

Stoneybrook Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889
<https://stoneybrookcdd.net/>

October 21, 2025

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

NOTE: Meeting Time

NOTE: 4-Minute Speaker Limit; 30-Minute Topic

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on October 28, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*4 Minutes*)
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates (*to potentially be provided under separate cover*)
 - A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
4. Presentation of Golf Course Renovations Project (*Gordi Lewis*)
 - A. Consideration of Johnson Engineering, Inc. Professional Services Supplemental Agreement [Golf Course Renovation Permitting]
5. District Engineer Staff Report: *Johnson Engineering, Inc.*
 - A. Consideration of Lancaster Run Turnover Surveying Services Proposals
 - Base Map
 - Boundary Survey – Option 1
 - Boundary Survey – Option 2
6. Consideration of Paramount Asphalt & Sealcoating Estimate #23633 to Raise Low Sidewalk Diagonally Across from Lancaster Run
7. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro

8. Board Member Reports

- A. Update: Golf Course Redo
- B. Phil Olive
 - Update: Duffy's
- C. Chris Brady
 - Update: Email and Other Communications
- D. Adam Dalton
 - Update: Revenues
- E. Eileen Huff
 - Update: Common Grounds
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department

9. Discussion: Purchasing Policies

10. Acceptance of Unaudited Financial Statements as of September 30, 2025

11. Approval of September 23, 2025 Regular Meeting Minutes

12. Staff Reports

- A. District Counsel: *Tony Pires, Esquire*
- B. District Manager: *Wrathell, Hunt and Associates, LLC*

I. Irrigation Reports

- a. High Irrigation Users
- b. Irrigation Disconnect

II. NEXT MEETING DATE: November 24, 2025 at 9:00 AM

○ QUORUM CHECK

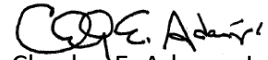
SEAT 1	THOMAS SYROCZYNSKI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CHRIS BRADY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PHIL OLIVE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ADAM DALTON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	EILEEN HUFF	☐ IN PERSON	☐ PHONE	☐ NO

13. Supervisors' Requests

14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903**