

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Special Meeting on August 6, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady (via telephone)	Vice Chair
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary
Thomas Syroczyński	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires (via telephone)	District Counsel
Marty Caifano	Head Golf Pro Candidate
Jordan Ball	Head Golf Pro Candidate
Kyle Schulte	Head Golf Pro Candidate

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:23 a.m. Supervisors Huff, Simonsen, Dalton and Olive were present. Supervisor Brady was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Interviews: Head Golf Pro

- **9:00 AM Mark Wehrman**
Mr. Wehrman was unable to attend.
- **9:30 AM Marty Caifano**

Mr. Caifano discussed his history as a golfer, his education, his work history in the golf business and his qualifications as a golf pro. Mr. Caifano responded to questions related to his

work running a golf course, generating revenues and profitability, and what is well-run and what is a challenge, size of the staff he typically works with, etc.

Supervisor Brady joined the meeting via telephone at 9:30 a.m.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, authorizing Mr. Brady's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

Mr. Caifano continued responding to questions about what changes he would make at his current golf course, his experience using Golf Now, operating systems he has used, teaching experience, merchandising experience, his thoughts about the Stoneybrook golf course, working with Golf Superintendents, why he is applying for this position and his desired salary.

Mr. Caifano posed questions and the Board and Staff responded.

Discussion ensued regarding golf course design, golf course maintenance, golf carts, alcohol service at the golf course, Duffy's, size of the community, etc.

Mr. Caifano left the meeting.

- **10:00 AM Jordan Ball**

Mr. Ball referred to a document he prepared about himself, experience, goals, etc. He discussed his history as a golfer and PGA Professional, growing up in Naples, his family, education, his work history in the golf business, his leadership qualities and priorities, his qualifications as a golf pro, his experience with Stoneybrook Golf, how he would manage golf course operations and employees, his opinion of a golf pro's responsibilities and presence, generating community interest in the golf course, generating revenue, his enthusiasm for the Junior Golf program and developing young golfers, teambuilding goals, etc. Mr. Ball responded to questions related to his experience with Golf Now, golf operations systems that he is familiar with, changes he thinks should be considered for Stoneybrook Golf, his desired salary and benefits and why he is applying for this position.

Mr. Ball posed and the Board and Staff responded to questions about what the Board envisions for the future of Stoneybrook Golf, whether there are any significant capital expenditures or plans for golf course renovations, what food and beverage involvement does the Board desire for the future, the status of Golf Now and if the plan is to continue with it and if dynamic pricing will be used.

Mr. Ball left the meeting.

• **10:30 AM Kyle Schulte**

Mr. Schulte discussed his history as a golfer and PGA Professional, growing up in Florida, opportunities he has had, his experience with Stoneybrook Golf. Mr. Schulte responded to questions related to what he thinks are the biggest challenges ahead for Stoneybrook Golf over the next two to five years, how he thinks he is doing with customer service and working with vendors and outside professional relationships and opportunities, how he will improve communications, how he would enforce pace of play and other policies, how he will ensure that Stoneybrook Golf receives a percentage of revenue from what outside golf pros are charging or how to charge those giving golf lessons, steps and actions he took to bring staff together when he took on this interim position, feedback he has received from staff and his desired salary and benefits.

The meeting recessed at approximately 11:05 a.m.

The meeting reconvened at approximately 11:07 a.m.

The Board Members gave their impressions of the three candidates that were interviewed and discussed the positives of each; their qualifications compared to the position; their salary, benefits and insurance requirements; etc.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, offering the Head Golf Pro position to Mr. Kyle Schulte, at a salary of \$85,000 per year plus insurance, was approved.

FOURTH ORDER OF BUSINESS

NEXT MEETING DATE: August 27, 2024 at 6:00 PM [Adoption of FY2025 Budget]

• **QUORUM CHECK**

FIFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the meeting adjourned at 11:26 a.m.


Secretary/Assistant Secretary


Chair/~~Vice Chair~~