr. LeBrun: Yes, on page 112. Well, 112 is the end of it. But it starts on page 109.

Mr. Knights: Right?

Mr. LeBrun: This is basically just giving them the formal go ahead to do the audit. If there's no questions on it, I just need a motion to approve.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Engagement Letter for Fiscal Year 2026 Audit, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. LeBrun: That brings us down to our staff reports. I will go to District Counsel. Vivek, anything to report to the Board?

Mr. Babbar: Nothing to report. Happy to answer any questions if there are any for me.

Mr. LeBrun: All right, no questions, Vivek. Thank you.

B. District Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: We'll go to Jason, District Engineer. We did have the letter of your engineer's report that the Board received. It's on page 117 of the agenda. It's just a one page summary for the stormwater inspection saying that it meets the requirements. But I'm sure you'll go through that.

Mr. Alligood: Yeah, in general there's areas that need to be cleaned up. We've got some areas that were overgrown or some damaged erosion. I'm putting together a maintenance letter. But in general, they function. I know we've had one area that was the same thing. They needed that backed up into the road, so I know Karly's been handling that. But in general, they're functioning. But there are some areas that we need to get cleaned up, so I'll get that thrown together and over. I'm meeting Karly next week on site to go over some areas I've had a hard time getting in because there's not a gate guard in those areas.

Mr. LeBrun: Any questions?

Mr. Manjourides: Yeah. This month they're supposed to do some of the repairs to the bulkheads. Are you going to be there?

Mr. Alligood: Yeah, I was going to follow up with him. I know that we had an August date in the work. I want to be able to schedule on my calendars to be out there, just at the beginning to see how things are going, setup wise and moving along. Keep an eye on that. It's on my calendar.

Mr. Manjourides: Yeah, I'd like to be there. I don't know if you're going to send out an email saying when they're going to start or whatever.

Mr. Knights: Is that 18 and 16?

Mr. Manjourides: It's in a couple of weeks, right?

Mr. Knights: Yeah.

Mr. LeBrun: I know we've already paid them the deposit.

Mr. Manjourides: But that's on schedule. Have you talked to them already scheduled for that date?

Mr. Alligood: They are. They have it on the calendar.

Mr. Manjourides: Okay

Mr. LeBrun: If there's no more questions for Jason. We can do a motion to approve to accept the annual engineers report.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Annual Engineer's Report, was approved.

C. District Manager**i. Consideration of Fiscal Year 2027 Meeting Schedule**

Mr. LeBrun: Down to our District Manager's Report. A couple items under here. The first is the consideration of the Fiscal Year 2027 meeting schedule. We kept everything the same as is. Seems to work pretty well for the Board. I just need a motion to approve the Fiscal Year 2027 meeting schedule.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.
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Mr. LeBrun: We'll get that posted per state statute and on the website starting with October 1 of the new fiscal year.

ii. Goals and Objectives**a. Adoption of Fiscal Year 2027 Goals and Objectives**

Mr. LeBrun: Last thing I have is our goals and objectives. Each year the Board is required to adopt goals and objectives. There was a new state law a couple years ago. Essentially they adopt those objectives. We carried forward the same ones that we had in the current year. We're looking to adopt those Fiscal Year 2027 goals and objectives. The only requirement is to say if you met your goals or not and then post them on the website. It's pretty much a compliance type check the box activity. We kept the same ones. They're all aligned in state statute. If the Board's okay with that, we just need a motion to adopt those Fiscal Year 2027 goals and objectives.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Fiscal Year 2027 Goals and Objectives, was approved.
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b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

Mr. LeBrun: We also have our Fiscal Year 2026 goals and objectives that are listed there identical to the ones you just approved earlier. This one, we're just looking at the end of the fiscal year, just authorize the chair to execute, sign the final document that we post on the website. We

don't meet again until the next fiscal year. This just saves us time tracking you guys down for another approval. If we're okay with that, I just need a motion to approve that action.

On MOTION by Mr. Siron, seconded by Mr. Phillips, with all in favor, the Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form, was approved.

D. Field Manager

Mr. LeBrun: That brings us down to the Field Manager Report.

Ms. Chambers: I have lots of things for you today. Obviously, I have our proposal that I've passed out to you. That is for the repair of the monument at Oasis Boulevard and Westside. There was somebody that hit the center column. There are two parts to that proposal. The first part just being a minor repair. Seeing if we can get it fixed up without having to take down the whole thing is essentially what that is. There are concerns as they go in to repair it that there might be further damage or water damage that's not visible from their inspection. And that leads into option two, which my personal suggestion is to approve a total up to \$30,750 so that they have that ability to go in there and then we can make the determination. If there is a severe wood rot or dam, termite damage or anything like that, that whole structure can be rebuilt for safety. Of course, if something were to happen there that would affect the arches.

Mr. Knights: Is there a provision in here that says if it doesn't need all that, we don't pay the \$30,750?

Ms. Chambers: Yes.

Mr. Knights: I didn't see that.

Ms. Chambers: Yes, it is absolutely in there.

Mr. Phillips: From what I saw on the other ones, it's going to be \$30,750.

Mr. Siron: Yeah, it's going to be.

Mr. Phillips: The other ones were built and they were terrible.

Mr. Siron: That's right.

Mr. Knights: They had to replace a lot of the structures.

Mr. Phillips: Everything.

Mr. Bickel: Original builder material.

Mr. Knights: I never actually saw it on the ground though.

Mr. Bickel: Jeremy, where does this fall within the budget then?

Mr. LeBrun: We use capital reserve. I will use this as a perfect example of the capital reserve repair. And using the most recent financials, there's over \$1.3 million in the capital reserve fund. A very healthy budget. No problem with repairing it.

Mr. Bickel: So do it right.

Mr. Knights: Let's do it right the first time.

Mr. Bickel: Are you confident in the provider?

Ms. Chambers: I am confident. I've seen some of their work in several of our other communities.

Mr. Knights: Is it the same one that did the other two?

Ms. Chambers: Yes. They are familiar with our projects. They've actually come out to do repairs. I actually have another proposal for them for just painting of the monuments. There's a couple that are about ready, but I've been pretty happy with them. This is their bread and butter. They do a lot of monumental work.

Mr. Bickel: Okay.

Mr. Knights: Is this the entrance? I guess that picture was taken before.

Mr. LeBrun: Okay. It sounded like I'm hearing the Board is okay with the not to exceed.

Mr. Siron: Yes.

Mr. Knights: the \$30,000, whatever that number is.

Mr. Manjourides: Oh, it's going to be separate?

Mr. LeBrun: Yes. \$30,750, you just want to do \$31,000?

Ms. Chambers: Yes.

Mr. LeBrun: Okay. If the Board's okay, we could do a not to exceed for the monument repair of \$31,000. Does that sound like a good plan?

Mr. Manjourides: Yeah. Are you making that motion?

Mr. Phillips: That's only to replace one of the monuments?

Ms. Chambers: Yes.

Mr. Phillips: Not the other two?

Ms. Chambers: Not the other two.

Mr. Phillips: They are not going to touch the other two?

Ms. Chambers: No, they should not need to touch the other two. It's mostly just the center pillar and everything that comes along with it.

Mr. Phillips: Every other monument was rotten.

Mr. Siron: Yes.

Ms. Chambers: We can always have them take a look. If you want, we can go ahead with this proposal and then in the meantime I can get a proposal for the other two.

Mr. Phillips: I would think that we should at least investigate the other two.

Mr. Siron: Yes.

Mr. Bickel: A deep inspection.

Mr. Phillips: Yes. Because if all the others were rotten, I'm positive these are going to be rotten.

Mr. Knights: They should do that for gratis. Because if they get the job.

Mr. Manjourides: Basically, what happened, when they built it, the roof under the where the monument is, they just put plywood and the water would go through, and it rotted all the wood inside.

Ms. Chambers: Well, in this case, this is just the columns that hold up the actual lettering of the sign.

Mr. Manjourides: Yeah, but where the metal goes through that.

Ms. Chambers: Yeah.

Mr. Manjourides: There wasn't any sealant so that the water would just drip down into the wood and rotted out all the wood. The wood isn't really holding up anything. It's just the structure around the steel metal columns. It just sits there and rots and rots and rots until it gets to the point where it falls in.

Mr. Phillips: Yeah. It's not holding up anything. It's just cosmetic.

Mr. Manjourides: Right.

Mr. Phillips: Yeah.

Mr. Chambers: One thing to consider on that is since it is stucco, the main sealant for that is going to be the paint and the caulking. It might be something that we might have to review, making sure that the monuments are painted on a yearly basis.

Mr. Manjourides: Yeah. The top, where the metal comes out. On the new ones, they put rubber around it and sealed it so that the water wouldn't drip through. But the old ones doesn't have anything like that. You're going to find rot because the water's been going in.

Mr. Chambers: Yeah, absolutely. I understand. I can have absolutely discuss that with them and make sure that they come out and check that as well. That would be part of the workmanship warranty, which holds for 10 years. As long as it's functioning as it's supposed to with the workmanship, it should be good.

Mr. Manjourides: Yeah.

Ms. Chambers: I will absolutely discuss that with them.

Mr. LeBrun: We did want to approve a not to exceed and at least get it going and then in October, we can bring back another.

Mr. Bickel: How soon will they be looking at repairing this?

Ms. Chambers: I have not gotten a specific date, but I would probably say six to eight weeks after approval so that we can be contracting everything together and that allows them to get any materials for it.

Mr. Bickel: We would have to approve any additional spend at the next meeting then, right? Or is that something we can approve now?

Mr. LeBrun: If you wanted to do a higher not to exceed.

Mr. Bickel: That's what I'm wondering.

Mr. Phillips: Well, you would have to triple that.

Mr. Bickel: Yeah. Do you want a motion to do \$100,000?

Mr. Phillips: If the other ones need to be done, yeah. I would think so.

Mr. Manjourides: Yeah. Okay. Who's going to monitor that?

Ms. Chambers: I would be the one to monitor that.

Mr. LeBrun: They would have to submit like a report of pictures. With the other one, there was photographs of everything that needs to be done. Yeah, they wouldn't just spend \$100,000 without us looking at it.

Mr. Bickel: See, what I'm wondering is if they start working on the other one and at the same time inspect and say, yeah, this needs done. So maybe part of the negotiation process could lower that number since we have the approval to spend.

Ms. Chambers: Yes, absolutely. Then, because I was not the one who got this initial proposal, I will say there could be a possible misunderstanding and this could be for all three columns. I can confirm that as well. My understanding is that it was just for the center. If you're seeing that it was a much higher number on the previous ones, I'm going to trust you on that. But we can, like Jeremy said, we can do the higher not to exceed. I can come out and have an inspection with them and as well have them look at all of the other ones just to be safe, to make sure that they're holding up since they've been more recently replaced. And then that allows us to a little bit of wiggle room with scheduling and everything else.

Mr. Manjourides: Sounds good.

Mr. Phillips: I think we don't want to schedule it around Labor Day either.

Mr. Bickel: October is the best month for it. Does anybody on the Board want to be notified when this actual work starts?

Mr. Knights: Well, yeah, if that's going to happen before the next Board meeting, Absolutely, somebody on the Board needs to be notified if they go above this \$30,000.

Mr. LeBrun: What we can do is just once Karly gets the report of what needs to be done, we can just send it to everybody and that way you all have it.

Mr. Knights: I think Ron's perfect for checking that out.

Mr. Siron: He is.

Mr. Knights: If anybody knows construction, he does.

Mr. Siron: Yep. He should.

Mr. Bickel: That's why I'm saying approve a temporary \$100,000 in case they want to do it right away.

Mr. Knights: Not to exceed \$100,000.

Mr. Bickel: Right.

Mr. Knights: That's what we're doing.

Mr. Bickel: Okay. Well, you said \$30,000. I'm sorry.

Mr. Knights: No, I said if they go over the \$30,000.

Mr. Bickel: Yeah.

Mr. Knights: Because there is damage. That's what I want to know.

Mr. Bickel: I got you. Okay. And I know Ron will want to stick his head in that wall when they open.

Ms. Chambers: I'll stick my head in a little bit closer. I apologize. I have not been able to do that as closely. You'll see why. But I will make sure to investigate that a little bit closer, get those numbers, and see what their determinations are as well as have them come out and take a look at other monuments. You'll see in the field manager's report there's a couple lights that are out on a couple of the letters. That's going to be inspected as well. And then we also have a different proposal for just painting the monuments that is not related to this repair.

Mr. Phillips: That's a good question. What type of paint do they use on that?

Ms. Chambers: You know, they should be using elastomeric.

Mr. Phillips: That's the last rubberized paint?

Ms. Chambers: Yeah.

Mr. Phillips: Yeah. I was going to say, I know they make that.

Ms. Chambers: Yeah. That's always the suggested for any kind of exterior surfaces.

Mr. Knights: The problem is the light coats of stucco; they crack like crazy.

Ms. Chambers: Yeah.

Mr. Bickel: That's what I had on my house. Is that breathable?

Mr. Phillips: Yeah.

Mr. Manjourides: Okay. I think we're ready.

Mr. LeBrun: It sounds like I'm hearing not to exceed of \$100,000 and then we'll also authorize District Counsel to draw up an agreement for the work. And then we'll send out any reports we get to the entire Board.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Monument Repair Proposal NTE \$100,000 and Authorizing District Counsel to Draw Up an Agreement for the Work, was approved.

i. Consideration of Annual Contract Renewal with Lake Doctors

Ms. Chambers: All right. My next item is the consideration for annual contract renewal for Lake Doctors. That ones to be expected. They've been doing a pretty decent job since they've taken over the ponds for some of our wilder ponds, I am starting to see a significant breakdown of the material. I did discuss with the landscapers that as they see that breakdown of material coming from the side, their side, they need to start moving in and as it comes in from the other. It is a little

bit of a slow process for some of the wilder ponds, which is only two or three of those. But for the ponds that were taken over from the golf course, we had one pond that was full of duckweed. There was a pretty established burrow in there, and it is doing very well.

Mr. Bickel: I think the ponds that you're referring to as wilder are on the other CDD though.

Ms. Chambers: Yeah.

Mr. Bickel: So that has really nothing to do with us.

Mr. Phillips: Yeah. Ours is just green. But he did a good job. I watched him from the house there. I saw him with the boat and stuff.

Ms. Chambers: Yeah.

Mr. Phillips: And in about two days it was just gone. There was still a little bit there.

Mr. Bickel: They did a fantastic job.

Ms. Chambers: And our service person, his name is Donovan, he's very informative. If there's ever a concern, he's been reaching out to me. But so far, so good.

Mr. LeBrun: It sounds like it would be okay to motion to approve the update contract renewal.

On MOTION by Mr. Bickel, seconded by Mr. Phillips, with all in favor, the Annual Contract Renewal with Lake Doctors, was approved.

ii. Consideration of Annual Contract Renewal with Dehlinger

Ms. Chambers: The next item that I have is for monument painting. Alan got proposals to paint. There's minor repairs, including stucco repairs, caulking of all of the stucco and getting the plants out that have started to grow in the actual towers that we can see in some of those to get that out there. And we're looking at a cost of \$13,000 per monument for painting. He suggested up to three for the year shared with the other CDD.

Mr. Phillips: \$13,000 per monument?

Ms. Chambers: Yes.

Mr. Phillips: There's normally three monuments and they would do all three of them at the same time.

Ms. Chambers: Yes. obviously the one on Westside Boulevard might be a little bit of an exception where we'd have to get different costs because the towers themselves would not be part

of the repairs. It would just be the columns. But it would likely have a smaller cost if we wanted to repaint it. And I can get that cost as I look at the overall repair cost as well.

Mr. Knights: Well, in the overall repairs, they're going to get painted in that.

Ms. Chambers: Yeah, most all of it's going to be painted. We can just make sure to include any additional areas needing painting. That way you have three other monuments that could be selected for painting, considering that's one of the ones that needs it the most.

Mr. Knights: Yeah. But for this CDD, we would only worry about three entrances.

Ms. Chambers: Yeah.

Mr. Knights: Okay.

Mr. Phillips: Does that include the fountain?

Ms. Chambers: It does not include the fountain.

Mr. Knights: Are you talking about the one in the circle?

Mr. Phillips: Yes.

Ms. Chambers: I've talked to Alan about that. In my personal opinion, I think it's probably going to need a full resurface for Fiscal Year 2028. I'm going to work on getting that. Yeah. Considering it was relatively recently painted, there's a lot of rust coming through already.

On MOTION by Mr. Manjourides, seconded by Mr. Siron, with all in favor, the Annual Contract Renewal with Dehlinger, was approved.

iii. Consideration of Annual Contract Renewal with Floralawn

Ms. Chambers: The next item is just the renewal of the contract for Floralawn. This one, there was no cost increase. It's the same as this fiscal year. I feel Floralawn's been doing pretty well. I think that they have been very responsive. I worked with them in the past as well. I know Casey and Casey couldn't be here today, but they, in my opinion, definitely deserve their renewal for the project.

Mr. LeBrun: No price increase

Ms. Chambers: No price increase.

Mr. LeBrun: Which is rare.

Mr. Phillips: You tried to get them over with us, but they never gave us a price. Right?

Mr. Bickel: Yep. No, they wouldn't talk to them.

Mr. Knights: The Board wouldn't talk to them.

Mr. Bickel: They wouldn't talk to them.

Mr. Phillips: Maybe we can get them over here now.

Mr. LeBrun: I just need a motion to approve that contract renewal.

Mr. Siron: A motion to approve.

Mr. Bickel: Well, just really quick, though. Is there any type of legal responsibility that we have to have estimates or does it.

Mr. LeBrun: No. We already publicly bid this out before.

Mr. Bickel: Okay.

Mr. LeBrun: We've already been through that.

Mr. Bickel: Okay, good. Thank you.

Mr. LeBrun: It's just renewing the current contract.

Mr. Bickel: Got you.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the Annual Contract Renewal with Floralawn, was approved.

iv. Consideration of Proposal for Boulder Installation

Ms. Chambers: All right, so the next one I have is a little bit of an interesting situation. They're on Westside Boulevard where Moon Valley comes to the circle. There's a small tract; there's actually several small tracks. Homeowners, they come to the edge of that circle and meet in the middle and then jumps to the sidewalk and then moves onto our property and then onto Westside Boulevard.

Mr. Knights: Where is this?

Ms. Chambers: This is right up here as you're going towards Ronald Reagan. It's going to be on your right as you head towards Ron Reagan.

Mr. Phillips: Before you get to the fence.

Mr. Knights: Oh.

Mr. Bickel: Where they put those posts in?

Ms. Chambers: Where they put the little post in. The bushes aren't doing super great. And that's one way to tell because unfortunately what's happening is people are pulling out plants to try

to access Westside Boulevard. We did find a water line that was severed. That's why the bushes were not looking super great.

Mr. Knights: Didn't we talk about this at the last meeting?

Mr. LeBrun: Well, that's why I think that's why I think the HOA wanted to put the posts in. We tried different things, so this is another solution.

Ms. Chambers: This one's a little bit more permanent and a lot harder. My suggestion is putting boulders at five foot intervals. That way there would be too close for anybody to go through. And it would continue with the general theme that we see.

Mr. Knights: Five foot though, you can get a car through that.

Ms. Chambers: We can put them a little bit closer.

Mr. Manjourides: Do you think it's vehicles or people just walking through?

Ms. Chambers: No, it's vehicles. There's track marks.

Mr. LeBrun: They don't want to wait in the.

Mr. Bickel: Yeah, they come in over the sidewalk into Moon Valley.

Mr. Manjourides: I was just wondering.

Mr. Bickel: It appears that a post was extracted out of there too.

Mr. Manjourides: I think that if you're going to put the boulders, they're going to have to be pretty big.

Ms. Chambers: Yes. They're going to be 700 to 1100 pounds. He's going to get some large ones.

Mr. Manjouides: No, I know, and they're going to have to be close together.

Mr. Knights: Yeah, I wouldn't say no more than three feet apart.

Mr. Manjourides: Okay. But you're going to put them on the sidewalk side.

Ms. Chambers: They have to be on R tract. My proposal is to repair the hedge line because that allows some privacy as well and it also still helps to tier as like a secondary way and then put the boulders on it. You would be able to see them from Westside Boulevard. But like I said, other areas in the community, that's what we use that they use for blocking. And so, it's not something that's unexpected in the neighborhood, but that's my suggestion.

Mr. Manjourides: And it's just random boulders. Right? Like the ones that they use on the corners?

Ms. Chambers: Yeah, they're going to be the big ones. It's going to be similar to what you see on Ocean Course.

Mr. Manjourides: Yeah. Sandstone or whatever.

Ms. Chambers: Yeah, those ones were put in to be able to deter people.

Mr. Manjourides: Do they ever use the round cement?

Ms. Chambers: I've not utilized those. They're very similar. Obviously they're a little bit more architectural. I would agree that they could be utilized, but I feel like this community, it might not be the best for just the appearance.

Mr. Manjourides: Okay. And a fence is not good?

Ms. Chambers: I would not recommend a fence. I have a feeling people would start pulling out parts of that fence. But we'd have to go from the entirety of the tract length or else it'll look really, really weird. And I think that would probably cost more.

Mr. Manjourides: Okay, so how far are you going to go? Like 50 feet?

Ms. Chambers: Pretty much, yes. It's going to go essentially from, if you look, there is a little bit of an image, there is one home that has a hedge line behind it, which will help deter it. It's going from that to the crook of the other homeowners driveway.

Mr. Manjourides: All the way down. Because you know they're going to go around it.

Ms. Chambers: Well, if they were to go around them, they'd have to go onto somebody's driveway and then go over, which is severe trespassing compared to the minor trespassing that it is right now. I think that the homeowner sidewalk will be a deterrent of that. And I know that homeowner is also planning on putting a fence in.

Ms. Manjourides: Well just make sure you go far enough. Because they're going to go. If it's two feet, they'll find a way to get around it.

Ms. Chambers: Yes.

Mr. LeBrun: I think too the goal is to get the entirety of CDD property and then the HOA, they have other measures they can take on their property.

Mr. Siron: That's right.

Mr. Manjourides: When you put the boulders down, are you going to replace the hedge line? Yeah. Fix all the water lines and stuff like that, right?

Ms. Chambers: Yes.

Mr. Manjourides: Okay.

Ms. Chambers: Yeah. Because that whole hedge line has taken some abuse because the water keeps getting cut.

Mr. Manjourides: And a little further down from that towards Oasis Boulevard here, there's a section that's dead. Have them do that section too at the same time.

Ms. Chambers: Yeah, I think that's also like if you look at that whole hedge line, it's all declined recently.

Mr. Knights: It's a water problem.

Ms. Chambers: It's the water, yes.

Mr. Manjourides: Yeah, so they have to fix some of that.

Ms. Chambers: One of my, he's not my associate but one of the, he's essentially the plant manager for Floralawn, he's in charge of the actual product. He and I work together very closely. he came out and did inspections and everything like that with me. He knows what we're looking for. And I did make sure that he was aware that we want to replace the hedges in that area as well as further down. This one we have a little bit of a wiggle room because if it goes over we want to have a couple extra boulders. It's not going to be extremely expensive or anything like that. But I just wanted to get your information, initial approval, and anything else that we could work into like a contingency or a landscape contingency if I went over a little bit.

Mr. Knights: What's the cost on all this?

Ms. Chambers: This one right now is the cost is \$12,120.67.

Mr. Manjourides: That's the \$7,000 you're talking about?

Ms. Chambers: \$7,000?

Mr. Manjourides: \$7,800?

Mr. LeBrun: I think that is for the boulders, and then the one below that is for the plants.

Mr. Manjourides: Yeah. I'm just saying that you have 10 boulders down.

Ms. Chambers: Yes. Okay. The \$7,800 was just for the boulders without plants. With the boulders and plants, it's the \$12,000.

(Speaker F) Okay.

Mr. Knights: But if we add some more boulders, it's going to be more.

Ms. Chambers: Yeah, but not a lot. We're looking at the boulder price. He doesn't have a good breakdown of that. I think he counted 25 boulders, and so the pricing's not terrible if we do have to add a couple more.

Mr. Knights: But I don't think 5 foot apart is going to do it, though. You can drive the car through that.

Ms. Chambers: Yeah.

Mr. Manjourides: So just make sure that they're close together.

Ms. Chambers: Yeah.

Mr. Manjourides: But I'm just saying he's got 10 boulders down. You're going to need a lot more than that.

Mr. Bickel: I think so as well.

Mr. Manjourides: You're going to need like 20.

Ms. Chambers: Okay. If we want to do 20, we can do 20.

Mr. Manjourides: Yeah. Put them close together.

Mr. Knights: No doubt.

Ms. Chambers: I can do that. I'll do that. I'll tell them 20. It will raise the price.

Mr. Manjourides: Yeah, that's fine. You might as well do it the right way and have them not sneaking through there.

Mr. Knights: I hope one of those assholes don't realize the boulders are there and try to crash through.

Mr. Siron: That's good.

Mr. Knights: That's what I mean. That's what I hope.

Mr. LeBrun: It sounds like we're okay with doing the boulders and adding an extra one to make sure.

Mr. Siron: Yes.

Mr. Knights: Yeah. Make sure a car can't squeeze through.

Ms. Chambers: Yeah. We'll add extra boulders.

Mr. Manjourides: And we'll put in like \$15,000.

Ms. Chambers: Okay. We'll do a not to exceed of \$15,000.

Mr. LeBrun: \$15,000 more or \$15,000 total?

Mr. Manjourides: \$15,000.

Mr. Phillips: Will he make them all the same size?

Ms. Chambers: He'll get them approximately the same size. He knows what I want.

Mr. Phillips: I don't know how that's going to look.

Ms. Chambers: They'll have a little bit like if you look at the one on Whistling Straits, I put those in when I was at Lennar because people kept driving through the back of the townhomes before those homeowners put the fence in. And so, he's got a good variety. They're all approximately the same weight and size, but they don't look identical. I think it looks nice.

Mr. Phillips: So what I'm saying is, if you're going to put approximately the same size, I think it's going to look silly.

Mr. Siron: Yeah.

Mr. Phillips: Because they're not going to be the same size. I'd rather see a big one, a little one, medium sized one.

Mr. Siron: Yeah.

Ms. Chambers: All right, I can tell them to get some variety since they're going to range in size between 700 and over a thousand. That could allow that sizing to have a little bit more variety visually.

Mr. Phillips: Because you're going to end up it's going to be a long skinny thing that you're going to look at.

Mr. Siron: Stone fences.

Mr. Phillips: Yeah.

Mr. LeBrun: It sounds like I'm hearing a not to exceed for the boulders of \$15,000 and then ensure a variety of sizes.

Mr. Knights: Plus, the landscaping part.

Mr. LeBrun: Yeah, yeah. They had the boulders separate at \$7,852. If you wanted them twice as close, I think, if we did a not to exceed of \$15,000 for boulders, that would get you the flexibility.

Mr. Knights: What is it? \$7,800?

Mr. LeBrun: That was for the boulders.

Mr. Knights: I would say \$16,000 if we're going to double it.

Ms. Chambers: \$16,000? Okay.

Mr. LeBrun: All right. I'm hearing for the boulder proposal not to exceed \$16,000 for the boulders. And then you guys are okay with the bushes as well? I just need a motion to that.

On MOTION by Mr. Knights, seconded by Mr. Siron, with all in favor, Not to Exceed \$16,000 for Boulders with Variety in Sizes, was approved.

v. Consideration of Proposal for Pressure Washing Services

Ms. Chambers: My next one is proposal for twice yearly pressure washing. Especially after we have the monuments painted, I think to keep them up, so they don't start getting a little green or anything like that. Pressure washing costs are not expensive and they can definitely, so far, fit in the maintenance price for the monuments. But it's approximately \$1,725 per session. If we did that twice a year, it would just be \$3,600. I apologize for going all over the place with that. And I feel like it would be just keep everything nice and fresh and then he would have it on a regular.

Mr. Knights: I have a pressure washer. Can I get that contract?

Ms. Chambers: It's technically not pressure washing, it's a soft wash.

Mr. Manjourides: It's a soft wash. Right. When they do it, do they inside? The part you walk through?

Ms. Chambers: Yeah, he'll do the whole thing. It just helps keep all the green gunk off. And especially during the summer season, my plan was to essentially schedule him for January and July. After the holiday seasons come in and all of the decorations come down, get all of the gunk off, and then in July about halfway through the most humid portion of the year, we can get a cleanup.

Mr. Manjourides: And it's not including the fountain?

Ms. Chambers: It does not include the architectural fountain.

Mr. Manjourides: And why not? Why didn't you have that in here?

Ms. Chambers: So that I was mostly considering the main entrances versus this fountain.

Mr. Manjourides: Well, I mean, they do pressure washing, right?

Ms. Chambers: Yes, we can do that.

Mr. Knights: Well, they usually pressure wash the sidewalk every year.

Ms. Chambers: Yes. And there is pressure washing. There is a cost in there for the sidewalk pressure washing. I can get some more detail on this fountain on what the best option is versus cleaning. If it's in a state where it can still be clean because we are seeing so much rust movement or if it's time to resurface the whole thing.

Mr. Manjourides: It's that metal they used. It's sticking through the stucco. Rusting.

Ms. Chambers: Yeah.

Mr. Manjourides: Some way they're going to have to change that metal, so it doesn't rust.

Ms. Chambers: Yeah. Ideally, what they can do is they can switch it out to a poly corner edge at every corner that way it's not coming through there often. Obviously, at the same time, I was looking at it today where the water actually does spout out, those are starting to rust up a little bit, to see what options those are.

Mr. Manjourides: Yeah, those should be copper.

Ms. Chambers: Yeah. And so, I was looking at that because I know Alan and I discussed it probably needing like a full refurbishment in Fiscal Year 2028.

Mr. Manjourides: Yeah.

Ms. Chambers: Which is going to be here before we know it. But I think I can see if there's anything that the fountain company can do versus just a pressure washer to see if there's anything that they can do to clean up some of that.

Mr. Manjourides: Okay. There's one thing about that in the fountain area, someone moved one of the benches and they're facing each other now. One set, just put it back to where it was. I don't know why they did that.

Ms. Chambers: We'll get that moved.

Mr. Phillips: I thought they screwed them down. They didn't?

Mr. Manjourides: No.

Mr. Phillips: I thought they were going to attach it.

Mr. Manjourides: Yeah.

Ms. Chambers: I can have them attached it to the ground. I can do that for you. I'll get somebody out here do it.

Mr. Siron: They should be. Yeah

Mr. Knights: Yeah, they shouldn't be allowed to move that.

Mr. Phillips: Just put an angle on it and screw it.

Mr. Manjourides: Yeah, but they're not attached.

Mr. LeBrun: Back to pressure washing. Did you guys want to approve the pressure washing?

Mr. Manjourides: Pressure washing, yeah.

Mr. LeBrun: Okay. I didn't want to miss it.

On MOTION by Mr. Manjourides, seconded by Mr. Bickel, with all in favor, the Proposal for Pressure Washing Services, was approved.
--

Ms. Chambers: In the meantime, pressure washing or soft washing did start on the 29. Weather providing, I have to follow up on that. He was going to do all of them. Because they were looking a little green, it's not exactly that time of year. that's going to be a clean in Fiscal Year 2026 with the initial initiation of this twice yearly starting in 2027.

Mr. Manjourides: Okay. That's just for the hours because I saw them out there on the north side.

Ms. Chambers: It's for everybody.

Mr. Manjourides: I mean, he was already pressure washing on the north side.

Ms. Chambers: Yeah. No, I asked him to do all of them. I was able to fit it into the current budget.

Mr. Manjourides: Okay. Yeah.

Ms. Chambers: Between both CDDs.

Mr. Manjourides: Yeah.

Mr. Phillips: Now this doesn't include the monuments going into the stakes and stuff?

Ms. Chambers: No, those are not ours.

Mr. Manjourides: Yeah, those are HOA.

Mr. Knights: HOA.

Ms. Chambers: Yeah, there's a couple.

Mr. Knights: I already went down there.

Mr. Phillips: I remember now. We gave it to them.

Mr. Manjourides: Anything else?

Ms. Chambers: That's it for me. Other than you wanted to discuss my report.

Mr. Manjourides: Where is your report?

Ms. Chambers: Great question. Where is my report?

Mr. LeBrun: It's on page 131.

Mr. Knights: Somehow I got locked out of mine. I don't know how, but it's wanting a passcode.

Mr. Manjourides: It don't want you to look at it.

Mr. Knights: They don't want me to see it, I guess.

Ms. Chambers: Obviously, landscaping contracting has been satisfactory. There was a minor situation. Somebody's gallbladder had to be removed. But Casey's back and he's okay. And we just saw all of the dry ponds disced. They look absolutely wonderful. There's a couple of things right around the edge that needs to be touched up, which is pretty typical. They're staying nice and clean. The storm drain on Bunker got cleaned out. That is a, like I said, a very short run. It's only about 50 feet of storm drain. And it does actually drain into that small little sand pit right there at the end of the hill. The best thing about Bunker is no matter what, no matter how much water comes to that area, it has the ability to either drain down into the grate systems, drain back into its own drain, or drain over into the rip pond. Even if we did see a large amount of water there, it will move out of its space and then slowly drain down. But we have gotten that drain all cleared up. It had gotten covered up with St. Augustine, as St. Augustine does, and it has now been cleared out. Let's see, fountains. We had a couple outages and some damage to the fountains. One of the fountains got hit by a golf ball. Yeah.

Mr. Knights: Big surprise, it's on a golf course.

Ms. Chambers: I know. It got shot. It was shooting out sideways. What they've done is they've replaced it with a stainless steel ring. It is slightly different than the other pond, and I call them the twin fountains because they're right next to each other. It has a little bit of a different look. It still looks really good.

Mr. Knights: Which one is it?

Ms. Chambers: It is, I call it Pond Six. I don't know which hole that it lines to.

Mr. Phillips: It's not the one across the street. It's the one further down.

Ms. Chambers: It's the one right over here. It's the first one as you come down Oasis.

Mr. Phillips: So it's 15.

Mr. Knights: Yeah.

Mr. Bickel: I stay to the right.

Ms. Chambers: Ironically, we did get a complaint from the homeowners that it was acting funny, which I had already sent somebody out to look at it. We were just waiting for the cost to come back out to get the metal ring replaced or the ring replaced into a stainless steel. Ideally, we shouldn't see any damage to that one. We are waiting on pond seven to do a switch out because there's a high likelihood for that, it might also get damaged. But it also still is functioning and

looking great, especially with all of the duckweed. And then my next comments. We've been experiencing issues with the traffic through Moon Valley. That was the presentation of the boulders. Soft washing monuments have started. There are some outages reported on some of the lettering on the ChampionsGate signs. Those have been reported. We'll have somebody out relatively soon to get those cleaned up.

Mr. Manjourides: Are those on our side?

Ms. Chambers: On your side. Yes. There's one on both CDDs. Everybody's being problematic right now.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. LeBrun: Any supervisor requests?

Mr. Knights: I do. Guess what happens this week. School opens again.

Mr. Manjourides: Oh, yeah.

Mr. Knights: And I guarantee you.

Mr. Manjourides: Next week.

Mr. Knights: Well, actually, the one opens the fifth, which is Wednesday.

Mr. Phillips: The new batch of kids coming in.

Mr. Knights: That's in Polk County.

Mr. Manjourides: Yeah.

Mr. Knights: Ours, I think, is next Monday.

Mr. Manjourides: Okay.

Mr. Knights: Yeah. What's that? The 8th or whatever.

Mr. Manjourides: 11th, it says.

Mr. Knights: Okay. What I propose is instead of doing this random thing, unknown, that in for the first week or two, we just have a cop there every day.

Mr. Manjourides: Okay.

Mr. Knights: Set the tone right away, if you.

Mr. Manjourides: I have a solution that I want to bring up too.

Mr. Knights: Okay.

Mr. Manjourides: Now, at the other school, that's by Publix.

Mr. Knights: Correct.

Mr. Manjourides: They had a lot of cars on the side of the road there lining up.

Mr. Knights: Right.

Mr. Manjourides: And what they did was they put the orange cones all the way down so they couldn't park there.

Mr. Knights: Right.

Mr. Manjourides: I think that's a solution for us. If you put those things in the road four feet away from the sidewalk and they can't park there.

Mr. Phillips: Yeah, but that closes off two lanes.

Mr. Manjourides: No, it only closes off four feet.

Mr. Phillips: Yeah, but you got to put on each side.

Mr. Manjourides: No, no, they don't park on the left. They don't park on the left. I'm just saying that they did that over there and now no one can park there. No one can line up.

Mr. Knights: Right.

Mr. Bickel: Will that interfere.

Mr. Manjourides: That's a permanent solution so that you don't have to worry about it. I think look into that.

Mr. Knights: I get Ron's point, too, though, if we block it off four feet from the sidewalk on the school side of the road. Right. That's what you're suggesting.

Mr. Manjourides: Yeah.

Mr. Knights: They're going to try and park on the other side. We had a damn, what's the company's name?

Mr. Siron: Curtis

Mr. Knights: They were parking their car there and I threatened them.

Mr. Siron: That's right.

Mr. Knights: I went and threatened them and oh, they took them out.

Mr. Phillips: No, they are still there.

Mr. Knights: Oh, yeah, that's on the front, on the 27.

Mr. Phillips: No, on both.

Mr. Knights: I haven't seen them over there.

Mr. Phillips: One morning I went out there, there was five cars parked there, all of them talking inside the booth on Bella Citta.

Mr. Knights: Yeah, well, I talked to them one day. They had two cars parked there for over a week that didn't move. And I said, *"that is illegal parking. Once you get past that little cutout right there, that's CDD."* And I said, *"that's why we put those signs in there. You don't have the right to just disobey the law."* I said, *"I will call the sheriff's department tomorrow and there will be tickets given to those cars at \$150 apiece."* And then they were gone that afternoon. That's all I remember.

Mr. LeBrun: I just went back to the records. Last time you guys approved it not to exceed of \$2,500, which we spread out over time. We can do the same thing but condense it into two weeks.

Mr. Phillips: Yeah.

Mr. Manjourides: Do we do the FSP or do we do Osceola.

Mr. LeBrun: Osceola County. That's who enforce that area. Yeah, they're pretty responsive.

Mr. Knights: I've got my golf cart out there.

Mr. Manjourides: Did you hear about the details on the parking from FSP that the Supervisor got arrested for not showing up?

Mr. LeBrun: No, no, I didn't get that one.

Mr. Manjourides: There was two people that were arrested. It was a captain and a regular patrolman.

Mr. Bickel: Yeah.

Mr. Manjourides: And it was for ChampionsGate. And they were taking the money and not showing up for like four months.

Mr. Knights: They were state troopers though.

Mr. Manjourides: Yeah.

Mr. Knights: We never hired state troopers.

Mr. Manjourides: I know. But I'm just saying. Yeah.

Mr. LeBrun: They actually typed up a report of what they did.

Mr. Manjourides: Yeah, all the reports were typed up and everything. But the way they caught them was they had put in the time that they were in Europe. And the payroll department says, wait a minute, they're not here, how do they put this whole report in? So, they put trackers on their cars, and they caught them.

Mr. Knights: I just said that.

Mr. Bickel: Yeah, but they got their golf carts.

Mr. Knights: My golf court's drenched right now.

Mr. LeBrun: Did you guys want to move forward with the starting the traffic enforcement?

Mr. Manjourides: Yes. Two weeks.

Mr. Knights: Otherwise, I'll get 19 phone calls before the end of the day.

Mr. Manjourides: Yeah, two weeks. Starting the 11th.

Mr. LeBrun: All right, two weeks. And then every day, the same hour?

Mr. Knights: Every day. Yeah.

Mr. LeBrun: Okay.

Mr. Knights: Well, morning. We need to do two sessions a day, I think because we need to do the morning too because that's when they're dropping off their little darlings.

Mr. LeBrun: Okay, so morning, afternoon. Did you want to do a not to exceed? We did \$2,500 last time. Did you want to do double that?

Mr. Knights: Like more than that. Like \$6,000 or \$7,000?

Mr. LeBrun: All right, \$7,000.

Mr. Knights: Yeah, let's go with \$7,000.

Mr. Siron: Yeah, that sounds good.

Mr. LeBrun: All right. So, not to exceed \$7,000. Request off-duty patrols, first weeks of school, a.m., p.m. supervision.

Mr. Knights: Correct.

Mr. Bickel: Right.

Mr. Knights: Yeah. They start at 7:30 in the morning. The school.

On MOTION by Mr. Knights, seconded by Mr. Phillips, with all in favor, a Not to Exceed \$7,000, First Weeks of School, Off-Duty, was approved.
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Mr. LeBrun: Any other requests?

Mr. Bickel: Just along that line, I probably should have said. Whose responsibility would it be to contact the school and let them know what we're doing?

Mr. Knights: We've done that.

Mr. Bickel: Does the Board, our Board, do that?

Mr. Knights: The problem is the school doesn't enforce their own rules.

Mr. Bickel: But my point is that they could send something out.

Mr. Knights: Osceola county would have to do it. It's not under us.

Mr. LeBrun: We've reached out to the school in the past. We've asked them to send out reminders. HOA, same thing. Yeah, unfortunately we've had to go to the sheriff to county to get enforcement.

Mr. Knights: But Osceola County could make them enforce their own rules. They're not supposed to let those kids out the back door. They're supposed to all go out the front door. And if they have somebody picking them up this way the monitor can approve, yeah, this is a person that's supposed to be picking that person up. What they do is, that's why the idiots, excuse my language, that's why the people park on the backside there. Because the kids come out the back door. Some of them are smarter, the kids walk up to Publix, and they pick them up in the Publix parking lot.

Mr. LeBrun: Any other?

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: I just need a motion to adjourn.

On MOTION by Mr. Siron, seconded by Mr. Knights, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

Stoneybrook South

Community Development District

Summary of Invoices

July 27, 2026 - September 28, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	7/29/26	385-387	\$ 4,691.95
	8/5/26	388-390	24,752.36
	8/13/26	391-395	6,517.80
	8/19/26	396-397	6,412.17
	8/26/26	398	240.00
	9/3/26	399-402	28,575.37
	9/11/26	403	889.11
	9/18/26	404-407	47,043.18
	9/25/26	408-409	16,700.00
			\$ 135,821.94
Capital Reserve			
	8/21/26	13	\$ 18,697.00
	9/3/26	14	\$ 12,093.01
			\$ 30,790.01
Payroll Fund			
	<u>August 2026</u>		
	Chris Manjourides	50167	\$ 184.70
	Gerard Knights	50168	184.70
	Lawrence Bickel	50169	184.70
	Ronald Phillips	50170	184.70
	Terry Siron	50171	109.70
			\$ 848.50
TOTAL			\$ 167,460.45

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS				AMOUNT #
7/29/26	00061	6/30/26	36532706 202606 310-51300-31100	OBSERVATION OF STORMWATER	*	1,417.50	
				KIMLEY-HORN AND ASSOCIATES INC			1,417.50 000385
7/29/26	00044	7/24/26	17959 202607 320-53800-47100	STAINLESS STEEL POD	*	1,861.95	
				LAKE FOUNTAINS AND AERATION INC			1,861.95 000386
7/29/26	00011	7/21/26	28782 202606 310-51300-31500	ATTEND CDD MTG VIA PHONE	*	274.50	
		7/21/26	28782 202606 310-51300-31500	AQUATIC SRVC AGREEMENT	*	335.50	
		7/21/26	28782 202606 310-51300-31500	APPROVE PRELIMINARY BUDGET	*	218.50	
		7/21/26	28782 202606 310-51300-31500	TRANSMIT PUBLICATION AD	*	35.00	
		7/21/26	28782 202606 310-51300-31500	STORMWATER POND AGRMNT	*	549.00	
				STRALEY ROBIN VERICKER PA			1,412.50 000387
8/05/26	00067	7/29/26	29935 202607 320-53800-47400	STORMWATER CONTROL	*	1,531.80	
		7/29/26	29935 202607 300-13100-10100	STORMWATER CONTROL	*	1,798.20	
				ATLANTIC PIPE SERVICES, LLC			3,330.00 000388
8/05/26	00056	8/01/26	40704 202608 320-53800-46200	LANDSCAPE MAINT AUG26	*	9,765.97	
		8/01/26	40704 202608 300-13100-10100	LANDSCAPE MAINT AUG26	*	11,464.39	
				FLORALAWN 2 LLC			21,230.36 000389
8/05/26	00012	8/01/26	396119B 202608 320-53800-47000	MTHLY WATER MGMT AUG26	*	88.32	
		8/01/26	396119B 202608 300-13100-10100	MTHLY WATER MGMT AUG26	*	103.68	
				THE LAKE DOCTORS INC			192.00 000390
8/13/26	00020	7/27/26	39772A 202607 320-53800-47100	FOUNTAIN CLEAN ROUNABOUT	*	110.40	
		7/27/26	39772A 202607 300-13100-10100	FOUNTAIN CLEAN ROUNABOUT	*	129.60	
				FOUNTAIN DESIGN GROUP INC			240.00 000391
8/13/26	00042	8/08/26	2150 202608 320-53800-47300	SFT.WSH/TREAT ENTRANCE	*	793.50	
				SSTH STONE SOUTH TVISCARRA			

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/28/26	PAGE	2
***	CHECK DATES 07/27/2026 - 09/28/2026 ***										GENERAL FUND			
BANK B GENERAL FUND														
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #					
		8/08/26	2150	202608 300-13100-10100		*	931.50							
			SFT.WSH/TREAT ENTRANCE											
					PRESSURE WASH THIS			1,725.00	000392					
8/13/26	00032	8/11/26	08112026	202608 300-20700-10100		*	69.34							
			FY26 DEBT SERVICE SER2014											
					STONEBROOK SOUTH CDD C/O USBANK			69.34	000393					
8/13/26	00032	8/11/26	08112026	202608 300-20700-10200		*	38.77							
			FY26 DEBT SERVICE SER2023											
					STONEBROOK SOUTH CDD C/O USBANK			38.77	000394					
8/13/26	00030	7/24/26	8269724	202607 310-51300-32300		*	4,444.69							
			TRUSTEE FEES SER2014											
					US BANK			4,444.69	000395					
8/19/26	00001	8/01/26	262	202608 320-53800-12000		*	1,582.25							
			FIELD MANAGEMENT AUG26											
		8/01/26	263	202608 310-51300-34000		*	3,862.50							
			MANAGEMENT FEES AUG26											
		8/01/26	263	202608 310-51300-35200		*	108.17							
			WEBSITE ADMIN FEE AUG26											
		8/01/26	263	202608 310-51300-35100		*	162.25							
			INFORMATION TECH AUG26											
		8/01/26	263	202608 310-51300-31300		*	540.75							
			DISSEMINATION FEE AUG26											
		8/01/26	263	202608 310-51300-51000		*	.09							
			OFFICE SUPPLIES AUG26											
		8/01/26	263	202608 310-51300-42000		*	34.16							
			POSTAGE AUG26											
					GOVERNMENTAL MANAGEMENT SERVICES			6,290.17	000396					
8/19/26	00011	8/14/26	28900	202607 310-51300-31500		*	122.00							
			REVIEW AGENDA FOR CDD MTG											
					STRALEY ROBIN VERICKER PA			122.00	000397					
8/26/26	00020	8/25/26	40078A	202608 320-53800-47100		*	110.40							
			FOUNTAIN CLEAN ROUNDBAOUT											
		8/25/26	40078A	202608 300-13100-10100		*	129.60							
			FOUNTAIN CLEAN ROUNDAOUT											
					FOUNTAIN DESIGN GROUP INC			240.00	000398					
9/03/26	00052	8/06/26	6176	202607 320-53800-46100		*	167.90							
			RPLC 2 LIGHT BULBS											
		8/06/26	6176	202607 300-13100-10100		*	197.10							
			RPLC 2 LIGHT BULBS											
					BERRY CONSTRUCTION INC			365.00	000399					

SSTH STONE SOUTH TVISCARRA														

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/28/26	PAGE	3
*** CHECK DATES 07/27/2026 - 09/28/2026 ***														
GENERAL FUND														
BANK B GENERAL FUND														
DATE	CHECK	VEND#	INVOICE		EXPENSED TO		VENDOR NAME		STATUS	AMOUNT	CHECK			
			DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS				AMOUNT	#		
9/03/26	00056		8/31/26	41389	202608	320-53800-46600			*	920.00				
				TREE TRIMMING AUG26										
			8/31/26	41389	202608	300-13100-10100			*	1,080.00				
				TREE TRIMMING AUG26										
			9/01/26	41347	202609	320-53800-46200			*	9,765.97				
				LANDSCAPE MAINT SEP26										
			9/01/26	41347	202609	300-13100-10100			*	11,464.39				
				LANDSCAPE MAINT SEP26										
							FLORALAWN 2 LLC				23,230.36	000400		
9/03/26	00063		8/10/26	58650	202608	320-53800-34500			*	1,935.68				
				SECURITY 8/10/26-8/21/26										
			8/10/26	58650	202608	300-13100-10100			*	2,272.33				
				SECURITY 8/10/26-8/21/26										
							OSCEOLA COUNTY SHERIFFS OFFICE				4,208.01	000401		
9/03/26	00012		8/01/26	396831B	202608	320-53800-47000			*	133.40				
				MTHLY WATER MGMT AUG26										
			8/01/26	396831B	202608	300-13100-10100			*	156.60				
				MTHLY WATER MGMT AUG26										
			9/01/26	404925B	202609	320-53800-47000			*	88.32				
				MTHLY WATER MGMT SEP26										
			9/01/26	404925B	202609	300-13100-10100			*	103.68				
				MHTLY WATER MGMT SEP26										
			9/01/26	405719B	202609	320-53800-47000			*	133.40				
				MTHLY WATER MGMT SEP26										
			9/01/26	405719B	202609	300-13100-10100			*	156.60				
				MTHLY WATER MGMT SEP26										
							THE LAKE DOCTORS INC				772.00	000402		
9/11/26	00056		9/09/26	41475	202608	320-53800-46700			*	408.99				
				NOZZLE/VLVE/SPRAY/ADAPTOR										
			9/09/26	41475	202608	300-13100-10100			*	480.12				
				NOZZLE/VLVE/SPRAY/ADAPTOR										
							FLORALAWN 2 LLC				889.11	000403		
9/18/26	00047		9/15/26	34040	202609	310-51300-45000			*	679.88				
				FY26 ADDL PROPERTY INSUR.										
			9/15/26	34040	202609	300-13100-10100			*	798.12				
				FY26 ADDL PROPERTY INSUR.										
			9/17/26	34212	202609	300-15500-10000			*	7,818.00				
				FY27 GEN.LIAB/PUBLIC OFFC										
			9/17/26	34212	202609	300-15500-10000			*	12,857.00				
				FY27 PROPERTY INSURANCE										
			9/17/26	34212	202609	300-13100-10100			*	15,093.00				
				FY27 PROPERTY INSURANCE										
							EGIS INSURANCE & RISK ADVISORS				37,246.00	000404		
							SSTH STONE SOUTH							
							TVISCARRA							

DATE	CHECK	VEND#	INVOICE.....	EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	CHECK.....
			DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			AMOUNT #
9/18/26	00001		9/01/26	264	202609 320-53800-12000	*	1,582.25	
					FIELD MANAGEMENT SEP26			
			9/01/26	265	202607 310-51300-42000	*	.81	
					USPS 941 FORM			
			9/01/26	265A	202609 310-51300-34000	*	3,862.50	
					MANAGEMENT FEES SEP26			
			9/01/26	265A	202609 310-51300-35200	*	108.17	
					WEBSITE ADMIN FEE SEP26			
			9/01/26	265A	202609 310-51300-35100	*	162.25	
					INFORMATION TECH SEP26			
			9/01/26	265A	202609 310-51300-31300	*	540.75	
					DISSEMINATION FEE SEP26			
			9/01/26	265A	202609 310-51300-51000	*	.45	
					OFFICE SUPPLIES SEP26			
			9/01/26	265A	202609 310-51300-42000	*	9.56	
					POSTAGE SEP26			
					GOVERNMENTAL MANAGEMENT SERVICES			6,266.74 000405
9/18/26	00065		9/15/26	96858	202609 320-53800-49100	*	1,481.20	
					RPLC 28 GATOR SIGNS			
			9/15/26	96858	202609 300-13100-10100	*	1,738.80	
					RPLC 28 GATOR SIGNS			
					MAILBOX & SIGNS SOLUTIONS INC			3,220.00 000406
9/18/26	00002		7/13/26	OSA91188	202607 310-51300-48000	*	310.44	
					NOT.OF CDD MEETING			
					ORLANDO SENTINEL			310.44 000407
9/25/26	00056		9/09/26	41492	202609 320-53800-46400	*	6,960.61	
					PLANT REMOVAL & INSTALL			
			9/09/26	41492	202609 300-13100-10100	*	8,171.14	
					PLANT REMOVAL & INSTALL			
			9/09/26	41492	202609 320-53800-46700	*	399.40	
					IRRIGATION REPAIRS			
			9/09/26	41492	202609 300-13100-10100	*	468.85	
					IRRIGATION REPAIRS			
					FLORALAWN 2 LLC			16,000.00 000408
9/25/26	00042		9/18/26	2159	202609 320-53800-47300	*	322.00	
					PRS.WSH/TREAT SDWLKS/CURB			
			9/18/26	2159	202609 300-13100-10100	*	378.00	
					PRS.WSH/TREAT SDWLKS/CURB			
					PRESSURE WASH THIS			700.00 000409
					TOTAL FOR BANK B		135,821.94	
					SSTH STONE SOUTH TVISCARRA			

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			AMOUNT #
TOTAL FOR REGISTER						135,821.94	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/21/26	00008	8/17/26	1210	202608 320-53800-60000	BULKHEAD REPAIR-FINAL	*	8,600.62		
		8/17/26	1210	202608 300-13100-10100	BULKHEAD REPAIR-FINAL	*	10,096.38		
AQUACRAFT DOCKS & SEAWALLS								18,697.00	000013
9/03/26	00003	9/01/26	09012026	202609 300-20700-10100	EXP DUE TO SSC THRU JUL26	*	22,958.89		
		9/01/26	09012026	202609 300-13100-10100	EXP DUE FROM SSC JUL26	*	10,865.88-		
STONEBROOK SOUTH AT								12,093.01	000014
TOTAL FOR BANK D							30,790.01		
TOTAL FOR REGISTER							30,790.01		

SSTH STONE SOUTH TVISCARRA

SECTION C

Stoneybrook South
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4	Capital Reserve Fund
5	Debt Service Fund Series 2014 Income Statement
6	Debt Service Fund Series 2023 Income Statement
7	Month to Month
8	Assessment Receipt Schedule

Stoneybrook South
Community Development District
Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - SouthState Bank	\$ 107,374	\$ 227,073	\$ -	\$ 334,447
Investments:				
Series 2014				
Reserve	-	-	609,004	609,004
Revenue	-	-	1,647,906	1,647,906
Series 2023				
Revenue	-	-	270,758	270,758
Interest	-	-	-	-
Investment - SBA	478,821	1,165,065	-	1,643,885
Due From SSC CDD	194,517	20,962	-	215,479
Prepaid Expenses	-	-	-	-
Liabilities:				
Accounts Payable	\$ 8,063	\$ -	\$ -	\$ 8,063
Due to SSC CDD	121,818	34,922	-	156,740
Fund Balances:				
Assigned For Debt Service 2014	\$ -	\$ -	\$ 2,256,911	\$ 2,256,911
Assigned For Debt Service 2023	-	-	270,758	270,758
Assigned For Capital Reserves	-	1,378,178	-	1,378,178
Unassigned	650,830	-	-	650,830
Total Liabilities & Fund Equity	\$ 780,711	\$ 1,413,100	\$ 2,527,669	\$ 4,721,480

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 845,101	\$ 845,101	\$ 852,521	\$ 7,420
Interest	12,000	11,000	16,656	5,656
Total Revenues	\$ 857,101	\$ 856,101	\$ 869,177	\$ 13,076
Expenditures:				
Administrative:				
Supervisor Fees	\$ 8,000	\$ 7,333	\$ 5,000	\$ 2,333
FICA Expense	612	561	383	179
Engineering Fees	10,000	9,167	5,568	3,599
Attorney	15,000	13,750	4,944	8,806
Arbitrage	1,100	-	-	-
Dissemination	6,489	5,948	5,948	-
Annual Audit	3,700	3,700	3,700	-
Trustee Fees	9,350	9,350	8,879	471
Assessment Administration	6,489	6,489	6,489	-
Management Fees	46,350	42,488	42,488	-
Information Technology	1,947	1,785	1,785	-
Website Maintenance	1,298	1,190	1,190	(0)
Telephone	50	46	-	46
Postage	500	458	263	195
Printing & Binding	400	367	5	362
Insurance	7,547	7,547	7,273	274
Legal Advertising	2,500	2,292	548	1,743
Other Current Charges	1,200	1,100	687	413
Office Supplies	100	92	3	89
Property Appraiser Fee	700	700	1,190	(490)
Property Taxes	50	50	-	50
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 123,557	\$ 114,587	\$ 96,517	\$ 18,070

Stoneybrook South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

<i>Operations & Maintenance</i>				
Field Services	\$	18,987	\$	17,405
Property Insurance		16,874		14,231
Electric		52,998		42,722
Streetlights		170,028		147,630
Water & Sewer		172,818		103,618
Landscape Maintenance		236,184		204,563
Landscape Contingency		18,434		1,903
Tree Trimming		2,304		920
Lake Maintenance		4,822		5,619
Irrigation Repairs		16,130		13,199
Entry & Walls Maintenance		4,608		4,224
Fountain Repair & Maintenance		6,913		6,337
Miscellaneous - Stormwater Control		2,304		2,112
Mitigation Monitoring & Maintenance		6,775		6,210
Pressure Washing		2,304		2,112
Repairs & Maintenance		4,608		4,224
Sidewalk Repair & Maintenance		2,304		2,112
Roadway Repair & Maintenance - Storm Gutters		2,304		2,112
Contingency		4,608		4,224
Security		-		-
Excess Revenues (Expenditures)	\$	(12,765)	\$	193,145
Fund Balance - Beginning	\$	12,765	\$	457,685
Fund Balance - Ending	\$	0	\$	650,830

Stoneybrook South

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:					
Interest	\$	48,000	\$	44,000	\$ 46,400 \$ 2,400
Expenditures:					
Contingency	\$	600	\$	550	\$ - \$ 550
Capital Outlay		49,617		45,482	96,778 (51,296)
Excess Revenues (Expenditures)	\$	(2,217)	\$	(2,032)	\$ (50,379)
Fund Balance - Beginning	\$	1,418,257		\$	1,428,557
Fund Balance - Ending	\$	1,416,040		\$	1,378,178

Stoneybrook South

Community Development District

Debt Service Fund - Series 2014

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:

Special Assessments	\$	1,040,511	\$	1,040,511	\$	1,049,647	\$	9,136
Interest		84,000		77,000		72,411		(4,589)

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Expenditures:

Series 2014

Interest - 11/01	\$	321,463	\$	321,463	\$	321,463	\$	-
Principal - 11/01		355,000		355,000		355,000		-
Interest - 05/01		312,366		312,366		312,366		-

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Excess Revenues (Expenditures)	\$	135,683	\$	133,230
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Fund Balance - Beginning	\$	1,499,200	\$	2,123,681
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Fund Balance - Ending	\$	1,634,883	\$	2,256,911
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Stoneybrook South

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

Revenues:

Special Assessments	\$	581,771	\$	581,771	\$	586,878	\$	5,107
Interest		12,000		11,000		11,780		780

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Expenditures:

Series 2023

Interest - 11/01	\$	144,491	\$	144,491	\$	144,491	\$	-
Principal - 05/01		296,000		296,000		296,000		-
Interest - 05/01		144,491		144,491		144,491		-

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Excess Revenues (Expenditures)	\$	8,790	\$	13,677
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Fund Balance - Beginning	\$	252,858	\$	257,081
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Fund Balance - Ending	\$	261,648	\$	270,758
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Stoneybrook South
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 113,061	\$ 583,809	\$ 29,742	\$ 27,776	\$ 16,602	\$ 27,539	\$ 22,653	\$ 31,283	\$ 56	\$ -	\$ -	\$ 852,521
Interest	696	555	1,121	1,862	1,666	1,846	1,798	1,850	1,806	1,875	1,581	-	16,656
Total Revenues	\$ 696	\$ 113,616	\$ 584,930	\$ 31,604	\$ 29,442	\$ 18,448	\$ 29,337	\$ 24,503	\$ 33,089	\$ 1,931	\$ 1,581	\$ -	\$ 869,177
Expenditures:													
Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 5,000
FICA Expense	77	-	-	-	77	-	77	-	77	-	77	-	383
Engineering Fees	-	810	-	-	-	1,805	1,535	-	1,418	-	-	-	5,568
Attorney	305	-	183	1,068	336	720	397	402	1,413	122	-	-	4,944
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	541	541	541	541	541	541	541	541	541	541	541	-	5,948
Annual Audit	-	-	-	-	-	3,700	-	-	-	-	-	-	3,700
Trustee Fees	-	-	-	-	4,434	-	-	-	-	4,445	-	-	8,879
Assessment Administration	6,489	-	-	-	-	-	-	-	-	-	-	-	6,489
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	42,488
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	65	19	21	34	3	21	4	13	34	14	34	-	263
Printing & Binding	-	3	-	-	2	-	-	-	-	-	-	-	5
Insurance	7,273	-	-	-	-	-	-	-	-	-	-	-	7,273
Legal Advertising	-	-	-	-	-	-	-	238	-	310	-	-	548
Other Current Charges	82	97	67	-	19	64	66	56	67	77	91	-	687
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	-	3
Property Appraiser Fee	-	-	-	-	1,190	-	-	-	-	-	-	-	1,190
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 20,140	\$ 5,603	\$ 4,945	\$ 5,775	\$ 11,734	\$ 10,984	\$ 7,752	\$ 5,383	\$ 8,682	\$ 9,643	\$ 5,875	\$ -	\$ 96,517
Operations & Maintenance													
Field Services	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ 1,582	\$ -	\$ 17,405
Property Insurance	14,231	-	-	-	-	-	-	-	-	-	-	-	14,231
Electric	4,401	3,987	4,325	3,988	4,454	3,445	3,623	3,791	3,809	3,125	3,774	-	42,722
Streetslights	13,854	13,560	14,444	13,374	13,405	13,689	13,419	13,419	13,398	12,534	12,534	-	147,630
Water & Sewer	11,483	8,520	12,422	12,330	12,216	4,221	8,938	9,615	7,628	7,525	8,720	-	103,618
Landscape Maintenance	18,519	18,519	18,922	18,966	18,519	18,519	18,519	18,519	18,519	18,519	18,519	-	204,563
Landscape Contingency	-	164	1,739	-	-	-	-	-	-	-	-	-	1,903
Tree Trimming	-	-	-	-	-	-	-	-	-	-	920	-	920
Lake Maintenance	401	408	410	410	401	401	401	597	730	730	730	-	5,619
Irrigation Repairs	1,686	-	2,862	1,496	1,339	655	1,805	1,849	-	322	1,185	-	13,199
Entry & Walls Maintenance	-	749	198	-	-	-	-	-	-	168	162	-	1,277
Fountain Repair & Maintenance	545	1,758	2,574	366	110	3,957	110	110	1,268	2,703	110	-	13,613
Miscellaneous - Stormwater Control	-	-	-	-	-	-	-	-	-	1,532	-	-	1,532
Mitigation Monitoring & Maintenance	283	283	289	289	283	283	283	283	283	283	283	-	3,124
Pressure Washing	-	-	-	-	874	-	-	-	-	-	1,748	-	2,622
Repairs & Maintenance	-	776	407	-	-	-	-	200	-	-	-	-	1,383
Sidewalk Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadway Repair & Maintenance - Storm Gutters	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	863	-	-	863
Security	-	458	153	-	448	299	-	-	-	-	1,936	-	3,292
Total Operations & Maintenance:	\$ 66,987	\$ 50,764	\$ 60,326	\$ 52,802	\$ 53,632	\$ 47,050	\$ 48,681	\$ 49,965	\$ 47,218	\$ 49,886	\$ 52,205	\$ -	\$ 579,515
Total Expenditures	\$ 87,127	\$ 56,367	\$ 65,271	\$ 58,577	\$ 65,366	\$ 58,035	\$ 56,432	\$ 55,347	\$ 55,900	\$ 59,528	\$ 58,080	\$ -	\$ 676,032
Excess Revenues (Expenditures)	\$ (86,431)	\$ 57,249	\$ 519,659	\$ (26,974)	\$ (35,924)	\$ (39,587)	\$ (27,095)	\$ (30,844)	\$ (22,811)	\$ (57,597)	\$ (56,500)	\$ -	\$ 193,145

Stoneybrook South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 899,043.92 \$ 1,106,926.81 \$ 618,904.48 \$ 2,624,875.21
Net Assessments \$ 845,101.28 \$ 1,040,511.20 \$ 581,770.21 \$ 2,467,382.70

ON ROLL ASSESSMENTS

34.25% 42.17% 23.58% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2014 Debt Service Asmt</i>	<i>2023 Debt Service Asmt</i>	<i>Total</i>
11/14/25	ACH	\$ 32,496.99	\$ 616.07	\$ 1,693.62	\$ -	\$ 30,187.30	\$ 10,339.43	\$ 12,730.18	\$ 7,117.69	\$ 30,187.30
11/21/25	ACH	555.77	11.12	-	-	544.65	186.55	229.68	128.42	544.65
11/21/25	ACH	318,200.40	6,109.44	12,727.93	-	299,363.03	102,534.59	126,243.32	70,585.12	299,363.03
12/12/25	ACH	1,637,446.12	31,438.97	65,497.73	-	1,540,509.42	527,638.66	649,642.76	363,228.00	1,540,509.42
12/22/25	ACH	173,967.33	3,346.88	6,623.39	-	163,997.06	56,170.50	69,158.62	38,667.94	163,997.06
01/12/26	ACH	15,725.05	305.05	471.75	-	14,948.25	5,119.91	6,303.77	3,524.56	14,948.24
01/12/26	ACH	74,049.31	1,436.57	2,221.47	-	70,391.27	24,109.66	29,684.45	16,597.16	70,391.27
01/30/26	ACH	-	-	-	1,494.86	1,494.86	512.00	630.39	352.46	1,494.85
02/09/26	ACH	84,470.18	1,655.00	1,720.50	-	81,094.68	27,775.67	34,198.15	19,120.86	81,094.68
03/10/26	ACH	49,971.56	989.21	510.85	-	48,471.50	16,601.93	20,440.74	11,428.82	48,471.49
04/08/26	ACH	15,099.92	301.99	-	-	14,797.93	5,068.43	6,240.38	3,489.12	14,797.93
04/08/26	ACH	66,839.12	1,335.44	67.68	-	65,436.00	22,412.43	27,594.78	15,428.78	65,435.99
04/24/26	ACH	-	-	-	170.95	170.95	58.55	72.09	40.31	170.95
05/08/26	ACH	688.59	13.78	-	-	674.81	231.13	284.57	159.11	674.81
05/08/26	ACH	66,800.37	1,336.00	-	-	65,464.37	22,422.15	27,606.75	15,435.47	65,464.37
06/08/26	ACH	22,561.69	451.23	-	-	22,110.46	7,573.04	9,324.12	5,213.30	22,110.46
06/16/26	ACH	70,638.21	1,412.76	-	-	69,225.45	23,710.35	29,192.82	16,322.28	69,225.45
07/29/26	ACH	-	-	-	164.43	164.43	56.32	69.34	38.77	164.43
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-
TOTAL		\$ 2,629,510.61	\$ 50,759.51	\$ 91,534.92	\$ 1,830.24	\$ 2,489,046.42	\$ 852,521.30	\$ 1,049,646.91	\$ 586,878.17	\$ 2,489,046.38

100.88%	Net Percent Collected
\$ (21,663.72)	Balance Remaining to Collect

SECTION IV

SECTION A



JOB NO.

ESTIMATE DATE

09/02/26

VALID FOR

60 DAYS

PROJECT NAME

Stoneybrook South CDD

LOCATION

Champions Gate
(Osceola Co)

TIMELINE

Shop Drawings:

Client Approval:

Engineering: N/A

Permitting: N/A

(Depends on Municipality)

Fabrication:

NOTE: The costs provided are approximate and do not constitute a final price. As additional specifications and alterations emerge, the price is contingent to change. The estimate remains valid for 60 days. 50% deposit or schedule of payment is required to begin fabrication

PROPOSAL

DON BELL SIGNS

Mike Hanson
365 Oak Place
Port Orange, FL 32127
386.788.8084 Ext. 314
Cell: 386-547-3473

TO: Karly Chambers

GMS Central Florida

SCOPE OF WORK

Replacement of LED lighting in "Champions Gate" letters at (2) locations within the Stoneybrook South CDD

SIGN TYPE	QTY	UNIT PRICE	TOTAL
-----------	-----	------------	-------

LED lighting replacement -	2	\$2,560	\$5,120
----------------------------	---	---------	---------

Locations:

Bella Citta/Oasis Club

US Hwy 27/ Palmetto Dunes

Engineering	N/A
-------------	-----

Permit Procurement	N/A
-----------------------	-----

Municipality permit costs will be added at final billing

TOTAL ESTIMATE: \$5,120.00

CLIENT SIGNATURE

DATE CONTRACTOR SIGNATURE

DATE

THANK YOU

SECTION B



JOB NO.

ESTIMATE DATE

09/22/26

VALID FOR

60 DAYS

PROJECT NAME

Stoneybrook South CDD

LOCATION

Osceola County

TIMELINE

Shop Drawings: 1 WEEK

Client Approval: 1 WEEK

Engineering: N/A

Permitting: N/A

(Depends on Municipality)

Fabrication:

NOTE: The costs provided are approximate and do not constitute a final price. As additional specifications and alterations emerge, the price is contingent to change. The estimate remains valid for 60 days. 50% deposit or schedule of payment is required to begin fabrication

PROPOSAL

DON BELL SIGNS

Mike Hanson

365 Oak Place

Port Orange, FL 32127

386.788.8084 Ext. 314

Cell: 386-547-3473

TO: Karly Chambers

GMS Central Fla

SCOPE OF WORK

Service Maintenance agreement, (3) entry locations within the Stoneybrook South CDD

SIGN TYPE

QTY UNIT PRICE TOTAL

Maintenance Agreement billed quarterly.

\$2,160.00

Engineering

Permit
Procurement

Municipality permit costs will be added at final billing

TOTAL ESTIMATE:

CLIENT SIGNATURE

DATE CONTRACTOR SIGNATURE

DATE

THANK YOU

SECTION C



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Stoneybrook South CDD

% GMS
Karly Chambers

May 12th, 2026

Proposal valid for 60 days

We hereby propose the following for your review:

Landscape Management - Golf Course Ponds Addendum

Service	Monthly	Yearly
Landscape Maintenance-* Pond 3,4,7	\$525.00	\$6,300.00
Total	\$525.00	\$6,300.00

See attached Map of Areas added.

Scope of Services

Mowing

Bahia lake and pond banks will be mowed **30 times per year** consistent with **3 times per month May through October** and **2 times per month or as needed November through April**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Edging

A soft edge of all bed areas will be performed every other mowing (**10 times** per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of **4 times** per year to ensure the following:

Weeding

Weeds will be removed from flower beds **10 times** per year.

Customer Authorized Signature

FLORALAWN, INC., a Florida Corporation

Signature

Rob Averitt, President

Print Name

715285 Stoneybrook South CDD Golf Ponds

Pond 1: 1.03 Acre 1050' per

Pond 2: 1.2 Acre 1000' per

Pond 3: 2.07 Acre 1300' per

Legend

- Crossroads Church
- Feature 1
- Feature 2
- Line Measure
- Orange County Clerk of Courts
- Polygon Measure
- Rock Springs Mobile Home Park
- Trader Mae's Decor Market



CDD Owned Pond Tracts Do Not Encompass The Entirety Of The Golf Course Plant Beds



SECTION D



Proposal

Date: 9/10/2026

Work Order #22641

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Tree Work

Floralawn proposes to perform the following:

Removal of 2 palms on oasis Blvd

Furnish and install

2 Sabal pam in there place



Tree Replacement

Tree Work

Items	Quantity	Unit
Debris Disposal	1.00	ea
Top Soil Bulk - Install	0.50	ea
Tree Removal w/ labor	2.00	ea
Sabal Palm - Sabal Palm - Installation With Staking	2.00	10-12'

Irrigation Repair and Modification

Irrigation work could total +/-15% of total cost of project.

PROJECT TOTAL: \$3,247.25

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$3,247.25), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Casey Hallman

Date 9/10/2026

Floralawn

By _____

Date _____

Stoneybrook South CDD

SECTION E



Proposal

Date: 9/10/2026

WO #20963

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Freeze Plant Replacement

Floralawn proposes the following:

Replacing 30 Gold Mound with Dwarf Firebush

This is a replacement for freeze-affected plants





Plant replacement

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	Unit Price	Price
Debris Disposal	0.05	ea	\$505.00	\$25.25
Landscape Removal	5.00	Hr	\$55.15	\$275.75
Dwarf Firebush - Installation	30.00	3 Gal	\$19.67	\$590.10

Bed Prep and Plant Removal and Plant Installation: \$891.10

Irrigation Repair and Modification

Irrigation work could total +/-20% of total cost of project.

Items	Quantity	Unit	Unit Price	Price
Labor - Irrigation Floralawn 1	0.00	Hr	\$125.00	\$0.00

PROJECT TOTAL: \$1,016.10

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$1,016.10), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Casey Hallman

Date 9/10/2026

Floralawn

By _____

Date _____

Stoneybrook South CDD

SECTION F



Proposal

Date: 9/22/2026

WO #20960

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Freeze Plant Replacement

Floralawn proposes the following:

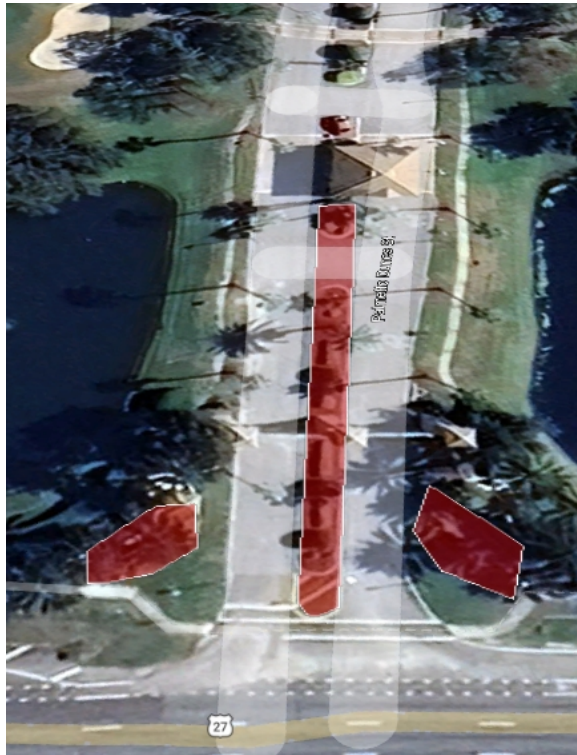
15 Sunshine Ligustrum

15 Little John Bottlebrush

60 Arboricola to fill in the center island.

Bottlebrush will have to be pulled from out of state

This is replacement for freeze affected plants







Plant replacement

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	Unit Price	Price
Debris Disposal	0.50	ea	\$505.00	\$252.50
Landscape Removal	25.00	Hr	\$55.15	\$1,378.75
Arboricola - Installation 3 gal	60.00	3 Gal	\$19.67	\$1,180.20
Ligustrum Sunshine - Installation	15.00	3 Gal	\$34.34	\$515.10
Little John Bottle Brush - Installation	15.00	3 Gal	\$35.00	\$525.00

Bed Prep and Plant Removal and Plant Installation: \$3,851.55

Irrigation Repair and Modification

Irrigation work could total +/-20% of total cost of project.

Items	Quantity	Unit	Unit Price	Price
Labor - Irrigation Floralawn 1	0.00	Hr	\$0.00	\$0.00

PROJECT TOTAL: **\$4,651.55**

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$4,651.55), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____
Casey Hallman
Date 9/22/2026
Floralawn

By _____
Date _____
Stoneybrook South CDD

SECTION G



Proposal

Date: 9/18/2026

Work Order #22697

PO #

Customer:

Stoneybrook South CDD
C/O Governmental Management
Services Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Property:

Stoneybrook South CDD
219 East Livingston Street
Orlando, FL 32801

Additional Pond Disking for remaining of the year

Floralawn Proposes the Following

Additional pond disking for the ponds coming from HWY 27 entrance, Bellacita entrance.

The growth is rapidly growing between disking cycles. This proposal will be for the rest of 26 growing season (1) additional cut.

(7) Additional cut for next year.

This will cut down on the pond growth and allow for a cleaner look throughout growing season.



Pond Diking

Tractor Service

PROJECT TOTAL: \$24,640.00

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$24,640.00), with payments to be made as follows:

50% Deposit with the Remaining Balance Due Upon Completion with a signed proposal.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Floralawn offers a one year warranty on live plant material outside of acts of God and damage caused from wildlife. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Casey Hallman

Date _____

Floralawn

By _____

Date _____

Stoneybrook South CDD

SECTION V

SECTION D

Stonebrook South CDD

Field Management Report

Contracted Services

- Landscape contractor's performance has been satisfactory. Irrigation inspections have been on going, repairs as needed.
- Fall annuals have been planted.
- Aquatic maintenance continues and algae blooms have been treated as conditions arise.
- Architectural fountain has been performing as expected. Clean has been requested, waiting on scheduled replacement part for date.

Site Items

- Storm drain cleaning for water holding on Bunker has been completed.
- Fountains have been monitored regularly for outage, several have been affected after storms. Pond 4 ring was replaced and had no issues.
- Cut through area along moon valley has had boulders installed and plantlife restored. More than expected was damaged and other plantlife will be needed for remainder of hedge row.
- Soft washing for the monuments has been completed.
- Some outages have been reported for monument lettering, lettering has been repaired.

