

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on July 22, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton (via telephone)	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Greg Leisher	Troon Golf
Zach Vervaecke	Troon Golf
David Evangelista	Troon Golf

Residents:

Ken Wickline	Kalla Freeman	Megan Bezdichok	Sharon Fenstermaker
Mike Boyd	Angela Stone	Michelle Linglet	Anthony DiSteffano
Other residents			

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Huff, Brady and Olive were present. Supervisor Dalton was not present at roll call. Supervisor Simonsen was absent.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Ms. Huff reviewed the protocols for public comment.

Mr. Pires asked to amend the agenda by tabling the Seventh Order of Business.

Mr. Dalton joined into the meeting via telephone.

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

Ms. Huff stated the Seventh Order of Business will be postponed to the next meeting.

Resident Sharon Fenstermaker stated attendees in the rear are having trouble hearing the Board and Staff and are asking for the volume on the microphone to be raised. She commented that the landscaping project at the Portrush pool is amazing and asked for a printout of project costs. She asked if the CDD requires three proposals for a project; why the CDD removed the palm trees and replaced them with top-quality palms; and why the grass was upgraded. Ms. Huff stated the landscaping will be addressed during the Sixth Order of Business.

Resident Ken Wickline stated he is new to the CDD. He asked why work crews were in his backyard installing a fence. Ms. Huff stated the fence will be addressed later in the meeting.

Resident Mike Boyd stated that the curbing near his driveway does not drain and creates a big puddle. He is replacing the bricks in his driveway and asked if the CDD can repair the curb, as part of the curbing project. Ms. Huff asked for Mr. Boyd's house number and stated the curbs will be addressed during the Fourth Order of Business.

Resident Angela Stone stated she recently applied for a position at the concession stand and, although the position was filled, she would still like to interview for it. She thinks staff positions should be offered to residents first, as a resident would care more and would want to see the golf course be successful.

A resident stated she worked for a major golf course in Michigan for 20 years as the Director of Golf. She asked if Mr. Olive still works for TaylorMade and, if so, she thinks it is a conflict of interest since TaylorMade is an untitled sponsor of Troon. Ms. Huff stated it will be addressed when Troon is discussed later in the meeting.

Resident Anthony DiSteffano stated the wall behind his house on Braxfield is dirty, has cracks and needs attention. He asked for it to be power-washed and painted.

A resident reported that the lawn of a foreclosed home has not been mowed in months. Ms. Huff stated that is an HOA matter; the CDD has nothing to do with foreclosures.

A resident stated the fence vendor left a mess in his backyard. There are poles between his and both of his neighbor's houses, on his front lawn and poles in the preserve. He sent a letter to the CDD and wants to know what is going to be done and when about the debris and

about the poles left in the preserve. Ms. Huff stated the debris and leftover poles will be taken care of by the company. Mr. Olive will address this in his report later in the meeting.

Resident Kayla Freeman read the following prepared statement into the record:

“Good morning, my name is Kayla Freeman. I am a State-licensed Florida contractor and a homeowner in this community. I am here speaking today not only as a resident, but on behalf of multiple neighbors, who have raised serious concerns about the preserve-veg project and the paneling by this Board. We have retained legal Counsel to enforce and protect our rights. Our Counsel has prepared, on our behalf, a formal request for this Board to remove the fence as well as a public record request for pertinent documentation relating to the fence’s approval and construction. I made five copies of the letter and would like this letter to be added onto the record and incorporated into the minutes. I would also like to state for the record I was the one who initiated the formal public records request on July 5th that brought many of these issues to light. The information was not freely provided and had to be pursued, and that pursuit uncovered serious procedural concerns that deserve full accountability. I would like to state line by line. One; this fence project was not a repair despite reported as such; it was a material alteration. The Florida building code and case law define a material alteration as any change that perceptively-modifies the size, function or use of a structure. This project increased the fence height from its original 42” to 6’, that not only expands its coverage, but it also changes its functional impact by blocking wildlife corridors along protected zones. This is not a repair, it is a capital improvement and it should have followed the proper public processes. As a licensed Florida contractor, I am very familiar with the requirements, under Florida law, for material modifications, permitting and procurement. What I have heard here does not meet those standards. Two; Legal and Procedural violations: this project appears to violate multiple Florida statutes. There was no itemized public notice of a project scope or funding under Statute 189.015. There was no public budget amendment procuring as required by 189.016. The Board (inaudible) was submitted as a final invoice and it predates the meeting where it was supposed to be approved; that raises serious concerns about procurement validity under 190.007. Additionally, the letter issued by Chair, Eileen Huff, was sent without a recorded vote or Board authorization, which is a potential violation of Sunshine Law under 286.011. Public records related to this project were also incomplete until formally requested. Those requests were made by me personally. The lack of proactive slowing by this Board is not just an oversight, it reflects a broader failure in transparency. This is not a case of minor

miscommunication; this is a pattern of avoidance. Three; Contract and Permit Irregularities. The building permit for this project is filed under US Homes LLC, a dissolved developer, not a Community Development District. That title lacks transparency and also (inaudible) who is responsible for the work. The Board gets submitted invoices for when a business was legally formed and no valid competitive bid appears in the records. An alternate proposal from Smith Fence was released only after my public records request and it did not contain a cost in the estimate. Without that, it cannot be considered a competitive bid, which undermines procurement integrity and fails to demonstrate fiscal responsibility to the taxpayers funding this work. Four; Environmental and Safety Failures. There is no evidence that a South Florida Water Management District (SFWMD) permit was filed, despite this project impacting fencing along conservation areas. Our own governing documents require SFWMD's review before structural changes can occur in these zones. Wildlife has already been injured on this fence; the mesh was installed upside down, which left sharp edges exposed. This poses a risk not only to the animals but to children and residents alike. This is not a cosmetic issue; it is a safety hazard and an environmental failure. Five; Accountability, improper communication and financial responsibility. This project cost \$225,000, yet it does not appear in the capital improvement budget. On or around June 25th, the Board confirmed that the fence matching the original 42"-type would be installed behind the residents in (inaudible); that promise was not honored. A Board Member moved forward unilaterally and no correction or clarification was ever issued. This decision triggered confusion and concern among residents who were never notified of the change. No formal project notice was issued by the District; instead, residents received a notice from the HOA, stating the work was underway. According to Section 5.3 ..."

Ms. Huff stated that Ms. Freeman's five-minute time limit has been reached.

A resident gave Ms. Freeman her public comment time. Ms. Freeman continued:

"According to Section 5.3 of the Master Declaration, nobody in the Association or other parties can make decisions on behalf of the District without written authorization from the Board. Nicole, from the HOA office stated, 'the letter was sent as a courtesy, not an official directive.' That memo confirms that no one actually authorized that communication. Now a change order to reduce the height is being discussed. That implies the current fence was installed without proper Board approval. Residents should not be paying to undo a mistake that was never legally authorized to begin with. If this Board failed to follow correct procedures, the financial burden should not fall to others. In closing, I would like to state that this is not a

conspiracy and this is not an accusation. It is a call for transparency, responsibility and adherence to the laws that were meant to protect all of us, residents and Board Members alike. I respectfully request the following: A full disclosure of all project documents, including contracts, permits, board votes and funding sources. Reinspection of the fence for safety and that proves that the SFWMD had been consulted and involved. Immediate removal of the unlawfully-constructed fence, and that any future construction be in accordance with the applicable law. Immediate correction of the permitting entity and verification of who is legally responsible for this project. A halt to all further payments and change orders until legal compliance is established in full. Under no circumstances should the residents be expected to fund the return of the fence to its original promised type. Let the record reflect, the information brought forward today came because I asked for it; the residents didn't receive this voluntarily, it had to be pursued, and that pursuit reveals systemic gaps that now demand resolution. This is an opportunity to restore public trust, but it begins with the Board choosing to act lawfully, transparently and with respect for the very community it represents. Thank you for your time."

Resident Megan Bezdichek offered her five-minutes to Ms. Freeman.

Resident Michelle Minglay read the following prepared statement into the record:

"Last meeting when it was stated that Mr. Olive took the lead and engaged Fore Fence and Gate LLC, the Board confirmed on record that the contractor was vetted, licensed and insured. I believed this at first, but after doing my own research, I now question the transparency and ethical standards of this Board. Fore Fence and Gate LLC has no online presence, no reviews, no (inaudible) or business reputation. The only reviews I could previously find were two 1-star reviews on Angie's List, calling him a scam artist and stating he had little, if any, understanding of zoning and construction ordinances. I have copies today to share. What is more concerning than this is Fore Fence and Gate LLC owner, Jeffrey Ziegler, a felon, has a long criminal record regarding theft and has been arrested for stealing from people on a golf course. How the Board considers this proper vetting is beyond me. As a mother of middle school students that are often home alone during the summer, you made it personal when you failed to provide the required notice as to when Fore Fence and Gate would be on my property. For the record, can the Board please confirm that Fore Fence and Gate carries active workers compensation insurance coverage for all laborers before they work on residential properties? The certificate you provided shows it is not applicable. If you cannot say that they have workers compensation insurance coverage, this would be a direct violation of the contract that you

signed with Fore Fence and Gate; it clearly states that worker compensation coverage must be maintained through the Agreement. This isn't a minor oversight, this would place legal liability onto me, my family and all of my neighbors, should a laborer be injured on our property. This is not only a breach of contract if you cannot provide this, it is a failure of public duty, and this contract should be terminated immediately. This certificate also raises concern that Fore Fence and Gate LLC's automobile insurance liability coverages may not be in compliance. When Mr. and Mrs. Freeman requested copies of the insurance, you did not provide automobile liability insurance certificates, leading to the assumption you may be hiding that you failed to obtain a copy or you were trying to protect Fore Fence and Gate, or maybe it is Mr. Olive who is trying to protect Mr. Ziegler, after all they are friends on social media and appear to share the same interest in golf. One can only assume Mr. Olive gave Mr. Ziegler the homeboy hookup. Regarding the fence, studies indicate to effectively deter bears, fences need to be at least 7½' tall and electrified. For hogs, fences must be buried at least 1' underground to be effective. This fence is none of those. When researching the appropriate height for fences in the areas near game trails, wildlife, multiple conservation agencies including the National Resource Conservation Services and Land for Wildlife confirms a 40"-42" fence is the ideal size or no fence at all. This is likely why our previous fence is no taller than 42". However, you have repeatedly publicly stated that the previous fence was 4'. So let me do the math; that is 48", Ms. Huff. I believe you did this intentionally to minimize the size difference with replacing it with a 72" fence. You did not want to say we are increasing it by 71.43%. I believe this was an intentional act to deceive the public regarding the fence height increase. I also believe that you do not care or did not care about how it would affect our wildlife. In closing, I urge the Board to take the immediate action to rectify all of these oversights to ensure that our community's wildlife safety is paramount. For the record, I call for a thorough review of the contract compliance record, automobile insurance coverages, a re-assessment of our communication protocols and for greater transparency moving forward and immediate removal of this hazardous wildlife fence."

Ms. Minglay read posts from Stoneybrook's Facebook and Neighbors Helping Neighbors websites regarding what she believes constitutes Mr. Olive's questionable friendship with the fence vendor, Mr. Ziegler, and firing Mr. Olive. She thinks the community deserves a Board that prioritizes due diligence, transparency and ethical governance.

A resident stated she feels like a prisoner in her home and she cannot go in her backyard or enjoy her pool without seeing the fence. She is concerned for the wildlife and diminished property values, She submitted a written statement by her neighbor, who is a Ph.D. in Environmental Science and could not attend and asked for it to be attached to the minutes.

A resident asked to play a video of a deer crashing into a fence. Ms. Huff stated residents forwarded several wildlife videos to the Board. Mr. Pires suggested forwarding the video to Mr. Adams, the District Manager.

A resident stated that she is a long-term resident and a realtor who loves living in and representing the community but she is unhappy about the barbed-wire fence that is hurting wildlife. Deer are trying unsuccessfully to jump a 6' fence. Most of the deer are does trying to go back and forth, teaching their babies what to do. She stated she will "lose her mind" if she looks out of her window one morning and sees an injured deer stuck at the top of the fence.

THIRD ORDER OF BUSINESS**Presentation: Golf Course Management Services, Troon Golf**

Mr. Greg Leisher, Vice President of Business Development, introduced himself. Mr. Zach Vervaecke and Mr. David Evangelista introduced themselves, gave overviews of their professional backgrounds and stated they looked forward to partnering with the CDD.

Mr. Leisher stated he previously participated in the Workshop. He discussed the Troon organization, Troon's history and how Troon supports golf clubs in third-party relationships with its owners and clients. As a hospitality-centered management company focusing on golf over the last 30 years, Troon has created a suite of resources and expertise that over 600 locations around the world have chosen to partner with and utilize to meet the goals of each individual client. Of the 600 locations that Troon services, it only owns and operates six clubs, and works on behalf of the direction of its clients, which are mainly HOA and CDD Boards, resorts, municipalities, private member-owned communities. He stressed that decisions are not made unilaterally by Troon when working in concert with the on-site staff. Troon serves as a third-party manager on behalf of its clients for the strategic direction that they give. By leveraging proven best practices, Troon-managed clubs are better able to accomplish their specific goals and long-term sustainability.

Referencing slides, Mr. Leisher discussed how Troon would help the CDD implement a sustainable management platform to operate the golf club at the direction of the Board, realize

increased profitability, improve guest experience, maximize revenue and fiscal responsibility from an expense standpoint.

Mr. Evangelista stated, in his 25 years in the golf business, marketing has changed to golf course professionals being expected to become content creators, web experts and understand search engine optimization. Troon's Marketing Team is able to provide consistent brand messaging through marketing tools such as Meta, Google ads, email etc. He discussed the benefit of Troon's Revenue Management Team, whose main function is to analyze data and coordinate with golf course staff. Ultimately, the CDD is in control and sets the price floor.

Mr. Leisher responded to questions about how many of Troon's clients are public golf courses based only on revenue from the golf course, not from residents; how many private golf courses Troon manages; golf course renovation support and consulting, Troon's management fees, financial projections, coordination with golf course staff and scope of services.

The differences between public and private golf courses, if Stoneybrook will eventually become a private course, governing rules and Troon's proposed terms, were discussed.

- **Consideration of Proposal**

Ms. Huff stated the Board has to examine all the information provided and might need another workshop before making a decision. Staff will email Troon about the next steps.

The meeting recessed and reconvened.

FOURTH ORDER OF BUSINESS**District Engineer Staff Report: Johnson Engineering, Inc.**

Mr. Zordan reported the following:

- A meeting with the South Florida Water Management District (SFWMD) regarding Hole #13 will be held on August 26, 2025. Mr. Zordan will forward invites to the Board.
- Lee County is planning a flood control project adjacent to the highway on I-75 and will likely need to build a berm in the southwest corner of the CDD preserve. Johnson Engineering is involved in this potentially long-term project. Staff will keep the Board updated.
- The drainage issue at address #21504 will be inspected after the meeting and valley gutter replacement will proceed, if appropriate.
- Closing out punch list items related to the driveway and drainage project is underway.
- A median sign that was knocked over will be replaced. Having a triangle sign installed between Stoneybrook and Duffy's will be researched.

➤ Per the Village of Estero, an LDO is needed to install a pedestrian crosswalk at Brixham Road Loop and Stoneybrook Golf Drive.

Mr. Zordan suggested the crosswalk be a separate project. It takes time to prepare a design, survey and plan for submission. The east corner for the ADA ramp will be an issue.

Ms. Huff stated Mr. Zordan can do the required work as a separate project.

▪ **Board Member Reports – Phil Olive**

This item, previously Item 6B, was presented out of order.

• **Replacement of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course**

Mr. Pires stated the letter dated July 21, 2025 is a combination public records request and Mr. Adams will be responding, as the custodian of the District's records. There is a demand that the District immediately remove the fence and, since there is a threat of litigation by the Freeman's attorney, it would be best to limit discussions on this matter.

Mr. Olive stated the fence has been paused until further instruction from the District Manager. Regarding debris in the preserve, the Department of Environmental Protection (DEP) advised that the fencing materials discarded in the preserve should be left as is.

Mr. Brady stated he was originally against the 6' fence but changed his mind due to security concerns and residents disposing of waste in the preserves. However, he now feels that the Board made a mistake in approving the 6' fence. He addressed changing the fence height, the fence vendor not being fully vetted, crews not being in uniform and emails he received about preserve debris and wastes. He motioned to replace the 6' fence with a 4' fence.

Ms. Huff stated the Board has discussed the fence project for over a year and it was not until the fence was erected that most of the residents in attendance opted to come to the meeting to argue about it. She voiced her disappointment in the community, as a whole, and thinks the disrespect shown towards the Board over this issue is inappropriate. Although she agrees with removing the fence behind homes along the fence line, she is against removing all of the 6' fence as it is part of the landscaping and part of the bond that everyone is paying for.

• **Discussion: Change Order Price to Reduce Fence Height in Certain Locations to Four (4) Feet**

Discussion ensued regarding keeping the 6' fence in certain areas, fence modification costs, why the fence prongs were up, tension wire, hog damage concerns, environmental

issues, Windham residents who want the 6' fence, sealed bidding criteria and if the Board should have made sure that the vendor was licensed and insured prior to voting.

Ms. Huff asked for the number of linear footage behind the homes and for the vendor's cost to measure behind homes, remove the fence, purchase new materials, re-install the fence and the cost of the damage done to the fence by residents. In response to a question, Mr. Adams stated that all homes adjacent to the fence will have 42" high fence.

Mr. Brady amended his motion to include further direction to the contractor.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, authorizing the vendor to provide a cost estimate for graphics and installation of a 42" or 4' fence behind the homes, except adjacent to Windham, was approved.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, authorizing a change order to remove existing 6' fence adjacent to homes, except on Windham to Helmsdale, was approved.

FIFTH ORDER OF BUSINESS**Golf Course Staff Reports****A. Golf Pro**

Mr. Schulte reported the following:

- Revenues are 20% higher than last July. The rounds are the same and the driving range is doing very well.
- Staffing: The golf course is fully staffed. He previously expressed reservations about hiring residents. Mr. Pires will check the labor laws regarding hiring residents.
- The point-of-sale system is being changed from the GolfNow to the ForeUp platform. The timelines are finally established. The new system will launch on September 1, 2025.
- Board members will receive an updated agreement from GolfNow reflecting the new dates that are available to stay on the marketing program.

Mr. Schulte asked about the funding source for driving range improvements, such as the coastal canvas. Mr. Adams stated it will be on the golf course budget. Mr. Schulte proposed increasing the in-season resident rate by \$15 and increasing the resident rate from \$85 to \$99 from January through April to generate revenue.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, authorizing establishment of a cost ceiling on resident rates, was approved.

B. Golf Superintendent

Mr. Vuknic responded to questions about replacing queen palms with royal palms, sod removal and replacement with Bimini sod, Portrush pool and resurfacing and maintenance.

- Staffing: There is an opening for an Assistant Mechanic.
- The next aerification is set for July 28, 29 and 30, 2025. The golf course will be closed.
- Staff toured the property with the Architect yesterday. A new irrigation was hired and Gordy Lewis will be at the next meeting to present the plans.
- Budget: Mr. Vuknic proposed putting one-third of the salaries of the administrative assistants and both mechanics under the CDD.

Referencing a handout Mr. Vuknic reviewed employee health insurance proposals.

SIXTH ORDER OF BUSINESS

Board Member Reports

A. Phil Simonsen

- **Update: Golf Course Redo**

B. Phil Olive

- **Update: Duffy's**

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated he received emails regarding S&P financials and operation employment. Regarding V. Hage emails asking if the CDD is going to install a 10'-wide walking path from Pinewoods to the road, there is no intention of installing a multi-use path in that area, but the CDD will continue maintaining the current sidewalk. He contacted the Village regarding Aldi's disinterest in assisting with the sidewalk expansion and repairing the back road.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated June revenues were up 10% year over year, July revenues are up 17% year over year through July 18, 2025. Cash is at \$800,000 compared to \$250,000 last year.

E. Eileen Huff

- **Update: Common Grounds**
- **Update: Expenses via QuickBooks**
- **Update: Maintenance Department**

Ms. Huff stated she continues working on QuickBooks; the expenses seem to be in line and there are no issues with the maintenance department.

SEVENTH ORDER OF BUSINESS

**Update: Eric Price Enterprises, Inc.
Stoneybrook CDD Roof Inspections**

This item was tabled to the August meeting.

EIGHTH ORDER OF BUSINESS

**Discussion: CDD Owned Sidewalk on East
Side of Stoneybrook Golf Drive**

This item was discussed during the Item 6C.

▪ **Approval of June 24, 2025 Regular Meeting Minutes**

This item, previously the Tenth Order of Business was presented out of order.

The following changes were made:

Line 75: Change “deviating from the contact” to “not finalizing the contract”

Line 102: Change “Mr. Brady” to “Mr. Dalton”

Line 114 and throughout: Change “Sinto” to “Jacinto”

Line 205: Change “Dean Street” to “Dean Steel”

Line 217: Change “Torro” to “Toro”

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the June 24, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

Mr. Adams responded to questions regarding why the \$125,000 loan for the bridge is not reflected in the financials, if a down payment was previously made on the bridge in June 2024 and the “Cash over/short” line item on Page 14.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of June 24, 2025 Regular Meeting Minutes**

This item was addressed following the Eighth Order of Business.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Tony Pires, Esquire**

Mr. Pires stated that, with help from the HOA attorney and US Homes, a letter to Mary Gibbs was drafted and sent regarding Lancaster Run not pursuing the issue. He will follow up with her and provide an update at the next meeting. A memorandum was prepared related to hold harmless indemnification and a Guarantee Agreement for Jacinto to remove the concrete.

B. District Manager: Wrathell, Hunt and Associates, LLC**I. Irrigation Reports**

- a. High Irrigation Users**
- b. Irrigation Disconnect**

These items were included for informational purposes.

II. 1,680 Registered Voters in District as of April 15, 2025**III. UPCOMING MEETINGS**

- **August 26, 2025 at 6:00 PM [Adoption of FY2026 Budget]**
- **September 23, 2025 at 9:00 AM**
- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Brady stated the website does not have the CDD's email address. He asked about Mr. Simonsen's resignation letter.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the meeting adjourned at 12:19 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair

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