

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District and the Stoneybrook Estero Homeowners' Association Board of Directors held a Joint Workshop on January 28 2025 at 5:30 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present from the CDD were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Phil Olive	Assistant Secretary
Adam Dalton	Assistant Secretary

Present from the HOA were:

Denis Oldani	HOA Board Member
Matt Reed	HOA Board Member
Eliazbeth Hanson	HOA Board Member
Nicole Rodriquez	HOA Manager

**AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM THE CHAIR'S WORKSHOP NOTES**

FIRST ORDER OF BUSINESS

Call to Order

The workshop was called to order at 5:30 p.m.

SECOND ORDER OF BUSINESS

Introduction of Board Members

Present from the CDD were Supervisors Huff, Brady, Olive and Dalton.

Present from the HOA were Board Members Oldani, Reed and Hanson and HOA Manager Rodriquez.

THIRD ORDER OF BUSINESS

Discussion: Joint Interest Items

The Boards discussed the following items:

Pressure Washing & Painting

- Mr. Oldani stated the front signage was power washed when the Duffy's sign was power washed.
- The fence behind the sign was also painted by the HOA.
- The wood behind the sign will be painted as well.
- The HOA has hired a power washer to do the sidewalks and gutters in the community.

The residents need to understand that their driveway apron sidewalk will not be power washed by this company.

Preserve Maintenance

- The HOA will send the funds to the CDD as the work is done, they have asked us to send the invoices to be reimbursed. The HOA will work with the CDD to notify residents and the major vendors who are regularly in the community.

Escrow

- An Escrow account was discussed and, at this point in time, all felt it was not necessary.

Insurance

- The HOA requested that the CDD sign a form putting the CDD as second insured on their policy as the DD does preform work on their property.

Aldi's

- The sidewalk from the community and the school to Aldi's was discussed. It is necessary to find out what Aldi's has planned for the sidewalks. Johnson Engineering will look into this.
- The HOA is considering a type of access for walkers and bikers to and from the back gate.

OWL System

- Regarding the OWL system, the HOA uses Zoom and are not interested in this system. Zoom works for them.

Pavillion

- The HOA is considering a Pavillion over the former inline hockey rink.

➤ The CDD asked if the HOA would be interested in the tent if the CDD did a covered project over the new patio. This will be discussed later if either of these projects proceeds.

FOURTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at 6:26 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/~~Vice~~ Chair