

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on December 9, 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	Assistant Secretary
Phil Olive	Assistant Secretary
Tom Syroczyński	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Tony Pires (via telephone)	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Chris Larson	Resident
Steve Kollash	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan distributed handouts and presented the Landcaster Run Survey, which is a colored map. He stated the exhibits were revised and, to prepare for today's meeting, he met with Mr. Haines, the Surveyor, and Mr. Pires. The group agreed on the interpretation of the changes from the previous meeting, with regard to the conveyance parcels.

Mr. Zordan reported that the scope of work has been revised and finalized and, although he does not have a prepared scope of work, the survey costs have increased to \$9,650 for all the sketches and legal descriptions, the base map survey and the Option 2 with the survey, the breakdown of the parcels, sketches and pinning everything. The revised survey must be forwarded to Pinecrest for review. He anticipates there will likely be additional changes.

Mr. Dalton stated, upon seeing Mr. Zordan's email, he posted it on Facebook for all to see and, although there were no responses, he thinks that this is what everyone wants.

Resident Chris Larson stated he reviewed the documents before the meeting and is in agreement with everything. He opined that the Board and Staff did a great job, as the Lancaster Run turnover is a very difficult process involving several entities.

Ms. Huff stated she recently conferred with Mr. Pires and he and the other two attorneys are in agreement with proceeding with the turnover and they just wanted the Board to review it and decide whether to accept or reject it.

Discussion ensued regarding forwarding the survey documents to Pinecrest for review, if the Master Association is the same as the Master Association that owns the ballpark, which entity will be responsible for maintaining the pool area, which areas are currently being maintained by the CDD, which areas will be maintained by the HOA's landscapers and how much to increase the survey budget by.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, increasing the survey budget to \$15,000, to make the revisions, was approved.

Asked how long it will take to revise the survey and proceed with deeding, Mr. Zordan stated four to five months.

Mr. Zordan stated the Cover14 patio handout was provided by Ms. Paul. He has since contacted that vendor and is awaiting a response. Additional options, such as a pavilions,

canopies and parasol umbrellas, are included in Section 5 of the agenda, including one from Azenco that can sustain 175 miles per hour winds. Staff's recommendation is to proceed with a design-build covering by a contractor, which will include the structural engineering and permitting in one package.

Discussion ensued regarding the wind sails, patio options, which option to choose, if the project can be funded with reserve funds, a cost-share Agreement for the construction costs and amendments to the Duffy's lease.

Mr. Dalton would like multiple bids for this project.

Ms. Paul will show the options in Agenda Item 5 to Duffy's Management.

Mr. Olive will work with Ms. Paul to produce a draft of a cost-share Agreement.

Per Mr. Pires, Ms. Paul will email a recap of today's discussion, with bullet points, to him and Mr. Olive.

Referencing Request for Proposals (RFP) handouts, Mr. Zordan presented the 50' pathway repair email he sent to contractors on November 20, 2025, a follow up email sent on December 1, 2025 changing the bid submittal date from December 10, 2025 at 5:00 p.m. to December 5, 2025 at 3:00 p.m., and the landscaping email sent to contractors on November 21, 2025.

Regarding the pathway repair project, Mr. Zordan stated out of ten contractors, five submitted bids. Proven Paving Contractors (Proven) is the lowest bidder at \$11,920. Ms. Huff voiced her opinion that Proven should be vetted and Paramount Asphalt & Sealcoating should be asked about their increase in price.

Discussion ensued regarding the bid summary data, pricing, exact location of the pathway repair project and the scope of work.

Regarding the landscaping project, Mr. Zordan discussed the "Bimini sod" addendum, the Contractors Bid Tracking Sheet information, the lowest bidder Sunny Grove Landscaping & Nursery (Sunny Grove) at \$85 per hour, the irrigation repair and the mainline.

The Board and Staff discussed the 2026 Landscape Project bid summary, variance in pricing of the proposals, irrigation repair costs, tree removal costs, Sunny Grove estimate,

\$88,008 GulfScapes proposal, \$93,430 Dorman bid, exact location of the area to be landscaped, whether the north side will be re-sodded and if the bid packages are public information.

Per Ms. Huff, Mr. Zordan will request a 10% discount from GulfScapes.

Mr. Zordan referenced a "Sidewalks Improvement" handout and provided updates on the diagonal crossing, revisions made including facilitating easy access to the pool from the sidewalk, the two 50' repairs from the back of the existing sidewalk going to the pool from the parking lot and removal of the illuminated signage.

Discussion ensued regarding why there are no flashing signs at the pedestrian crossing, lack of stop signs at the crossings, the pavement markings at the crosswalk and maintaining consistency of all pedestrian crossings.

Per Mr. Dalton, Mr. Zordan will perform an audit and report his findings and give a recommendation at the next meeting.

Regarding the golf course renovation proposal, Mr. Zordan stated it turns out that the Village of Estero will require a full Development Order (DO) for Holes #10, #13 and #18 instead of a Limited DO (LDO). This changes the scope of everything that must be done to support a DO application, including a full boundary survey of the golf course and tying in everything for full control. The fee for a DO is \$12,500, and the cost of the survey is approximately \$45,000. The Surveyor has commenced work on the survey. Staff is producing CAD drawings for the permitting for Holes #10, #13 and #18.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided updates on staffing, a pre-emerging on December 16, 2025, the staff Christmas party, an ongoing irrigation audit, flower installations, and color changes to the lights in the center median. Mr. Vuknic responded to questions regarding whether the Christmas bonuses were processed and if there was an irrigation rate increase from Lee County.

B. Golf Pro

Mr. Schulte reported the following:

- Staffing: The position a tenured employee will be filled by a range employee.

➤ Revenues: The November bank deposit was \$22,000, which was the same as November 2024. The December bank deposit is \$67,000, which is ahead of December 2024, which was \$177,000. The golf course is on budget.

➤ A resident accidentally drove a golf cart into the lake near Hole #1. The golf cart was subsequently removed from the water.

Mr. Dalton suggested contacting the vendor, determining the maintenance costs and working Mr. Pires to assess the person who caused the additional maintenance.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of Patio Covers

A. Palette

B. R-Shade

This item was addressed during the Third Order of Business.

SIXTH ORDER OF BUSINESS

Board Member Reports

A. Update: Golf Course Redo

Mr. Dalton referenced Handout #17 “Stoneybrook Golf Course Renovation Discussion” and stated the project has not moved quickly. He prepared the handout to facilitate a proper conversation about the renovations. He reviewed the golf course’s history; profitability; summary of audited financials; takeaways; past, present and future renovation project costs; and a golf course renovation options chart. Mr. Dalton opined that the CDD can only afford \$3 million on the renovations. He thinks the golf course is at an inflection point and changes need to be made to the business model.

Mr. Schulte discussed what neighboring public golf courses are planning to do in 2026 and beyond. He responded to questions regarding how many groups Stoneybrook has, what percentage of the tee sheet that makes up in the peak season, the group and resident rates and the number of residents that are members.

Discussion ensued regarding reducing the number of resident rounds, whether to increase the resident rate, notifying residents of a rate change, the bonds, maximizing revenue,

building reserves, paying less interest on the renovation and securing long-term viability of the golf course.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with Mr. Dalton, Ms. Huff and Mr. Brady in favor, and Mr. Olive and Mr. Syroczyński dissenting, authorizing Mr. Schulte to increase the resident rate and guest rate to the group rate for the morning hours during peak season, not to exceed the current maximum rate, was approved. (Motion passed 3-2)

B. Phil Olive

- **Update: Duffy's**

Ms. Paul distributed a handout of a spreadsheet showing the adopted 2025 budget, projected 2025 year end, her budget for 2026 compared to the CDD's budget. She stated the numbers are fairly close. Duffy's is currently paying \$8.38 per square foot for common area maintenance costs (CAM). She proposed an increase to \$12.28 per square foot for CAM. She discussed the HVAC and other minor issues in the lease.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated he received an email regarding an exhaust odor and a few inquiries about hog sightings and the fence project. Mr. Vuknic discussed the fencing around the golf course and asked the Board's permission to contact a hog trapper if there are additional sightings. The consensus was to call the hog trapper.

Asked for an update on the fence, Mr. Adams stated he is awaiting a proposal and permit adjustment for a 48" fence and a reconciliation from the fence contractor. Staff will present those items at the next meeting.

Discussion ensued regarding the 48" fence proposal, change orders and possibly engaging another contractor.

D. Adam Dalton

- **Update: Revenues**

This item was addressed in Item 4B.

E. Eileen Huff

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

Ms. Huff will review common ground expenses with Mr. Vuknic.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Adopting Purchasing Policies and Procedures; Providing for Monetary Thresholds; and Providing for an Effective Date; Providing for Conflict

Ms. Huff presented Resolution 2026-03.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Resolution 2026-03, Adopting Purchasing Policies and Procedures; Providing for Monetary Thresholds; and Providing for an Effective Date; Providing for Conflict, was adopted.

Discussion ensued regarding authorizing Mr. Vuknic to engage Dorman & Morse for the landscaping project if he is able to secure a 10% discount. Mr. Pires stated it needs to be determined that Dorman & Morse is the lowest, most responsible, most qualified bidder and then Mr. Vuknic can negotiate a lower price. Mr. Willis noted that this was not a sealed bid; therefore, the adjustments can be made, as discussed.

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, deeming Dorman & Morse the lowest, most responsible, most qualified bidder, awarding the Landscaping contract to Dorman & Morse, in the amount of \$93,430, and authorizing Mr. Vuknic to negotiate the total price, was approved.

EIGHTH ORDER OF BUSINESS

Consideration/Discussion/Ratification: Performance Measures/Standards & Annual Reporting Form

Mr. Willis presented the Goals and Objectives Reporting Performance Measures and Standards for the following fiscal years:

- A. October 1, 2024 - September 30, 2025 [Posted]**

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

There was nothing further to report.

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.

Regarding a previous question about the increase in irrigation, Mr. Willis stated a set of incremental increases from budget years 2023 through 2027 were approved by the County and there was a service charge increase by \$3.56 over that time. The average water use per single-family home was \$1.59.

II. NEXT MEETING DATE: January 27, 2026 at 9:00 AM

○ QUORUM CHECK

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Dalton asked for updates regarding a proposal for mechanical versus hand removal of invasive species and about the wall.

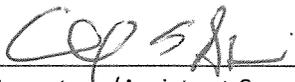
Mr. Adams stated Mr. Keys is working on the proposal and Staff is expecting a call from the County regarding the wall.

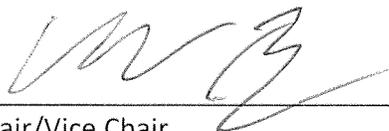
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at 11:56 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair