

# **STONEYBROOK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**December 9, 2025**

**BOARD OF SUPERVISORS**

## **REGULAR MEETING AGENDA**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**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/>

December 2, 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***

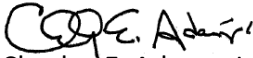
The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on December 9, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*4 Minutes*)
3. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
5. Discussion/Consideration of Patio Covers
  - A. Palette
  - B. R-Shade
6. 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
7. Consideration of Resolution 2026-03, Adopting Purchasing Policies and Procedures; Providing for Monetary Thresholds; and Providing for an Effective Date; Providing for Conflict
  8. Consideration/Discussion/Ratification: Performance Measures/Standards & Annual Reporting Form
    - A. October 1, 2024 - September 30, 2025 [Posted]
    - B. October 1, 2025 - September 30, 2026
  9. 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: January 27, 2026 at 9:00 AM
        - QUORUM CHECK
  10. Supervisors' Requests
  11. Adjournment

SEAT 1	THOMAS SYROCZYNSKI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ADAM DALTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	EILEEN HUFF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**



November 26, 2025

**Wood Pavilion**

Size 60' x 40'

150-person capacity

Estimated Cost \$195,375



**Metal Pavilion**

Size 60' x 40'

150-person capacity

Estimated Cost \$175,300





**Tensile Canopy**

Size 60' x 40' (Varies)

150-person capacity

Estimated Cost \$125,900 - \$150,900

*Segmented Tensile*



*Monolithic Tensile (32' x 32' /64-person capacity shown)*





**Parasol Umbrella**

Size 16.5' x 14.5' (Varies)

15-person capacity EA

Estimated Cost \$15,000 EA

*Center Mast*



*Cantilever Mast*



**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**





DESIGN SHEET

# R-SHADE™

PREMIUM INSULATED PATIO COVER







**01** Technical Specs

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**02** Warranty

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**03** Color Chart

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**04** Lighting

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**05** Sensors







# TECHNICAL SPECS



maximum height under beam  
post sizes: 141" or 177"

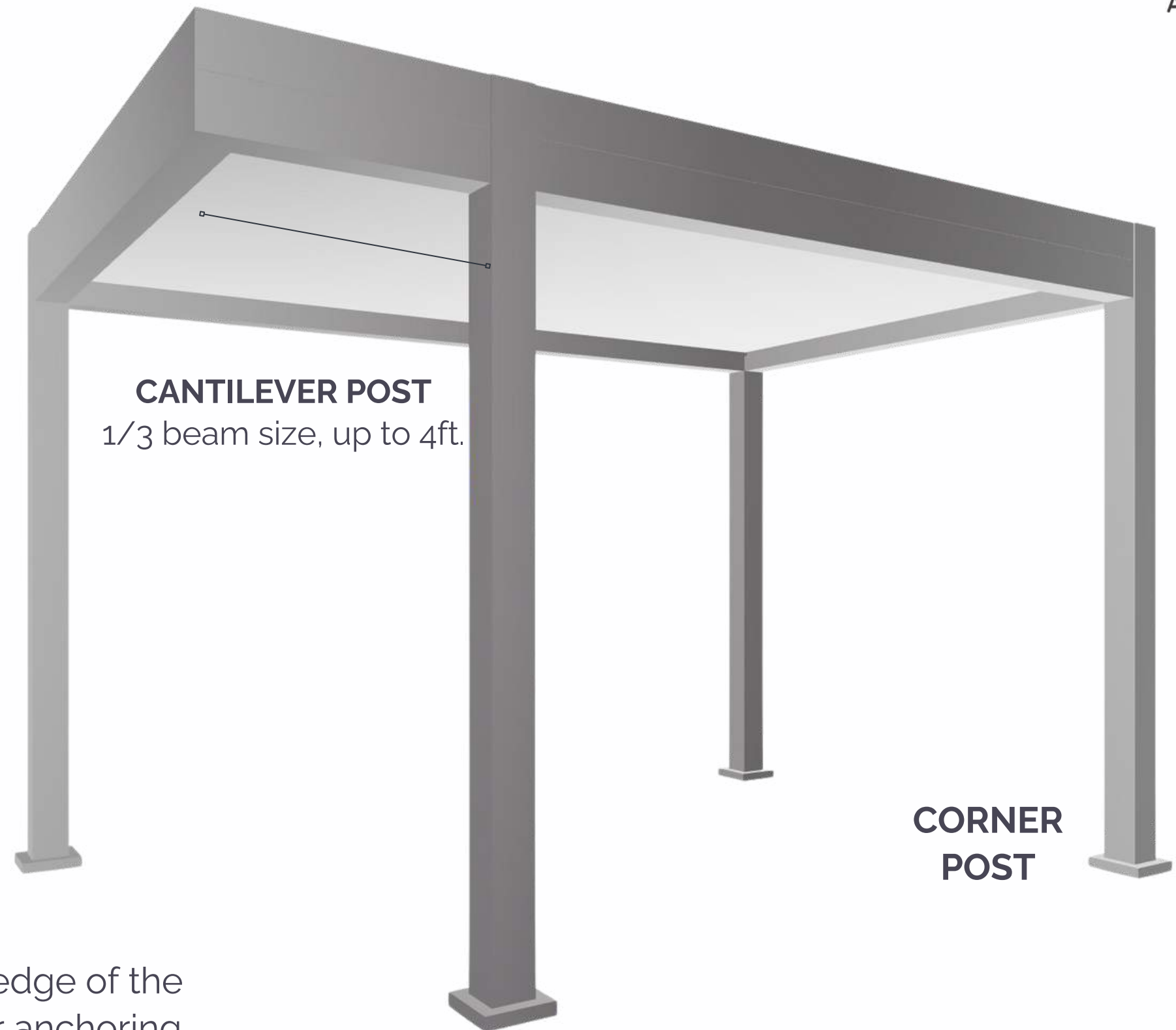
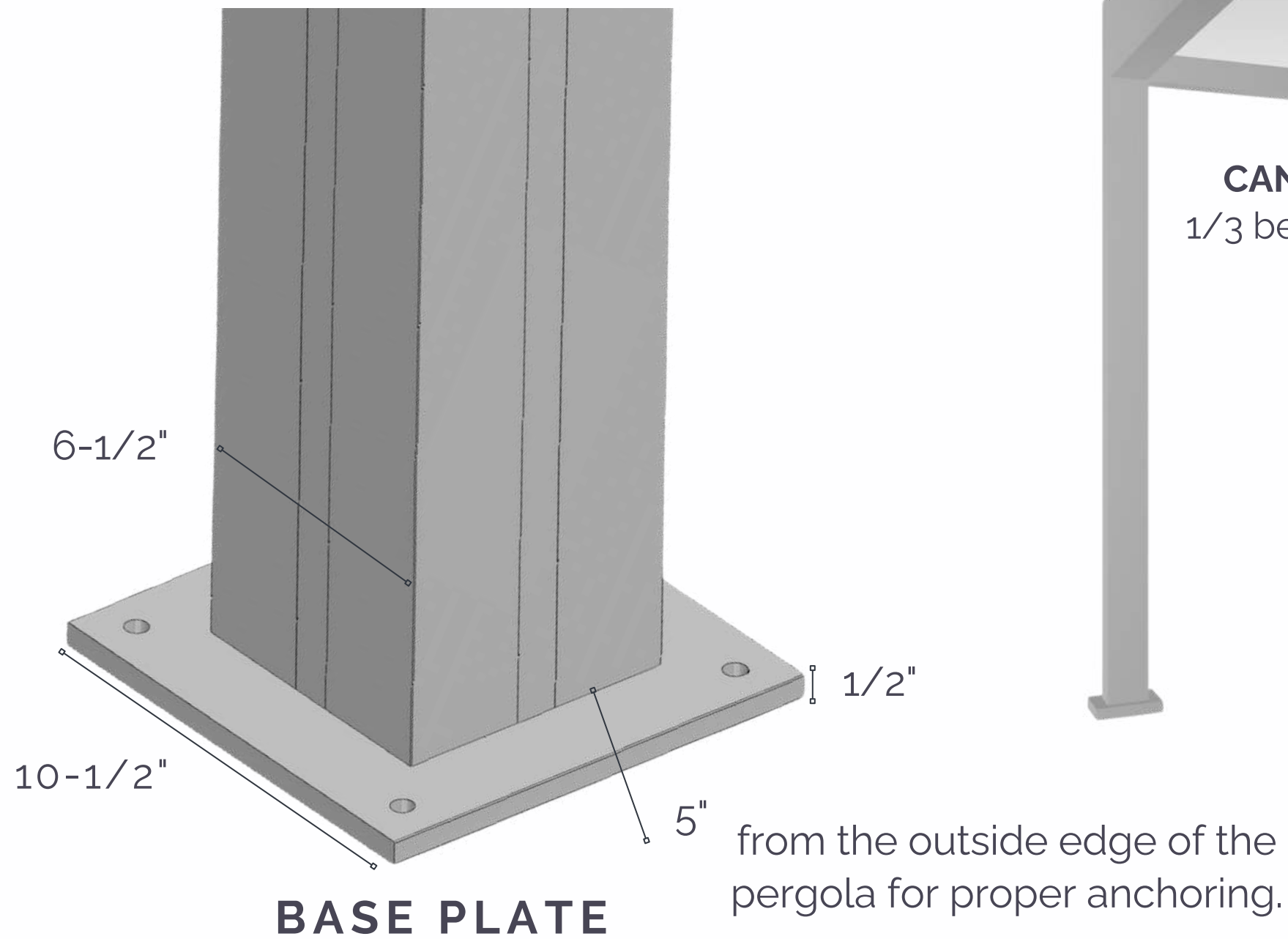
4" above for maintenance

14" x 5 11/16"  
double beam + gutter

Recommended  
clearance for fire  
pits or fans is 10"

22'10" x 22'10"  
largest single zone

# TECHNICAL SPECS





# TECHNICAL SPECS



## 2 TYPES OF DRAINAGE

- PVC pipes installed below ground;
- Scuppers placed either in the post or along the gutter.



**1/8" pitch** toward the drainage posts.

**2 scuppers** provided per zone



## FOR CANTILEVER POST

Scupper required in gutter.

# 1 TECHNICAL SPECS



## STANDARD PANEL

WHITE OR BRONZE

3" thick | .03" Aluminum sheet

**Accessory beam for extra support** required when length exceeds **10'** (only in areas with snow & high winds).



## UPGRADED PANEL

WOOD GRAIN OR UPGRADED WHITE

3" thick | .03" Aluminum sheet

Leak-proof lock system | No peel-and-seal

**Accessory beam for extra support** required when length exceeds **15'** (only in areas with snow & high winds).

# 1 TECHNICAL SPECS

→ weight is in pounds,  
frame only.  
→ add 43 pounds per post



LENGTH	WIDTH (LOUVERS)							
ft	8'	9'	10'	11'	12'	13'	14'	15'
8'	235 lbs	503 lbs	520 lbs	566 lbs	583 lbs	626 lbs	697 lbs	696 lbs
9'	246 lbs	569 lbs	587 lbs	640 lbs	658 lbs	708 lbs	785 lbs	785 lbs
10'	268 lbs	612 lbs	629 lbs	687 lbs	704 lbs	759 lbs	838 lbs	838 lbs
11'	272 lbs	660 lbs	678 lbs	743 lbs	761 lbs	823 lbs	908 lbs	909 lbs
12'	289 lbs	711 lbs	729 lbs	798 lbs	815 lbs	882 lbs	971 lbs	970 lbs
13'	293 lbs	778 lbs	796 lbs	873 lbs	891 lbs	965 lbs	1,060 lbs	1,060 lbs
14'	330 lbs	839 lbs	857 lbs	939 lbs	956 lbs	1,034 lbs	1,132 lbs	1,132 lbs
15'	338 lbs	887 lbs	918 lbs	995 lbs	1,013 lbs	1,098 lbs	1,202 lbs	1,202 lbs
16'	338 lbs	911 lbs	905 lbs	1,023 lbs	1,041 lbs	1,130 lbs	1,238 lbs	1,238 lbs
17'	375 lbs	997 lbs	1,015 lbs	1,117 lbs	1,134 lbs	1,231 lbs	1,345 lbs	1,345 lbs
18'	282 lbs	1,021 lbs	1,039 lbs	1,145 lbs	1,162 lbs	1,263 lbs	1,380 lbs	1,380 lbs
19'	382 lbs	1,069 lbs	1,087 lbs	1,201 lbs	1,219 lbs	1,327 lbs	1,450 lbs	1,450 lbs
20'	418 lbs	1,129 lbs	1,147 lbs	1,265 lbs	1,283 lbs	1,395 lbs	1,521 lbs	1,521 lbs
21'	425 lbs	1,177 lbs	1,195 lbs	1,322 lbs	1,339 lbs	1,460 lbs	1,591 lbs	1,591 lbs
22'10"	426 lbs	1,249 lbs	1,267 lbs	1,406 lbs	1,424 lbs	1,556 lbs	1,697 lbs	1,697 lbs



# 2 WARRANTY



**10 years:** against delamination, peeling, cracking, crazing, or blistering

**3 years:** electronic & electrical components

**15 years:** standard color powdercoat  
**10 years:** custom color powdercoat

**15 years:** aluminum structural components



# COLOR CHART FRAME

WHITE MAT SMOOTH

SIGNAL WHITE

RAL 9003

AKZONOBEL – YA279QF  
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



DESIGN SHEET - R-SHADE™





# COLOR CHART FRAME

**BRONZE / DARK GRAY  
TEXTURED**

**GRIS 2900 SABLE**

AKZONOBEL – Y2348QF  
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



DESIGN SHEET - R-SHADE™





# COLOR CHART FRAME

**BLACK TEXTURED**

**EQUINOX BLACK**

AKZONOBEL – YN325QF  
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



DESIGN SHEET - R-SHADE™





# COLOR CHART FRAME

CUSTOM COLOR

AKZONOBEL COLOR CHART

5 to 12 weeks lead time



DESIGN SHEET - R-SHADE™





# COLOR CHART PANELS



Standard White/White



Premium White/White  
(extra cost)



Bronze/White



Wood Grain Finish  
(extra cost)



# LIGHTING



## RECESSED LIGHTS

Accessory beam only

DIRECT LIGHTING 4W - 24V - 320 lm

Recommended - 2.5ft intervals, 1ft from frame

**Beware of the potential strobing effect when a fan is on.**



## LED RAMPS

Frame and/or Accessory Beam

DIRECT LIGHTING 12W - 24V - 630 lm

Recommended - 3ft intervals, 1ft from frame



## LED STRIPS

Frame only

ACCENT LIGHTING 4.5W/ft - 24V - 730 lm

Either on length, width, or the entire frame.

# 4 LIGHTING

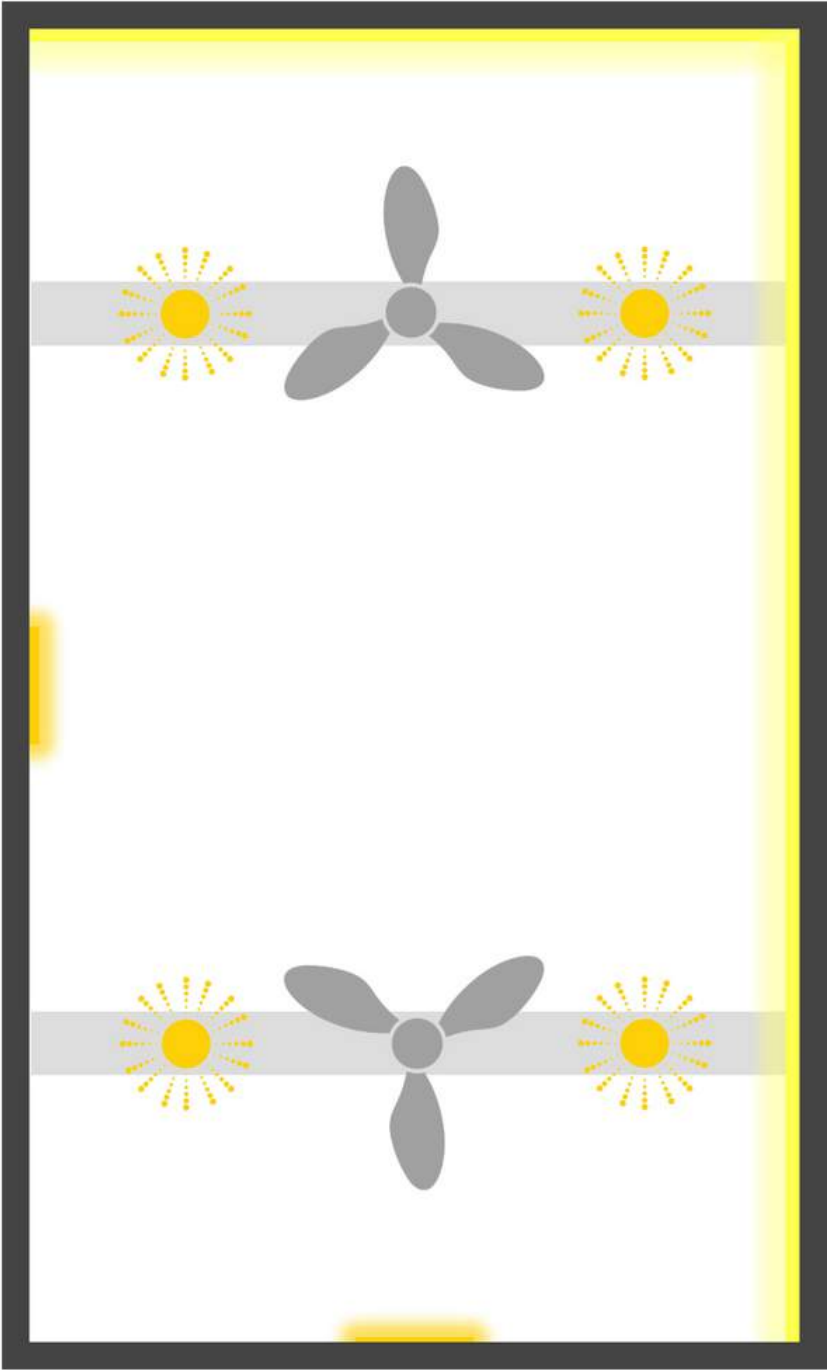


2700K & dimmable  
**controllable with Azenco  
Remote & App Control**

**LIGHT CONTROL BOX (OPTIONAL)**  
20 AMP NEEDED OUTLET

# OF CHANNELS	5 channels		
LIGHTING OPTIONS	Recessed Light	LED Ramp	LED Strip
MAX PER CHANNEL	6	4	1
MAX PER CONTROL BOX	30	20	5

**Remember that you can mix and match the lights across different channels to create various configurations within the limits provided.**





**azenco-outdoor.com**

(305) 306-3204

azenco@azenco-outdoor.com

725 SE 9th Ct Hialeah, FL 33010

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

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## **RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT (DISTRICT) ADOPTING PURCHASING POLICIES AND PROCEDURES; PROVIDING FOR MONETARY THRESHOLDS; AND PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CONFLICT**

**WHEREAS**, Stoneybrook Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

**WHEREAS**, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the "Board") typically meet monthly to conduct the business of the District, including authorizing the payment of routine District operating and maintenance expenses; and

**WHEREAS**, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled meetings from time to time; and

**WHEREAS**, to conduct the business of the District in an efficient manner, routine recurring, nonrecurring and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, the Board desires to establish standards delineating the authority of certain agents of the District, specifically the District Manager, or authorized designee, to enter into certain contracts or purchase orders for goods or services from outside vendors or contractors, on behalf of the District.

**WHEREAS**, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT:**

**Section I.**

The Board hereby adopts the attached “Purchasing Policies and Procedures” dated December 9, 2025 (the “Purchasing Policy”) attached hereto and made a part hereof as **Exhibit “A”**.

**Section II.**

The Board hereby authorizes the payment of valid and proper invoices relating to expenses which comply with the Purchasing Policy and meet the following requirements:

1. The invoice must be pursuant to an existing valid contract, purchase order or agreement.
2. The payment of any such invoice shall be in conformance with the contract terms and shall not exceed the amount specified for payment in such existing valid contract, purchase order or agreement or in the specific authorization of the Board of Supervisors.
3. The total amount paid under such contract, purchase order or agreement or specific authorization by the Board of Supervisors, including the current invoice, must be equal to or less than the amount specified in the contract, purchase order or agreement or in the specific authorization of the Board of Supervisors.
4. The total amount paid under such contract or agreement, or specific authorization by the Board of Supervisors, including the current invoice must not exceed the annual budgeted amount for the line item from which the expenditure will be paid.

**Section III.**

This Resolution shall become effective immediately upon its adoption.

**Section IV.**

All prior resolutions concerning Purchasing Policy in conflict herewith are repealed to the extent of any conflict.

**PASSED AND ADOPTED THIS 9TH DAY OF DECEMBER, 2025.**

**ATTEST:**

**STONEYBROOK COMMUNITY DEVELOPMENT  
DISTRICT**

**BY: \_\_\_\_\_**  
**Secretary/Assistant Secretary**

**BY: \_\_\_\_\_**  
**Chair/ Vice Chair, Board of Supervisors**

## Exhibit A



**Purchasing Policies and Procedures.**

- 1) **Purchasing Policy.** The District shall conduct its purchasing activities in accordance with this Rule and any purchasing policy adopted to implement this Rule, adopted by Board resolution, which complies with all applicable state, local, and federal laws.
- 2) **Approved Thresholds.** The Board of Supervisors shall approve formal contracts in excess of the budgeted amount or in excess of \$50,000 having a binding effect upon the District, and delegates to the District Manager or designees, the authority to approve contracts or agreements and amendments, extensions, and renewals of such contracts or agreements, including change orders, work orders, and other ancillary documents, providing the total amount of District expenditure for any such contract or agreement does not exceed \$50,000 unless otherwise specified by action of the Board of Supervisors.

The \$50,000 limitation set forth above shall be determined by the following:

- a. the per fiscal year dollar total expenditure for term contracts,
- b. the per fiscal year dollar expenditure for fixed-fee agreements,
- c. the per fiscal year dollar expenditure for lease agreements,
- d. the total dollar expenditure included in the contract for lump-sum or specific project agreements.

Following formal action taken by the Board of Supervisors on purchases greater than the formal competitive threshold, the Board delegates to the District Manager or designee the authority to carry out the administrative and ministerial actions necessary to effectuate the Board's action, including but not limited to the subsequent issuance of work orders or purchase orders.

A purchase shall not be artificially divided or split to qualify under this or any other section of this Rule or purchasing policy. All small purchase quotes will be obtained by the District Manager or Staff without competition by a single quote, with documentation, and generally be processed using a regular purchase order.

The District Manager should make all reasonable efforts to purchase goods and services under Board approved contracts. In the event a contract is not available or able to be utilized, Staff will procure the highest quality items or services at the least expense to the District, the District Manager will seek the best value for the purchase.

The District Manager may, for strategic purchasing reasons, direct all purchases of a specific nature (for example, office supplies or industrial supplies) to one or more specific vendors regardless of the individual or aggregate purchasing volume.

Informal Competition (Purchases in excess of \$50,000) Request for Quote (RFQ)

Three (3) written quotes will be sought by the District Manager or Staff for purchases exceeding \$50,000. The District Manager will seek the lowest quote obtained (based on quote identified unit or total price), from the responsive (submits all information requested, agrees to meet timeline, terms, and conditions, etc.) and responsible (has references that check, current licenses, certifications, demonstrated years of experience with equipment and staff to perform the work, etc.) bidder. All written quotes will only be valid for at least thirty (30) days prior to issuance of a Purchase Order.

Where the District Manager is unsuccessful in securing three (3) comparable quotes, it may be determined by the Board that a good faith effort was conducted, and an award may be made with fewer than three (3) quotes. The Board may recommend that additional sourcing and soliciting are required by either the District Manager or Staff.

A purchase shall not be artificially divided or split to qualify under this or any other section of this Rule or purchasing policy. The District Manager should make all reasonable efforts to purchase goods and services under Board approved contracts. In the event a contract is not available, or the District Manager demonstrates that the price under contract exceeds the price on a non-contract, the District Manager will procure the highest quality items or services at the least expense to the District.

The District Manager or Staff requesting quotes are to conduct themselves in a fair and equitable fashion by providing the same information, under the same conditions, to all vendors in a fair and open competitive process. The District Manager must advertise for a minimum of ten (10) calendar days. The District Manager should be monitoring bid submittals and as the bid due date/time approaches, if three (3) quotes are not received, the due date should be extended at least a week to promote competition.

Procurement Methods (Purchases In Excess Of Statutory Thresholds)

The Board of Supervisors has established the statutory thresholds as the District's threshold for formal competitive solicitations to include Invitation to Bid (ITB), Request for Proposal (RFP), Request for Professional Services (RPS), Invitation to Negotiate (ITN), Invitation for Qualifications (IFQ) Request For Qualifications (RFQ), ("Competitive Solicitation") administered under the supervision of the District Manager. Award of any resulting agreements or contracts shall be made by the Board except where otherwise provided for in the purchasing policy, or unless an exception is granted by the Board.

The advertising period for all formal competitive solicitation methods is the greater of thirty (30) days, or the period required by Florida law. The advertising period may be increased by the District Manager should unusual circumstances require it. All advertising will take place using advertising platforms or publications as required by Florida law and other formats as deemed necessary by the District Manager.

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8A**

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☒ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☒ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☒ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☒ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☒ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☒ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☒

Audit received November 5, 2025

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COP EA  
District Manager

Chuck Adams

Print Name

8-27-24  
Date

Eileen Huff  
Chair/Vice Chair, Board of Supervisors

Eileen Huff

Print Name

08/27/24  
Date

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8B**

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

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**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

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**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

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**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

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**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

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**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
B**



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BI**

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF**

# **REPORTS**

# **Bla**

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 12/04/2025				15.51.57	DUE 12/24/2025		PAGE 1					
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0015-03 OWEN F FEENEY W86626682	I 001	SFR IRRIGATION 21501 BELHAVEN WAY	1559840	1543560	1	16280	12.77		00000300		19430	24150	H 15701	10/28/25-11/26/25
770-0022-03 STEPHEN/PAM ELLER W22223100	I 001	SFR IRRIGATION 21516 BELHAVEN WAY	544270	515060	1	29210	43.71		00000325		34240	27150	H 15701	10/28/25-11/26/25
770-0026-01 LEONARDO MONTUFAR W86626670	I 001	SFR IRRIGATION 21523 BELHAVEN WAY	956020	935020	1	21000	23.39		00000270				H 15701	10/28/25-11/26/25
770-0029-05 DONNA MARIE GAINES W20062593	I 001	SFR IRRIGATION 21528 BELHAVEN WAY	818530	800550	1	17980	16.59		00000340		18370	21010	H 15701	10/28/25-11/26/25
770-0036-03 JEFFREY/JENNIFER GRADDY W37158911	I 001	SFR IRRIGATION 21543 BELHAVEN WAY	1031650	1009080	1	22570	26.92		00000245		21650	14690	H 15701	10/28/25-11/26/25
770-0045-01 JUDITH A. CARLSON W24001841	I 001	SFR IRRIGATION 21563 BELHAVEN WAY	53180	26790	1	26390	35.96		00000225	32	26790	1670	H 15701	10/28/25-11/26/25
770-0048-01 GARY W. MULLINS W22223105	I 001	SFR IRRIGATION 21571 BELHAVEN WAY	469070	446720	1	22350	26.42		00000215		14390	19130	H 15701	10/28/25-11/26/25
770-0049-01 STEPHEN/ANDREA KOLLASCH W86626636	I 001	SFR IRRIGATION 21573 BELHAVEN WAY	2252580	2232230	1	20350	21.92		00000210		11680	17350	H 15701	10/28/25-11/26/25
770-0053-02 ELIZABETH/RICHARD HANSON W24001827	I 001	SFR IRRIGATION 21582 BELHAVEN WAY	185280	158730	1	26550	36.40		00000400		29920		H 15701	10/28/25-11/26/25
770-0059-02 DARRIN/KRISTEN SCHMITZ W86626405	I 001	SFR IRRIGATION 21600 BELHAVEN WAY	2259630	2243890	1	15740	11.55		00000070		7080	42930	H 15701	10/28/25-11/26/25
770-0060-02 JOHN/TATIANA KIKEL W20062631	I 001	SFR IRRIGATION 21601 BELHAVEN WAY	1197050	1168040	1	29010	43.16		00000190		29590	35050	H 15701	10/28/25-11/26/25
770-0061-01 HUDSON/ELSA ROGERS W36889018	I 001	SFR IRRIGATION 21604 BELHAVEN WAY	964450	947020	1	17430	15.35		00000075		15670	21390	H 15701	10/28/25-11/26/25
770-0065-04 TRACI/PETER MACIOW W23124207	I 001	SFR IRRIGATION 21612 BELHAVEN WAY	1737800	1721920	1	15880	11.87		00000085		10	23260	H 15701	10/28/25-11/26/25
770-0075-02 GARY WHEELER W37810837	I 001	SFR IRRIGATION 21633 BELHAVEN WAY	1257310	1234100	1	23210	28.36		00000155		21690	31730	H 15701	10/28/25-11/26/25
770-0077-02 DEBRA J. WHEELER W23195520	I 001	SFR IRRIGATION 21637 BELHAVEN WAY	449830	430500	1	19330	19.63		00000150		19640	31430	H 15701	10/28/25-11/26/25
770-0106-03 NATALIE/WASYL/ROMA MIRUTENKO W21058954	I 001	SFR IRRIGATION 21550 BERWHICH RUN	661890	643310	1	18580	17.94		00000650		17020	740	H 15701	10/28/25-11/26/25
770-0130-03 GALEN WHITE W22127658	I 001	SFR IRRIGATION 21608 BERWHICH RUN	1810850	1790640	1	20210	21.61		00000710		11220	23320	H 15701	10/28/25-11/26/25
770-0150-02 NICHOLAS SCHUETZ/PATRENA BROWN W37810860	I 001	SFR IRRIGATION 21660 BERWHICH RUN	760960	738310	1	22650	27.10		00000765		3050	16380	H 15701	10/28/25-11/26/25
UB130DCL							QSYSPRT							



UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 12/04/2025				15.51.57		DUE 12/24/2025		PAGE 3					
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0329-02 MICHAEL/SUSAN COLOMBO W37158924		I 001	SFR IRRIGATION 21737 BRIXHAM RUN LOOP	1017750	998190	1	19560	20.15		00001450		20680		H 15701	10/28/25-11/26/25
770-0337-01 BERNARD THYE W24001834		I 001	SFR IRRIGATION 21768 BRIXHAM RUN LOOP	115690	8130	1	107560	275.21		00001370		8120	29940	H 15701	10/28/25-11/26/25
770-0357-01 DONALD/CHERYL MURRAY W86626506		I 001	SFR IRRIGATION 11548 CHAPLIS LANE	2454550	2434090	1	20460	22.17		00001740		20220	16660	H 15701	10/28/25-11/26/25
770-0361-02 LENIESHA FERRIGON W24001843		I 001	SFR IRRIGATION 21607 HELMSDALE RUN	165750	149420	1	16330	12.88		00001810		22120	8360	H 15701	10/28/25-11/26/25
770-0380-03 RYAN MACPHEE W24001822		I 001	SFR IRRIGATION 21680 HELMSDALE RUN	93460	73370	1	20090	21.34		00001945		12680		H 15701	10/28/25-11/26/25
770-0394-02 RODNEY NICHOLS W24001844		I 001	SFR IRRIGATION 21741 HELMSDALE RUN	168500	143880	1	24620	31.53		00001875		5920	40480	H 15701	10/28/25-11/26/25
770-0686-02 MILENA SENI W37810840		I 001	SFR IRRIGATION 21513 LANGHOLM RUN	806680	789580	1	17100	14.61		00003005		19840	15000	H 15701	10/28/25-11/26/25
770-0688-02 TIMOTHY/KIMBERLY ROBINSON W37810841		I 001	SFR IRRIGATION 21516 LANGHOLM RUN	1053380	1034560	1	18820	18.48		00002055		22680	20790	H 15701	10/28/25-11/26/25
770-0695-02 PAUL M. CARVEY W24001845		I 001	SFR IRRIGATION 21532 LANGHOLM RUN	284120	253160	1	30960	48.53		00002075		12060	37590	H 15701	10/28/25-11/26/25
770-0698-01 JOHN/KATHLEEN CULLEN W37158916		I 001	SFR IRRIGATION 11401 PEMBR0OK RUN	1629210	1596980	1	32230	52.02		00003150		1320	22860	H 15701	10/28/25-11/26/25
770-0700-03 CHRISTINA/ADAM RUUD W37810833		I 001	SFR IRRIGATION 11409 PEMBROOK RUN	871140	854840	1	16300	12.81		00003145		2080	14330	H 15701	10/28/25-11/26/25
770-0701-02 CHRISTOPHER/STACEY CAMPBELL W21058951		I 001	SFR IRRIGATION 11414 PEMBROOK RUN	464620	435010	1	29610	44.81		00003035		31980	18960	H 15701	10/28/25-11/26/25
770-0704-03 JOHN/VIRGINIA DETTERBECK W37159040		I 001	SFR IRRIGATION 11421 PEMBROOK RUN	1223020	1205970	1	17050	14.50		00003135		5870	13220	H 15701	10/28/25-11/26/25
770-0708-02 THOMAS L. PATRICCA W22223116		I 001	SFR IRRIGATION 11433 PEMBROOK RUN	353760	331340	1	22420	26.58		00003125		23330	18970	H 15701	10/28/25-11/26/25
770-0709-02 TRISHA/TIMOTHY GOFF W37810835		I 001	SFR IRRIGATION 11434 PEMBROOK RUN	1188050	1171630	1	16420	13.08		00003055		24950	49380	H 15701	10/28/25-11/26/25
770-0713-02 JEFFREY E HASSEL W24001828		I 001	SFR IRRIGATION 11446 PEMBROOK RUN	174960	155660	1	19300	19.56		00003065	31	11410		H 15701	10/28/25-11/26/25
770-0842-01 VIRGIL P./CATHERINE KUNTZ W16398834		I 001	SFR IRRIGATION 21437 SHERIDAN RUN	433060	414140	1	18920	18.71		00003245		17360	19940	H 15701	10/28/25-11/26/25
770-0843-03 FRED V./GRACE H.LEONE W37158885		I 001	SFR IRRIGATION 21438 SHERIDAN RUN	732690	715520	1	17170	14.77		00003340		4920	8870	H 15701	10/28/25-11/26/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 12/04/2025				15.51.57		DUE 12/24/2025		PAGE 4					
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0855-01 ALAN RODRIGUEZ W20062613		I 001	SFR IRRIGATION 21462 SHERIDAN RUN	1087960	1054810	1	33150	54.55		00003370		36470	23640	H 15701	10/28/25-11/26/25
770-0880-04 CHELSEA/MICHAEL GANEY W16398837		I 001	SFR IRRIGATION 11369 STRATHAM LOOP	505440	483230	1	22210	26.11		00003595		27960	30880	H 15701	10/28/25-11/26/25
770-0883-02 TIMOTHY LONDRIGAN W20062607		I 001	SFR IRRIGATION 11377 STRATHAM LOOP	923720	905000	1	18720	18.26		00003590		24180	6790	H 15701	10/28/25-11/26/25
770-0895-03 JEROME/JESSICA KING W22142754		I 001	SFR IRRIGATION 11405 STRATHAM LOOP	2348200	2269000	1	79200	183.04		00003565		27260	19960	H 15701	10/28/25-11/26/25
770-0896-02 ANTHONY/JENNIFER STOVALL W22223114		I 001	SFR IRRIGATION 11406 STRATHAM LOOP	461810	445870	1	15940	12.00		00003480		22470		H 15701	10/28/25-11/26/25
770-0906-02 ROBERT/LISA SCHOBBER W37159014		I 001	SFR IRRIGATION 11433 STRATHAM LOOP	1613820	1597000	1	16820	13.98		00003545		13570	24450	H 15701	10/28/25-11/26/25
770-0909-02 18TH TEE LLC W21383628		I 001	SFR IRRIGATION 11438 STRATHAM LOOP	2158390	2129360	1	29030	43.22		00003520		32380	24620	H 15701	10/28/25-11/26/25
770-0912-02 RICHARD/JUDITH SCHNYER W22223189		I 001	SFR IRRIGATION 11446 STRATHAM LOOP	447120	422990	1	24130	30.43		00003530		26630		H 15701	10/28/25-11/26/25
770-0915-01 JOHN/PAMELA BORRISOVE W37810868		I 001	SFR IRRIGATION 21204 WAYMOUTH RUN	391020	372340	1	18680	18.17		00003705		3230	15320	H 15701	10/28/25-11/26/25
770-0916-06 CHATOOR/OMPRAKASH SINGH W20062513		I 001	SFR IRRIGATION 21205 WAYMOUTH RUN	263790	247050	1	16740	13.80		00003690		7150	2130	H 15701	10/28/25-11/26/25
770-0927-03 KELLY S./ROBERT MORETTI W37810866		I 001	SFR IRRIGATION 21232 WAYMOUTH RUN	1161830	1145390	1	16440	13.13		00003730		19070	16100	H 15701	10/28/25-11/26/25
770-0962-04 HAROLD/BECKY BURGESS W86626444		I 001	SFR IRRIGATION 21520 WINDHAM RUN	1496300	1477410	1	18890	18.64		00004225		4690	12260	H 15701	10/28/25-11/26/25
770-0963-04 DAVID/DEBRA KURSH W86626443		I 001	SFR IRRIGATION 21521 WINDHAM RUN	2112450	2094800	1	17650	15.85		00004165		106180	16250	H 15701	10/28/25-11/26/25
770-0972-04 AUTUMN PROPERTY & MANAGEMENT W20062584		I 001	SFR IRRIGATION 21540 WINDHAM RUN	535380	515260	1	20120	21.41		00004250		14130	7870	H 15701	10/28/25-11/26/25
770-1049-01 CHERYL L GARVIE W37159065		I 001	SFR IRRIGATION 21699 WINDHAM RUN	653590	637130	1	16460	13.17		00003950		4620	9350	H 15701	10/28/25-11/26/25
770-1076-04 WILLIAM/JESSIE DRAKE W16377213		I 001	SFR IRRIGATION 11525 WOODMOUNT LANE	809490	793300	1	16190	12.56		00004535		4930	11860	H 15701	10/28/25-11/26/25
770-1104-01 JAMES/KARIN MARCHETTI W21383629		I 001	SFR IRRIGATION 11402 WORCESTER RUN	3354940	3338590	1	16350	12.92		00004545		21960	20280	H 15701	10/28/25-11/26/25
770-1105-02 JERRY/BONNIE BOLLIN W21026754		I 001	SFR IRRIGATION 11404 WORCESTER RUN	584070	565350	1	18720	18.26		00004550		12910	19900	H 15701	10/28/25-11/26/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 12/04/2025 15.51.57 DUE 12/24/2025					PAGE 5							
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1109-03 JOSEPH LETSON W21058931	I	001 SFR IRRIGATION 11412 WORCESTER RUN	1443430	1424260	1	19170	19.27		00004560		16600	58090	H 15701	10/28/25-11/26/25
770-1115-03 MELISSA MCDOUGAL/SCOTT BROWN W21058930	I	001 SFR IRRIGATION 11424 WORCESTER RUN	966200	943000	1	23200	28.34		00004575		26780	24440	H 15701	10/28/25-11/26/25
770-9001-01 STONEYBROOK VILLAS I DEPT.567 W20083177	I	002 MULTI-FAM/CONDO CONSUMPTION BILLED @ 88%	58969	58969	100	276056	201.52		00002010	32	369600	330792	H 75501	10/28/25-11/26/25
770-9010-01 VILLAS II STONEYBROOK W20083153	I	002 MULTI-FAM/CONDO MASTER PORTRUSH COMMUNITY	636720	628367	100	629464	459.51		00002015		609752	779592	H 75501	10/28/25-11/26/25
770-9015-01 PINECREST W20201072	I	003 IRRIGATION VILLA PINECREST #1	727445	712226	100	380475	484.58		00002020		543275	429525	H 75501	10/28/25-11/26/25
770-9016-01 PINECREST W20201072	I	003 IRRIGATION VILLA PINECREST #3	727445	712226	100	380475	484.58		00002025		543275	429525	H 75501	10/28/25-11/26/25
770-9017-01 PINECREST C/O TROPICAL ISLE W20201072	I	003 IRRIGATION VILLA PINECREST #2	727445	712226	100	380475	484.58		00000000		543275	429525	H 75501	10/28/25-11/26/25
770-9018-01 PINECREST C/O TROPICAL ISLE W20201072	I	003 IRRIGATION VILLA PINECREST #4	727445	712226	100	380475	484.58		00000000		543275	429525	H 75501	10/28/25-11/26/25

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

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**STONEBROOK CDD**

**FROM: ANA VIVIAN      GIRALDEZ**

**12/5/2025**

**UPDATED LIST FOR      IRRIGATION WATER DISCONNECTED**

<b>NAME</b>	<b>ADDRESS</b>	<b>METER</b>	<b>ACCT #</b>	<b>AMOUNT</b>
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,584.75
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$312.37
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$433.70
KAHN	21660 WINDHAM RUN	W37158922	770-1029-02	\$433.70
FOX	21285 BRAXFIELD LOOP	W22295301	770-0224-03	203.54 NEW
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	370.42 NEW

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

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STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2025	Regular Meeting	9:00 AM
November 24, 2025*	Regular Meeting	9:00 AM
December 9, 2025**	Regular Meeting	9:00 AM
January 27, 2026	Regular Meeting	9:00 AM
February 24, 2026	Regular Meeting	6:00 PM
March 24, 2026	Regular Meeting	9:00 AM
April 28, 2026	Regular Meeting	9:00 AM
May 26, 2026	Regular Meeting	6:00 PM
June 23, 2026	Regular Meeting	9:00 AM
July 28, 2026	Regular Meeting	9:00 AM
August 25, 2026	Regular Meeting	6:00 PM
September 22, 2026	Regular Meeting	9:00 AM

**Exception**

\* November meeting date is one (1) day earlier to accommodate Thanksgiving holiday

\*\*December meeting date is (2) weeks earlier to accommodate Christmas holiday