

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on September 23, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

Eileen Huff
Chris Brady
Adam Dalton
Phil Olive

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Tony Pires
Rob Caves
Mark Zordan
Kyle Schulte
John Vuknic
Nick Forest
Tom Syroczyński
Michelle Linglet
Chris Larson
Other residents

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Master Association Attorney
District Engineer
Head Golf Pro
Golf Superintendent
EZ-GO
Supervisor-Appointee
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m.

Supervisors Huff, Brady, Dalton and Olive were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

Ms. Huff explained the protocols for public comment.

Resident Michelle Linglet asked why Mr. Olive initially chose to do business on behalf of Stoneybrook with Fore Fence and Gate LLC and why the Board decided to use a professional service contract over a construction agreement, since a fence is considered a construction project. She questioned the logic behind hiring a company that, she feels, was not established, had no verifiable business reputation or a website at the time and no phone number listed in the white pages or online. She discussed issues with the contract, what she believes is the CDD's inadequate response to her public records request, the previous fence height and the preserves being classified as wetlands, which typically require deeper depths for fences. She stated that as a concerned member of the community, it does not make sense, to her, that the Board did not engage an Engineer and paid over \$250,000 for a fence that she thinks is not properly permitted and will not last. She stated the community would like an explanation.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; Term Expires November 2028

A. Candidates

I. Christopher M. Larson

Mr. Larson introduced himself and stated that he has been an active listener and engaged resident since moving into the CDD a few years ago. He discussed his background in business, contracting, sales, participation in HOA and CDD meetings, and his role advocating for the hiring of Mr. Shulzy as Stoneybrook's Golf Professional. If appointed to fill the vacant Board seat, he would bring value to the community because he is an avid golfer, has several good ideas and could provide valuable input to the course renovation project.

Mr. Larson responded to questions regarding his professional experience as a remote regional Estimator for North Carolina, how long he has lived in Stoneybrook, what he feels are the three top golf course renovation issues to be addressed and how he feels about the increase in the resident and non-resident rates.

II. Thomas E. Syroczyński

Mr. Syroczyński introduced himself, stated he is a full-time resident and that he would like to contribute to the success of the CDD and to the increase in property values. He discussed

his business background as an owner and manager of a supermarket, great understanding of contracts, government regulations, budgets and financials, and his experience serving on various local Boards, Committees and golf leagues. He voiced his opinion regarding resident versus non-resident rates.

Mr. Syroczyński responded to questions regarding what can be improved upon with the golf course renovation and the irrigation issues on Hole #18.

Ms. Huff stated both candidates are well-qualified to serve on the Board and she wished there were two vacant seats but, since there is only one, she nominated Mr. Syroczyński to fill Seat 1.

Mr. Dalton stated he liked the fact that, although Mr. Syroczyński lost his re-election bid for a Board seat last November, he stayed involved in the golf course renovation committee, and, he thinks, Mr. Larson brings a new perspective and urged him to become an active member of the golf course renovation committee.

No other nominations were made.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the appointment of Thomas Syroczyński to fill Seat 1, was approved.

Asked if he would like to be a resident participant on the Golf Course Renovation Committee, Mr. Larson replied affirmatively. Ms. Huff suggested that Mr. Larson follow up with Mr. Shulte and Mr. Vuknic for more information.

B. Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Thomas Syroczyński. Mr. Syroczyński is familiar with the following:

- I. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- II. Membership, Obligations and Responsibilities**
- III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2025-07. Mr. Dalton nominated the following slate:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary
Thomas E. Syroczyński	Assistant Secretary

The Resolution removes the following from the Board:

Philip Simonsen	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Resolution 2025-07, Electing, as nominated, and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc. (JEI)

- **Update/Consideration of Revised Engineer's Report for the 2022 Project (under separate cover)**

Mr. Zordan reported the following:

- The ornamental median sign post and the driveway and drainage projects are completed.
- The only punchlist item remaining is sod application of a damaged area. The invoice is being held until the sodding is complete. Once completed, the project will be closed out for the

balance of the change order for quantities and a copy of the invoice will be presented at the next meeting.

The Board consensus was to have Operations staff install the sod and ask the vendor for a credit. Mr. Zordan will contact the vendor after the meeting.

➤ Work with Ms. Huff and Mr. Schulte on purchasing a driveway entrance sign from “Signarama” in Naples is underway. The vendor is working on a price for the monumental sign including logos from the golf club and Duffy’s. An invoice will be presented at the next meeting. Mr. Zordan will contact the Village of Estero to see if an LDO is needed to have the sign installed.

Discussion ensued regarding the sign, if Duffy’s Management approves of its logo being included, and if future logo changes can be made to the sign.

➤ Surveying for the pedestrian crossing at Brixham Run commences and will be followed by the design process. A design sample might be presented at the next meeting.

➤ Staff is working on a proposal for the Environmental Resource Permit (ERP) for the repairs to Holes #10, #13 and #18 on the golf course.

Discussion ensued regarding how the repairs to Holes #10, #13 and #18 will impact the golf course renovation project, estimated costs of the project, the lifespan of the golf course renovations, a 30-year bond issue, revenue bonds and having JEI manage the golf course renovation project.

Mr. Zordan will present a list of the projects.

Ms. Huff asked Mr. Larson to share his contact information with Mr. Zordan.

A resident stated he has been attending meetings sporadically and it seems, to him, as though the Board is constantly discussing bond issuances for projects and is only concerned about the golf course when there are CDD residents who do not play golf. He noted the tree removals in front of the community and the fence project and stated that bonds are costly and, he thinks, it is unfair that homeowners will have to pay for them. Ms. Huff stated, at this point, the homeowners are only paying for a 2014 bond for the landscaping, the road work and the Duffy’s property, which will be settled in 2027. The golf course renovation bond that is being discussed would be a revenue bond that would be paid by the golf course; homeowners would not be responsible for that.

Mr. Zordan stated the next update is about Landcaster Run, which involves Mr. Pires.

Mr. Pires introduced Mr. Robert Caves, Counsel for the Master Association, who is attending via telephone. He distributed two handouts and stated that Mr. Haines and Mr. Zordan are working on compiling the recorded documents, condo plats, condo declarations and the letter that was sent by Ms. Gibbs of the Village of Estero, approving the transfer of the paved areas to the CDD from US Homes, along with the exhibit for the pool area and parking area. They created a particular graphic, outlining green, orange and purple areas; the orange goes from US Homes to the Master Association, the green goes to the CDD and the purple areas are called orphaned or remnant parcels, which were not within the scope of what the CDD is planning on taking, but are there nonetheless. Staff wanted to make sure that the carports and parking areas were excluded. Mr. Dalton stated this is exactly what residents asked the CDD and HOA to do.

Discussion ensued regarding the purple areas being unassigned and unclaimed by US Homes, the current CDD maintenance of the orange and purple areas, road maintenance by the CDD, which entity owns the pool, if the purple areas could be part of the condominiums, if the purple areas have carports, parking spaces in front of the building being within the legal description of the condominium property of each of the condos, the landscaping, a land swap and Counsel working together to obtain a title report.

Mr. Pires asked for Board direction to have Johnson Engineering prepare a survey of the green and orange areas, and to prepare the sketch and legal descriptions for all the green areas to go to the CDD and the orange bound areas to go to the Master. He will continue working with Mr. Caves regarding having the Master Association take ownership and maintenance of the purple areas.

Mr. Caves left the call.

Mr. Zordan recapped a recent conversation with Mr. Dalton about the driveway; establishing long-range plans for the stormwater management system, including pipe cleaning and video inspection of the system; the irrigation system; preserve management; landscaping within the CDD Right-of-Way (ROW) signs, pavement markings, fencing and other infrastructure.

SIXTH ORDER OF BUSINESS**Golf Course Staff Reports****A. Golf Superintendent**

Mr. Vuknic provided updates on the most recent aerification of the golf course; stump-grinding; bridge work at Holes #13 and #15; common ground projects, including pine straw and mulch applications; flower installations; tree-trimming; Duffy's projects; sod application; a minor fire in the center median; and a current irrigation audit.

Referencing handouts, Mr. Vuknic presented a \$16,740 quote from Above and Beyond to maintain and paint a wall on Braxfield.

Discussion ensued regarding the scope of work, wall size, how the project would impact homeowners in the area, the ROW, the easement, the preserves, involving JEI, obtaining other estimates, employee insurance and recent open enrollment.

B. Golf Pro

Mr. Schulte reported the following:

- Current point of sale revenue is \$115,000; up from \$74,000 in 2024.
- Staffing: Mr. Schulte stated that his First Assistant, Tyler, is considering an offer from another golf club and asked about presenting a counter-offer of a salary of \$72,000 as Tyler is an exceptional golf professional and well-qualified for the salary increase.

Discussion ensued regarding Tyler's work ethic, professional salary levels, overtime and making the position salaried.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, authorizing a salary adjustment for Tyler to \$70,000 with a \$2,000 bonus, and a salary increase to \$72,000 once there is a next level increase in credentials, was approved.

- Referencing a handout, Mr. Schulte presented golf cart lease options from EZ GO and Club Car for 87 golf carts. He urged Board Members to view a Club Car demo, that is currently on the premises, before voting on this item. He introduced Nick from EZ GO.

Mr. Nick Forest discussed the EZ GO cart features, such as automatic brakes, seats, GPS, speakers, warranties and service.

Discussion ensued regarding the two cart options, costs, market share and financing.

The meeting recessed and reconvened.

Discussion continued regarding the Club Car demo, the EZ GO product with GPS feature, certified fleet, whether to approve the 48-month or 60-month options from the vendors, price differential between the vendors and the EZ GO brake warranty.

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

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the EZ GO 48-month golf cart lease option, was approved (4-1 Dalton).

Mr. Schulte will forward the contract to Mr. Pires and Mr. Adams for final review.

Mr. Schulte discussed a rendering of an awning and stated he does not want the CDD to invest in any Duffy's upgrades that are not substantial and permanent. He will obtain and present estimates at the next meeting and continue working with Mr. Zordan on this matter.

SEVENTH ORDER OF BUSINESS

Board Member Reports

A. Update: Golf Course Redo

Mr. Vuknic stated he has been in contact with Gordy Lewis regarding the redo and recently discussed the tree replacement, doing an LDO with the Village of Estero, the clearance process and tree per lake bank ratio. Mr. Lewis will give a presentation at the October meeting.

B. Phil Olive

- **Update: Duffy's**

Mr. Olive stated Duffy's Management is pleased with the parking lot renovations.

Discussion ensued regarding a permanent structure on the Duffy's patio, maintaining the fence around the putting green and the landscaping near the Duffy's parking lot.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated, other than the requests for information that Mr. Adams will likely address, there was nothing to report.

Mr. Brady left the call.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton referenced the Unaudited Financial Statements through August 31, 2025 and stated revenues year-to-date for the golf course are up 14%. The bank account shows balances are up 32%. Profitability for the golf course is over \$500,000 and is in a very healthy spot.

E. Eileen Huff

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

Ms. Huff stated the common ground update was previously provided by Mr. Vuknic. The QuickBooks expenses are satisfactory. The maintenance department is doing fine. Leslie is back and everything is running smoothly.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

Discussion ensued regarding if the Amortization Schedules for the two golf course bonds can be included in the financials, where to book a recent irrigation repairs invoice, if the "Capital projects fund series 2022-1" line item can be removed from the Balance Sheet, the "Cash over/short" line item on Page 14 and the "Green fees + gps" and "Public green fees – TT" line items on Page 15.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.
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NINTH ORDER OF BUSINESS

Approval of August 26, 2025 Public Hearing and Regular Meeting Minutes

Asked about the meeting time, Mr. Adams stated the idea is to have certain meetings during season and the two primary budget meetings in the evenings to accommodate residents who work.

The following changes were made:

Line 32: Change "Ms. Dalton" to "Mr. Dalton"

Line 155: Change "Haynes" to "Haines"

Line 215: Change “by a resident” to “from a resident”

Line 278: Change “litigation” to “letter”

Lines 359, 360 and 367: Change “Zavals” to “Zavalas”

Line 407: Change “Mr. Brady” to “Mr. Dalton”

Line 429: Change “Ms. Davies” to “Mr. Davies”

Line 433: Change “Ms. Linglet” to “Ms. Freeman”

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the August 26, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

I. Memorandum Regarding Recommendations from Retained Counsel as to District Actions Regarding Pending Hurricane Ian Claim(s)

Mr. Pires presented/reviewed a document regarding recommendations from Retained Counsel as to District Actions related to the pending Hurricane Ian claim(s).

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, authorizing retained Counsel to submit additional evidence to the District’s insurance company, based upon the estimates from Mr. Koval, authorizing retained Counsel to proceed, were approved.

Mr. Pires distributed a draft of the CDD’s Purchasing Policies and asked that a revision of the policies be included as a discussion item on the next agenda.

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. NEXT MEETING DATE: October 28, 2025 at 9:00 AM

Mr. Adams reported the following:

- The Engineer's Report is being revised to include Lancaster Run, as a future project, and the fence along the conservation area. It will be presented at the October meeting.
- Additional information from Fore Fence & Gates LLC was requested. Copies of the notice of commencement from the Village of Estero and an email inquiry from Fore Fence to the Village regarding clarifying whether an LDO will be required for the fence were provided. The response was that, since this is a replacement, an LDO is not required. The vendor provided a Worker's Compensation document based on an investigation that was commenced at the request of a member of the public. Essentially, all the necessary records were presented and were cleared.

Asked if the fence project is still on hold, Mr. Adams replied affirmatively.

Ms. Huff stated there is a venue conflict for the November meeting.

The November meeting will be changed from November 18, 2025 at 9:00 a.m. to November 24, 2025 at 9:00 a.m.

In response to Ms. Linglet's question, Mr. Adams stated there was no information about any additional subcontractors. Ms. Linglet stated a company called RFC was used. Mr. Pires would follow up.

Asked why he selected Mr. Ziegler's company for the fence project, Mr. Olive stated he was tasked with obtaining other bids and he secured bids from Parker Fence, Smith Fence and Mr. Ziegler, and presented all three bids to the Board. He contended that it is the District Manager's job to vet contractors. Ms. Huff stated the Board is working on firming up a plan to have contracts and subcontracts verified and handled in a more efficient manner.

○ **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' request.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the meeting adjourned at 12:32 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair