

# **STONEYBROOK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**January 27, 2026**

**BOARD OF SUPERVISORS**

**REGULAR MEETING  
AGENDA**

**STONEBROOK  
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/>

January 20, 2026

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 January 27, 2026 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. Continued Discussion/Consideration of Patio Covers
  - A. Palette
  - B. R-Shade
5. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
6. Consideration of Proposals to Complete Conservation Area Fencing Project
  - A. Fore Fence and Gate, LLC
  - B. Carter Fence
7. 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
- 8. Acceptance of Unaudited Financial Statements as of December 31, 2025 (*under separate cover*)
- 9. Approval of Minutes
  - A. November 24, 2025 Regular Meeting
  - B. December 9, 2025 Regular Meeting
- 10. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
    - I. Consideration of Approval of Documents Requested by CC Properties Enterprise, LLC and Midgard Self Storage Estero FL, LLC Associated with the Development of the Commercial Tracts Located at Corkscrew Road and Stoneybrook Golf Drive:
      - a. Termination of Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner, Instr. #2007000198963, Public Records, Lee County, Florida
      - b. Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines, Instr. #2024000133453, Public Records, Lee County, Florida
      - c. Grant of Easement from SBCDD to CC Properties Enterprise, LLC over an approximately 501.02 portion of Stoneybrook Golf Drive
  - B. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
    - II. Irrigation Reports
      - a. High Irrigation Users

b. Irrigation Disconnect

III. NEXT MEETING DATE: February 24, 2026 at 6:00 PM

o QUORUM CHECK


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

11. Supervisors' Requests

12. 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**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**



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**

**4B**



DESIGN SHEET

# R-SHADE™

PREMIUM INSULATED PATIO COVER





**01** Technical Specs

---

**02** Warranty

---

**03** Color Chart

---

**04** Lighting

---

**05** Sensors



# TECHNICAL SPECS



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



4" above for maintenance

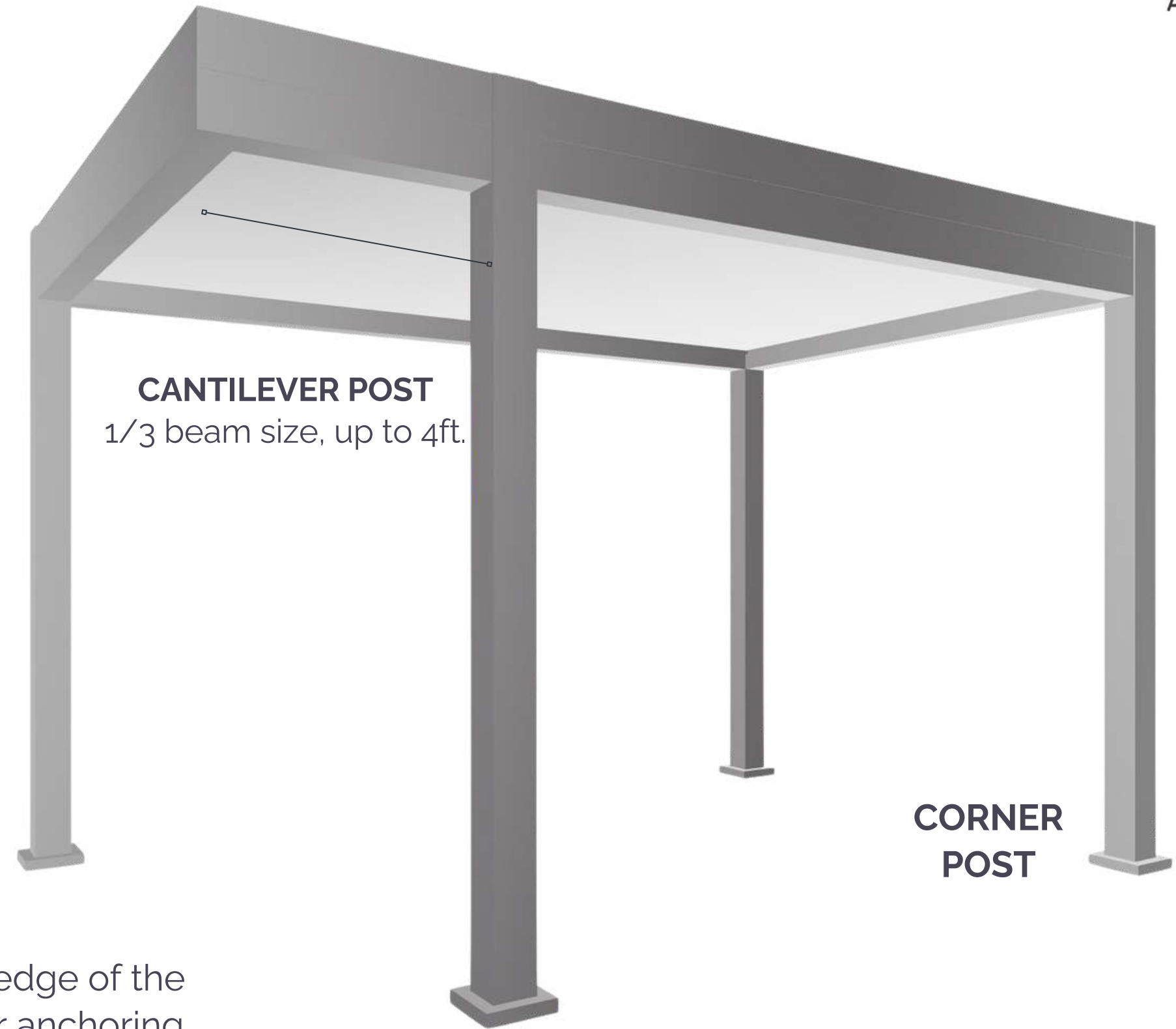
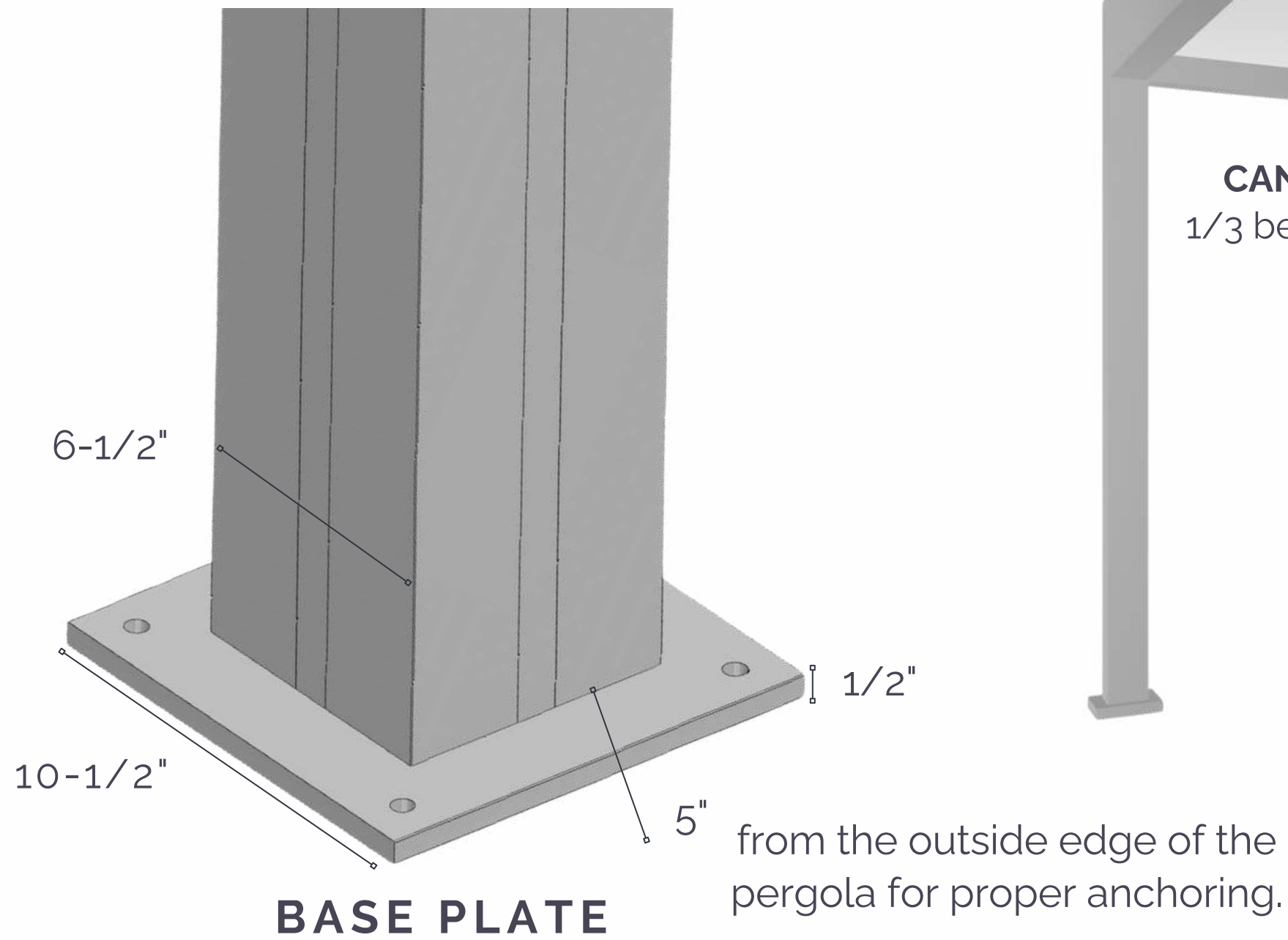
14" x 5 11/16"  
double beam + gutter

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.

# 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)							
	8'	9'	10'	11'	12'	13'	14'	15'
ft								
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

# 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



# COLOR CHART FRAME

**BRONZE / DARK GRAY  
TEXTURED**

**GRIS 2900 SABLE**

AKZONOBEL - Y2348QF  
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



# 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



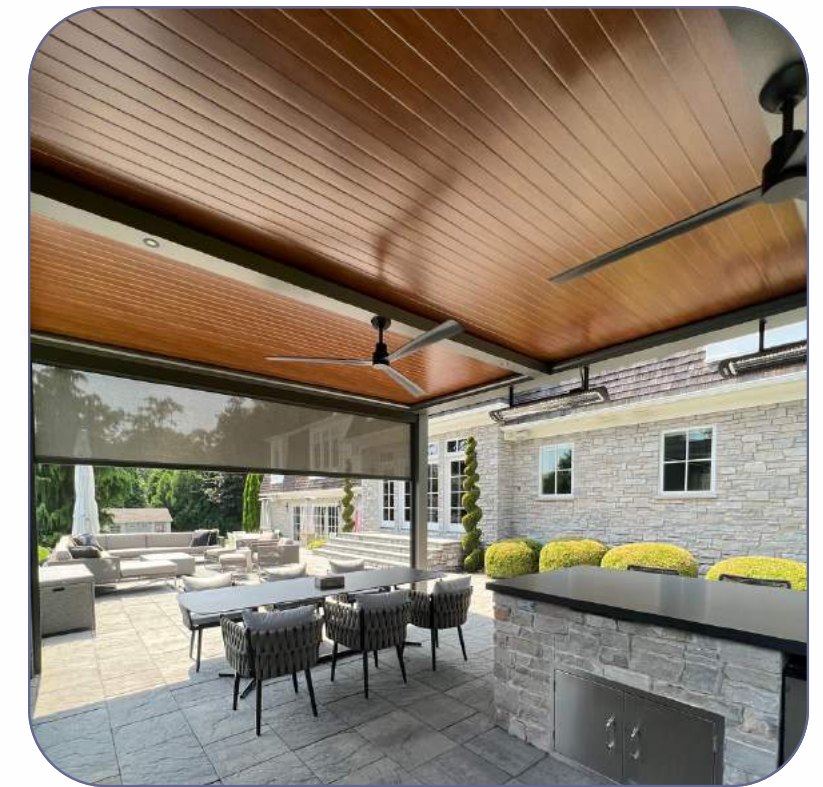
Standard White/White



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.

# LIGHTING

# 4



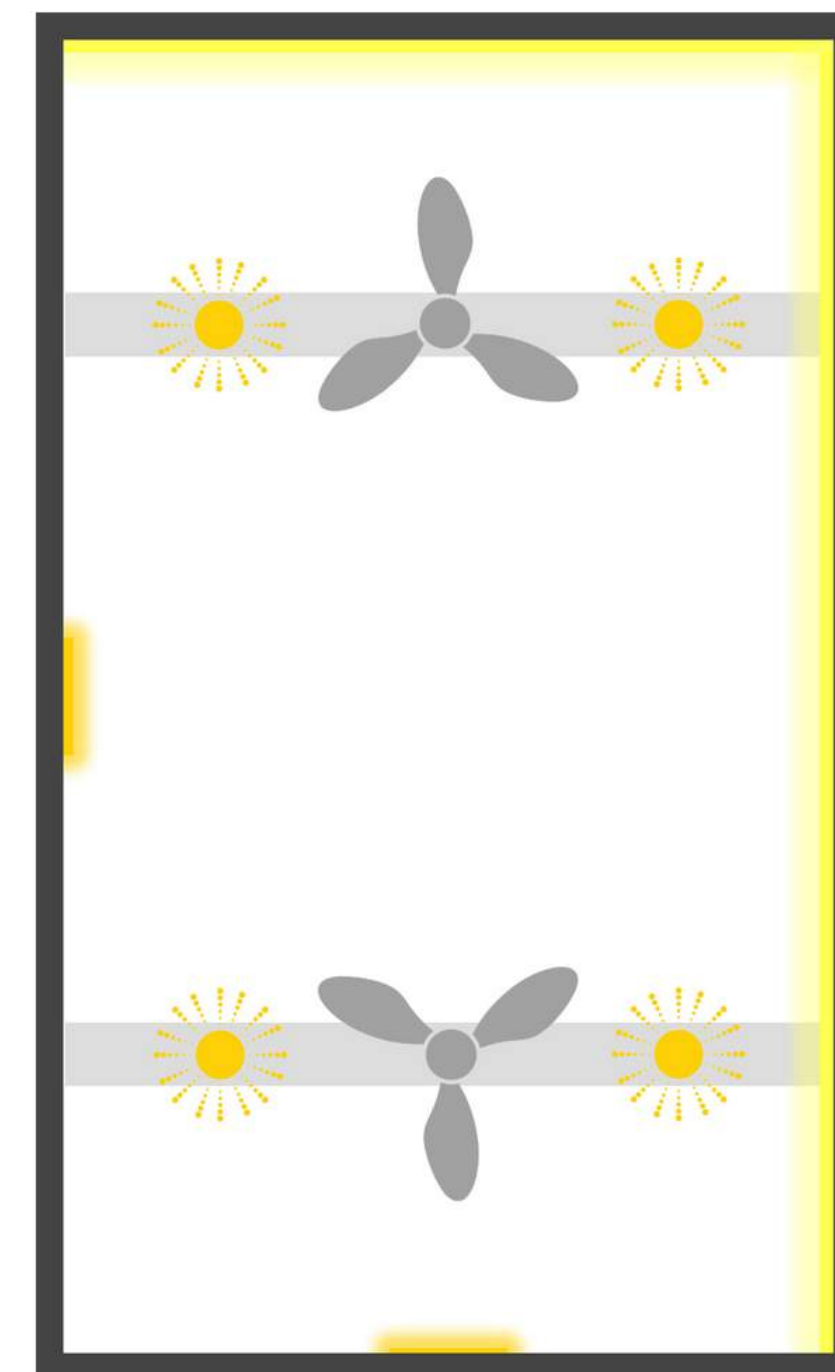
2700K & dimmable  
**controllable with Azenco  
 Remote & App Control**

### LIGHT CONTROL BOX (OPTIONAL)

20 AMP NEEDED OUTLET

# OF CHANNELS	5 channels		
LIGHTING OPTIONS	<b>Recessed Light</b>	<b>LED Ramp</b>	<b>LED Strip</b>
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](http://azenco-outdoor.com)**

(305) 306-3204

[azenco@azenco-outdoor.com](mailto:azenco@azenco-outdoor.com)

725 SE 9th Ct Hialeah, FL 33010

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**



# Invoice #0000005

Issue Date: 12/8/2025

Due Date: 12/8/2025

**Fore Fence and Gate LLC**  
 22661 Island Lakes Drive  
 Estero, Florida 33928-2340  
 United States  
 forefence1@gmail.com  
 Phone: 239-313-0454  
 Company ID: Fore Fence and Gate  
 LLC

*Customer Info:*

**Stoneybrook CDD**  
 adamsc@whhassociates.com  
 Phone: +1 239-464-7114

Product or Service	Quantity	Price	Line Total
42 " custom black fence chain link	4000	\$18.00	\$72,000.00





# Invoice #0000004

Issue Date: 12/8/2025

Due Date: 12/8/2025

**Fore Fence and Gate LLC**  
 22661 Island Lakes Drive  
 Estero, Florida 33928-2340  
 United States  
 forefence1@gmail.com  
 Phone: 239-313-0454  
 Company ID: Fore Fence and Gate  
 LLC

**Customer Info:**

**Stoneybrook CDD**  
 adamsc@whhassociates.com  
 Phone: +1 239 464 7114

## Perimeter fence

Product or Service	Quantity	Price	Line Total
4' tall <small>11/20/25 10:00AM - 10:00AM Perimeter Fence - 4' High Est. Job #1234, XXX, XXX</small>	4000	\$13.00	\$52,000.00

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2025**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<b>Description</b>	<b>Page Numbers</b>
<b>Governmental Funds</b>	
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balances - General Fund	2
Statement of Revenues, Expenditures and Changes in Fund Balances - Special Revenue Fund	3
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-1	4
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-2	5
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-1	6
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-2	7
<b>Proprietary Funds</b>	
Irrigation	
Statement of Net Position	8
Statement of Revenues, Expenses and Changes in Net Position	9
Golf	
Statement of Net Position	10-11
Statement of Revenues, Expenses and Changes in Net Position	12-18

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2025**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 1,284,958	\$ 543,256	\$ -	\$ -	\$ -	\$ -	\$ 1,828,214
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	19,575	-	-	-	-	-	19,575
Revenue	-	-	17,740	88,936	-	-	106,676
Reserve	-	-	127,595	271,734	-	-	399,329
Construction	-	-	-	-	1,263,890	8,751	1,272,641
Due from other funds							
General fund	-	-	116,475	453,469	-	-	569,944
Capital projects fund series 2022-1	225,000	-	-	-	-	-	225,000
Due from enterprise fund (golf course)	-	145,180	-	-	-	-	145,180
Lease receivable	-	380,440	-	-	-	-	380,440
Total assets	<u>\$ 1,589,533</u>	<u>\$ 1,068,876</u>	<u>\$ 261,810</u>	<u>\$ 814,139</u>	<u>\$ 1,263,890</u>	<u>\$ 8,751</u>	<u>\$ 5,006,999</u>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 112,997	\$ 19,383	\$ -	\$ -	\$ -	\$ -	\$ 132,380
Sales tax payable	-	528	-	-	-	-	528
Due to other funds							
General fund	-	-	-	-	225,000	-	225,000
Debt service series 2022-1	116,475	-	-	-	-	-	116,475
Debt service series 2022-2	453,469	-	-	-	-	-	453,469
Enterprise fund: irrigation	30,497	-	-	-	-	-	30,497
Enterprise fund: golf course	265,639	-	-	-	-	-	265,639
Total liabilities	<u>979,077</u>	<u>19,911</u>	<u>-</u>	<u>-</u>	<u>225,000</u>	<u>-</u>	<u>1,223,988</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	-	360,961	-	-	-	-	360,961
Total deferred inflows of resources	<u>-</u>	<u>360,961</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>360,961</u>
<b>Fund balances:</b>							
Restricted:							
Debt service	-	-	261,810	814,139	-	-	1,075,949
Capital projects	-	-	-	-	1,038,890	8,751	1,047,641
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	205,779	-	-	-	-	-	205,779
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	104,677	472,623	-	-	-	-	577,300
Total fund balances	<u>610,456</u>	<u>688,004</u>	<u>261,810</u>	<u>814,139</u>	<u>1,038,890</u>	<u>8,751</u>	<u>3,422,050</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,589,533</u>	<u>\$ 1,068,876</u>	<u>\$ 261,810</u>	<u>\$ 814,139</u>	<u>\$ 1,263,890</u>	<u>\$ 8,751</u>	<u>\$ 5,006,999</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 480,956	\$ 629,624	\$768,327	82%
Interest and miscellaneous (incl. FEMA)	-	638	20,000	3%
Total revenues	<u>480,956</u>	<u>630,262</u>	<u>788,327</u>	80%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,777	6,151	12,918	48%
Management	4,094	12,281	49,123	25%
Accounting	416	1,248	4,991	25%
Assessment roll preparation	1,122	3,365	13,461	25%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	250	1,000	25%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	-	7,876	35,000	23%
Engineering	-	6,416	15,000	43%
Postage	-	214	2,000	11%
Insurance	-	4,245	6,000	71%
Printing and binding	142	425	1,700	25%
Legal advertising	-	-	2,000	0%
Contingencies	-	280	2,000	14%
Annual district filing fee	-	175	175	100%
Total administrative	<u>8,634</u>	<u>42,926</u>	<u>154,698</u>	28%
<b>Landscape maintenance</b>				
Other contractual				
Common ground oversight	-	89,192	7,350	1213%
Personnel services	9,911	57,370	334,789	17%
Capital outlay-mowers/carts	-	-	36,087	0%
Blowers/edgers/trimmers etc.	-	-	4,500	0%
Chemicals	1,480	1,480	10,000	15%
Fertilizers	-	-	30,000	0%
Annuals	-	3,450	10,000	35%
Fuel	-	1,400	10,000	14%
Irrigation parts	410	4,328	12,800	34%
Parts and maintenance	361	3,145	12,000	26%
Horticultural debris and trash disposal	1,080	2,026	9,600	21%
Uniforms	-	275	5,000	6%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	3,333	20,000	17%
Golf maintenance management	2,084	4,168	25,008	17%
Tree trimming	-	17,370	35,000	50%
Mulch	540	15,851	40,000	40%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	449	1,347	-	N/A
<b>Storm water management</b>				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	6,500	6,500	40,000	16%
<b>Roadway</b>				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>24,482</u>	<u>211,235</u>	<u>703,634</u>	30%
<b>Other fees and charges</b>				
Tax collector	-	2,064	2,895	71%
Total other fees and charges	<u>-</u>	<u>2,064</u>	<u>2,895</u>	71%
Total expenditures	<u>33,116</u>	<u>256,225</u>	<u>861,227</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	447,840	374,037	(72,900)	
Fund balance - beginning	162,616	236,419	578,679	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	<u>205,779</u>	<u>205,779</u>	<u>205,779</u>	
Fund balance - ending	<u>\$ 610,456</u>	<u>\$ 610,456</u>	<u>\$505,779</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - SPECIAL REVENUE FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 14,927	\$ 44,781	\$ 179,124	25%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	5,009	15,026	57,351	26%
Cam reserves				
Duffy's	1,205	3,614	14,460	25%
Stoneybrook Golf	323	969	3,876	25%
Common area maintenance				
Duffy's	4,979	14,936	59,748	25%
Stoneybrook Golf	2,867	8,601	34,404	25%
Total operating revenues	<u>29,310</u>	<u>87,927</u>	<u>428,179</u>	21%
<b>OPERATING EXPENSES</b>				
<b>Administrative expenses</b>				
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	-	16,748	6,000	279%
Total administrative expenses	<u>-</u>	<u>16,748</u>	<u>27,477</u>	61%
<b>Maintenance services</b>				
Property management	1,400	4,200	16,800	25%
Electricity	92	92	600	15%
Repairs & maintenance	1,829	2,618	75,000	3%
Irrigation	176	176	2,400	7%
Building maintenance	401	1,461	35,000	4%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>3,898</u>	<u>8,547</u>	<u>134,800</u>	6%
Total operating expenses	<u>3,898</u>	<u>25,295</u>	<u>162,277</u>	16%
Operating gain/(loss)	25,412	62,632	265,902	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	-	(104,210)	0%
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	0%
Change in net position	25,412	62,632	161,692	
Total net position - beginning	662,592	625,372	641,410	
Total net position - ending	<u>\$ 688,004</u>	<u>\$ 688,004</u>	<u>\$ 803,102</u>	



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022-1  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 89,266	\$ 116,475	\$ 139,592	83%
Interest	421	1,811	9,722	N/A
Total revenues	<u>89,687</u>	<u>118,286</u>	<u>149,314</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	85,000	0%
Interest	-	83,270	158,805	52%
Total expenditures	<u>-</u>	<u>83,270</u>	<u>243,805</u>	34%
Excess (deficiency) of revenues over (under) expenditures	89,687	35,016	(94,491)	
<b>OTHER SOURCES (USES)</b>				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	89,687	35,016	9,719	
Fund balance - beginning	172,123	226,794	240,804	
Fund balance - ending	<u>\$ 261,810</u>	<u>\$ 261,810</u>	<u>\$ 250,523</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022-2  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 347,535	\$ 453,469	\$ 543,467	83%
Interest	1,101	4,695	-	N/A
Total revenues	<u>348,636</u>	<u>458,164</u>	<u>543,467</u>	84%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	120,000	0%
Interest	-	211,000	422,000	50%
Total expenditures	<u>-</u>	<u>211,000</u>	<u>542,000</u>	39%
Excess (deficiency) of revenues over (under) expenditures	348,636	247,164	1,467	
Fund balance - beginning	465,503	566,975	552,526	
Fund balance - ending	<u>\$ 814,139</u>	<u>\$ 814,139</u>	<u>\$ 553,993</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022-1  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>		
Interest	\$ 5,352	\$ 16,893
Total revenues	<u>5,352</u>	<u>16,893</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>548,978</u>	<u>554,477</u>
Total expenditures	<u>548,978</u>	<u>554,477</u>
Excess (deficiency) of revenues over (under) expenditures	(543,626)	(537,584)
Fund balance - beginning	<u>1,582,516</u>	<u>1,576,474</u>
Fund balance - ending	<u><u>\$ 1,038,890</u></u>	<u><u>\$ 1,038,890</u></u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022-2  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>		
Interest	\$ 26	\$ 81
Total revenues	<u>26</u>	<u>81</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	26	81
Fund balance - beginning	8,725	8,670
Fund balance - ending	<u>\$ 8,751</u>	<u>\$ 8,751</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - IRRIGATION  
DECEMBER 31, 2025**

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
Cash	\$ 46,792
Bank United	10,586
Accounts receivable	(9,946)
Due from golf course	9,682
Due from general fund	30,497
Total current assets	87,611
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(784,945)
Total capital assets, net of accumulated depreciation	641,110
Total noncurrent assets	641,110
Total assets	728,721
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Customer deposits	13,358
Total current liabilities	13,358
Total liabilities	13,358
<b>NET POSITION</b>	
Net investment in capital assets	(290,137)
Unrestricted	1,005,500
Total net position	\$ 715,363

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - IRRIGATION  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ 80,497	\$ 105,034	\$ 125,874	83%
Direct bill: golf course	4,979	14,935	59,704	25%
Irrigation revenue	(7,692)	44,520	170,000	26%
Total revenues	<u>77,784</u>	<u>164,489</u>	<u>355,578</u>	46%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	-	4,635	0%
Accounting	729	2,185	8,742	25%
Utility billing	-	8,139	45,000	18%
Miscellaneous	-	-	4,000	0%
Total professional fees	<u>729</u>	<u>10,324</u>	<u>62,377</u>	17%
<b>Irrigation services</b>				
Service/permit monitoring contracts	9,223	9,223	1,000	922%
Line repairs/labor	2,657	8,810	50,000	18%
Insurance	-	-	16,156	0%
Effluent water supply	21,706	53,259	114,000	47%
Electricity	-	5,147	30,000	17%
Pumps & machinery	-	2,401	15,000	16%
Depreciation	3,384	10,151	40,603	25%
Personnel	1,771	5,314	27,000	20%
Total utility expenses	<u>38,741</u>	<u>94,305</u>	<u>293,759</u>	32%
Total operating expenses	<u>39,470</u>	<u>104,629</u>	<u>356,136</u>	29%
Operating gain/(loss)	38,314	59,860	(558)	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	-	56	100	56%
Total nonoperating revenues (expenses)	<u>-</u>	<u>56</u>	<u>100</u>	56%
Change in net position	38,314	59,916	(458)	
Total net position - beginning	677,049	655,447	698,899	
Total net position - ending	<u>\$ 715,363</u>	<u>\$ 715,363</u>	<u>\$ 698,441</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
DECEMBER 31, 2025**

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660*	\$ 715,062
SunTrust acct #7736 (petty cash)	3,509
SunTrust acct #3187 (petty cash)	2,124
Bank United	70,000
Bank United ICS	13,433
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	359
Reserve - series 2014	192,337
Interest - series 2014	27,888
Sinking - series 2014	77,555
Reserve - series 2019	9,954
Inventory	
Pro shop	
Balls	1,657
Clubs	1,448
Gloves	6,608
Headwear	3,618
Ladies wear	2,687
Mens wear	3,348
Shoes	4,334
Accessories	6,867
Concession	
Food	633
Beer	2,868
Soft beverages	769
Due from general fund	275,688
Lease deposit	860
Total current assets	1,424,106

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
DECEMBER 31, 2025**

<b>Noncurrent assets:</b>	<b>Balance</b>
Capital assets	
Land	1,556,677
Capital improvements	89,914
Maintenance building	133,566
Land improvements	1,950,012
Golf course	5,100,586
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	884,622
Accumulated depreciation	<u>(5,253,943)</u>
Total capital assets, net of accumulated depreciation	<u>5,219,181</u>
Total noncurrent assets	<u>5,219,181</u>
Total assets	<u>6,643,287</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	325,128
Gratuities payable	37,363
Sales tax payable	67,009
Rainchecks	826
Due to special revenue fund	145,180
Due to irrigation fund	9,682
Due to others	34,890
Gift certificates	20,237
Credit books	55,635
Accrued interest - series 2014	<u>6,008</u>
Total current liabilities	<u>701,958</u>
<b>Noncurrent liabilities:</b>	
Lease payable	363,584
Note payable - financed purchase agreement	21,800
Note payable - series 2024	449,445
Bonds payable - series 2014	<u>515,000</u>
Total noncurrent liabilities	<u>1,349,829</u>
Total liabilities	<u>2,051,787</u>
<b>NET POSITION</b>	
Net investment in capital assets	4,204,388
Unrestricted	<u>387,112</u>
Total net position	<u>\$ 4,591,500</u>

\* These accounts are unreconciled and the amounts will be updated in a future period.



**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONSOLIDATED**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ -	\$ -	\$ (502)	\$ -	N/A	\$ -	581	\$ -	\$ (581)	-	N/A	-
Administrative	1,136	930	(206)	-	N/A	930	3,875	3,105	(770)	-	N/A	3,105
Golf course	346,997	344,173	(2,824)	463,472	74%	(119,299)	941,568	906,797	(34,771)	979,465	93%	(72,668)
Pro shop	18,743	14,327	(4,416)	10,695	134%	3,632	49,577	40,683	(8,894)	45,862	89%	(5,179)
Concession	14,463	19,441	4,978	17,380	112%	2,061	38,908	55,222	16,314	54,015	102%	1,207
Total consolidated revenues	381,339	378,871	(2,970)	491,547	77%	(112,676)	1,034,509	1,005,807	(28,702)	1,079,342	93%	(73,535)
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	17,973	54,911	36,938	8,559	642%	46,352	39,670	30,283	(9,387)	31,346	97%	(1,063)
Concession	5,805	13,138	7,333	4,329	303%	8,809	15,389	39,425	24,036	11,586	340%	27,839
Total consolidated cost of sales	23,778	68,049	44,271	12,888	528%	55,161	55,059	69,708	14,649	42,932	162%	26,776
Gross consolidated earnings	357,561	310,822	(47,241)	478,659	65%	(167,837)	979,450	936,099	(43,351)	1,036,410	90%	(100,311)
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	67,092	43,510	(21,251)	30,567	142%	12,943	159,556	145,325	(14,231)	290,537	50%	(145,212)
Concession	15,216	7,560	(7,656)	8,364	90%	(804)	33,211	39,035	5,824	22,066	177%	16,969
Golf course	107,804	137,678	29,874	173,822	79%	(54,880)	377,375	435,207	57,832	540,886	80%	(105,679)
Pro shop	88,620	103,589	14,969	112,615	92%	(9,026)	246,046	252,396	6,350	290,513	87%	(38,132)
Total consolidated expenses	278,732	292,337	15,936	325,368	90%	(51,767)	816,188	871,963	55,775	1,144,002	76%	(272,054)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(3,004)	1,692	(3,879)	77%	875	(37,362)	(9,013)	28,349	(11,637)	77%	2,624
Total other financing sources/(uses)	(4,696)	(3,004)	1,692	(3,879)	77%	875	(37,362)	(9,013)	28,349	(11,637)	77%	2,624
Change in net position	74,133	15,481	<u>\$ (61,485)</u>	149,412		<u>\$ (115,195)</u>	125,900	55,123	<u>\$ (70,777)</u>	(119,229)		<u>\$ 174,367</u>
Total net position - beginning	3,652,190	4,576,019		3,103,670			3,600,925	4,536,377		3,372,311		
Total net position - ending	<u>\$ 3,726,323</u>	<u>\$ 4,591,500</u>		<u>\$ 3,253,082</u>			<u>\$ 3,726,825</u>	<u>\$ 4,591,500</u>		<u>\$ 3,253,082</u>		

**STONEYBROOK  
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - GOLF  
ADMINISTRATIVE  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
Unclassified revenue	\$ 502	\$ -	\$ (502)	\$ -	N/A	\$ -	581	\$ -	\$ (581)	\$ -	N/A	\$ -
<b>Administrative</b>												
Other	30	-	(30)	-	N/A	-	90	-	(90)	-	N/A	-
Interest	1,106	930	(176)	-	N/A	930	3,785	3,105	(680)	-	N/A	3,105
Total administrative revenues	1,136	930	(206)	-	N/A	930	3,875	3,105	(770)	-	N/A	3,105
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	980	-	(980)	291	0%	(291)	980	-	(980)	873	0%	(873)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	2,943	0%	(2,943)
Building maintenance	6,916	6,477	(439)	-	N/A	6,477	9,413	9,258	(155)	70,000	13%	(60,742)
Copy machine lease	3,655	1,808	(1,847)	660	274%	1,148	7,143	3,634	(3,509)	1,980	184%	1,654
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	75	0%	(75)
Depreciation	16,500	16,500	-	16,500	100%	-	49,500	49,500	-	49,500	100%	-
Insurance	24,428	11,827	(12,601)	-	N/A	11,827	52,248	49,533	(2,715)	120,000	41%	(70,467)
Management fee	4,083	4,083	-	4,084	100%	(1)	12,250	12,250	-	12,250	100%	-
ForeUp software charges	-	(5,384)	(5,384)	-	N/A	(5,384)	-	(4,668)	(4,668)	-	N/A	(4,668)
Pest control	-	-	-	167	0%	(167)	-	512	512	501	102%	11
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	375	0%	(375)
Postage	-	-	-	250	0%	(250)	-	-	-	750	0%	(750)
Taxes	-	-	-	-	N/A	-	145	-	(145)	-	N/A	-
Window cleaning	-	-	-	50	0%	(50)	-	-	-	100	0%	(100)
Utilities (Electricity paid to FP&L)	-	-	-	416	0%	(416)	796	553	(243)	1,248	44%	(695)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	7,221	0%	(7,221)
Lease	8,199	8,199	-	4,561	180%	3,638	24,597	24,597	-	13,683	180%	10,914
Trustee fees	-	-	-	-	N/A	-	-	-	-	5,388	0%	(5,388)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Miscellaneous	2,331	-	-	-	N/A	-	2,484	156	(2,328)	-	N/A	156
Total administrative expenses	67,092	43,510	(21,251)	30,567	142%	12,943	159,556	145,325	(14,231)	290,537	50%	(145,212)
Net administrative earnings	(65,956)	(42,580)	23,376	(30,567)	139%	(12,013)	(155,681)	(142,220)	13,461	(290,537)	49%	148,317

**STONEYBROOK  
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - GOLF  
CONCESSION  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	1,400	3,258	1,858	4,010	81%	(752)	3,843	8,676	4,833	13,010	67%	(4,334)
Food cart sales	-	-	-	400	0%	(400)	-	-	-	1,600	0%	(1,600)
Beer sales	10,079	13,343	3,264	10,020	133%	3,323	26,483	38,237	11,754	30,520	125%	7,717
Beer cart sales	-	-	-	400	0%	(400)	-	-	-	1,535	0%	(1,535)
Soft beverage sales	2,984	2,840	(144)	2,250	126%	590	8,582	8,309	(273)	5,750	145%	2,559
Soft beverage cart sales	-	-	-	300	0%	(300)	-	-	-	1,600	0%	(1,600)
Total concession revenues	14,463	19,441	4,978	17,380	112%	2,061	38,908	55,222	16,314	54,015	102%	1,207
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	788	4,013	3,225	1,000	401%	3,013	2,089	34,643	32,554	2,750	1260%	31,893
Beer	3,308	6,249	2,941	2,400	260%	3,849	8,658	238	(8,420)	6,350	4%	(6,112)
Soft beverage	1,709	2,876	1,167	929	310%	1,947	4,642	4,544	(98)	2,486	183%	2,058
Total cost of goods sold	5,805	13,138	7,333	4,329	303%	8,809	15,389	39,425	24,036	11,586	340%	27,839
Gross concession earnings	8,658	6,303	(2,355)	13,051	48%	(6,748)	23,519	15,797	(7,722)	42,429	37%	(26,632)
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	1,200	0%	(1,200)
Equipment repair	-	-	-	150	0%	(150)	-	-	-	350	0%	(350)
Licenses & permits	292	-	(292)	-	N/A	-	292	242	(50)	-	N/A	242
Payroll concession	13,443	5,515	(7,928)	6,300	88%	(785)	31,133	30,360	(773)	16,380	185%	13,980
Payroll taxes/concession	1,174	479	(695)	1,014	47%	(535)	2,720	4,124	1,404	2,636	156%	1,488
Pay related 401(k)	92	9	(83)	-	N/A	9	236	626	390	-	N/A	626
Cash over/short	(91)	-	91	-	N/A	-	(2,493)	-	2,493	-	N/A	-
Supplies	306	1,557	1,251	500	311%	1,057	1,323	3,683	2,360	1,500	246%	2,183
Total concession expenses	15,216	7,560	(7,656)	8,364	90%	(804)	33,211	39,035	5,824	22,066	177%	16,969
Net concession earnings	(6,558)	(1,257)	5,301	4,687	-27%	(5,944)	(9,692)	(23,238)	(13,546)	20,363	-114%	(43,601)

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Golf Course</b>												
Annual pass	12,000	26,093	14,093	60,500	43%	(34,407)	89,850	120,593	30,743	60,500	199%	60,093
Green fees + gps	204,829	309,792	104,963	380,379	81%	(70,587)	580,615	704,001	123,386	858,108	82%	(154,107)
Public green fees - TT	97,053	-	(97,053)	-	N/A	-	168,015	-	(168,015)	-	N/A	-
Range fees	29,615	2,947	(26,668)	18,251	16%	(15,304)	105,288	66,351	(38,937)	48,476	137%	17,875
Club rentals	3,440	5,341	1,901	2,400	223%	2,941	(2,365)	15,762	18,127	6,700	235%	9,062
Handicaps	60	-	(60)	500	0%	(500)	165	90	(75)	1,400	6%	(1,310)
Lake ball	-	-	-	250	0%	(250)	-	-	-	712	0%	(712)
Irrigation - Stoney Master	-	-	-	42	0%	(42)	-	-	-	119	0%	(119)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	1,200	0%	(1,200)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	2,250	0%	(2,250)
<b>Total golf course</b>	<b>346,997</b>	<b>344,173</b>	<b>(2,824)</b>	<b>463,472</b>	<b>74%</b>	<b>(119,299)</b>	<b>941,568</b>	<b>906,797</b>	<b>(34,771)</b>	<b>979,465</b>	<b>93%</b>	<b>(72,668)</b>
<b>Pro Shop</b>												
Bags & accessories	1,271	785	(486)	1,750	45%	(965)	2,972	3,759	787	7,700	49%	(3,941)
Balls	5,689	6,762	1,073	3,079	220%	3,683	17,716	20,183	2,467	14,387	140%	5,796
Clubs	-	276	276	-	N/A	276	5,236	746	(4,490)	565	132%	181
Gloves	1,481	1,697	216	1,350	126%	347	3,672	4,167	495	3,550	117%	617
Headwear	1,054	1,804	750	1,750	103%	54	2,758	4,587	1,829	6,190	74%	(1,603)
Ladies wear	6,253	458	(5,795)	463	99%	(5)	8,100	1,768	(6,332)	1,944	91%	(176)
Mens wear	1,982	1,538	(444)	1,689	91%	(151)	6,113	3,262	(2,851)	6,997	47%	(3,735)
Shoes	1,013	1,007	(6)	614	164%	393	3,010	2,211	(799)	4,529	49%	(2,318)
<b>Total pro shop</b>	<b>18,743</b>	<b>14,327</b>	<b>(4,416)</b>	<b>10,695</b>	<b>134%</b>	<b>3,632</b>	<b>49,577</b>	<b>40,683</b>	<b>(8,894)</b>	<b>45,862</b>	<b>89%</b>	<b>(5,179)</b>
<b>Total revenues</b>	<b>365,740</b>	<b>358,500</b>	<b>(7,240)</b>	<b>474,167</b>	<b>76%</b>	<b>(115,667)</b>	<b>991,145</b>	<b>947,480</b>	<b>(43,665)</b>	<b>1,025,327</b>	<b>92%</b>	<b>(77,847)</b>
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	12,585	12,585	800	1573%	11,785	-	21,090	21,090	3,600	586%	17,490
Balls	3,566	22,571	19,005	2,438	926%	20,133	11,207	48,845	37,638	11,137	439%	37,708
Clubs	-	1,320	1,320	393	336%	927	-	2,610	2,610	765	341%	1,845
Gloves	726	815	89	925	88%	(110)	1,846	2,661	815	2,450	109%	211
Headwear	916	5,969	5,053	925	645%	5,044	2,572	3,442	870	3,575	96%	(133)
Ladies wear	7,061	1,239	(5,822)	948	131%	291	9,704	4,304	(5,400)	2,039	211%	2,265
Mens wear	3,317	1,881	(1,436)	1,660	113%	221	8,796	(2,854)	(11,650)	5,116	-56%	(7,970)
Shoes	1,788	7,424	5,636	637	1165%	6,787	4,191	(4,507)	(8,698)	3,165	-142%	(7,672)
Miscellaneous	670	1,132	462	-	N/A	1,132	1,477	(45,280)	(46,757)	-	N/A	(45,280)
Discounts earned	(71)	(25)	46	(167)	15%	142	(123)	(28)	95	(501)	6%	473
<b>Total cost of goods sold</b>	<b>17,973</b>	<b>54,911</b>	<b>36,938</b>	<b>8,559</b>	<b>642%</b>	<b>46,352</b>	<b>39,670</b>	<b>30,283</b>	<b>(9,387)</b>	<b>31,346</b>	<b>97%</b>	<b>(1,063)</b>
<b>Gross earnings</b>	<b>347,767</b>	<b>303,589</b>	<b>(44,178)</b>	<b>465,608</b>	<b>65%</b>	<b>(162,019)</b>	<b>951,475</b>	<b>917,197</b>	<b>(34,278)</b>	<b>993,981</b>	<b>92%</b>	<b>(76,784)</b>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	-	-	-	1,000	0%	(1,000)	-	-	-	3,000	0%	(3,000)
Alarm	129	129	-	77	168%	52	503	513	10	231	222%	282
Association dues	-	-	-	500	0%	(500)	-	-	-	500	0%	(500)
Credit card expense**	9,058	-	(9,058)	18,076	0%	(18,076)	26,292	-	(26,292)	39,251	0%	(39,251)
Bank charges	483	-	(483)	2,500	0%	(2,500)	1,507	229	(1,278)	2,500	9%	(2,271)
Cart lease	13,358	13,473	115	13,153	102%	320	40,073	27,036	(13,037)	39,459	69%	(12,423)
Cart maintenance	1,852	802	(1,050)	500	160%	302	2,804	1,279	(1,525)	1,500	85%	(221)
Cash (over)/short	-	241	241	-	N/A	241	-	1,110	1,110	-	N/A	1,110
Commission	-	-	-	615	0%	(615)	-	-	-	1,905	0%	(1,905)
Computer support (IBS)	302	-	(302)	-	N/A	-	1,272	155	(1,117)	-	N/A	155
Electric cart barn	-	1,469	1,469	1,037	142%	432	2,957	4,797	1,840	3,236	148%	1,561
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	261	0%	(261)
Handicap system/GHIN	-	4,510	4,510	67	6731%	4,443	-	4,510	4,510	190	2374%	4,320
Internet access	-	336	336	132	255%	204	626	1,343	717	396	339%	947
Education	-	-	-	-	N/A	-	1,308	-	(1,308)	-	N/A	-
Office supplies	-	-	-	95	0%	(95)	2,565	241	(2,324)	285	85%	(44)
Payroll	43,566	28,145	(15,421)	52,226	54%	(24,081)	123,159	127,791	4,632	132,059	97%	(4,268)
Payroll taxes & fees	3,806	2,443	(1,363)	8,408	29%	(5,965)	10,737	10,465	(272)	21,069	50%	(10,604)
Pay related group insurance	226	6,399	6,173	5,223	123%	1,176	676	13,102	12,426	13,087	100%	15
Pay related 401k match	2,682	774	(1,908)	580	133%	194	7,797	3,628	(4,169)	1,508	241%	2,120
Printing	-	-	-	95	0%	(95)	-	-	-	95	0%	(95)
Range	3,714	41,957	38,243	6,000	699%	35,957	7,726	43,653	35,927	18,000	243%	25,653
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	167	0%	(167)
Scorecards/pencils	-	200	200	-	N/A	200	-	1,130	1,130	2,500	45%	(1,370)
Storage unit	753	-	(753)	81	0%	(81)	1,235	-	(1,235)	243	0%	(243)
Supplies	304	348	44	750	46%	(402)	2,685	673	(2,012)	3,000	22%	(2,327)
Telephone	20	217	197	208	104%	9	91	1,086	995	624	174%	462
Towels	-	225	225	432	52%	(207)	241	476	235	1,296	37%	(820)
Trash removal	1,601	1,646	45	600	274%	1,046	4,691	4,963	272	1,800	276%	3,163
Uniforms	5,836	-	(5,836)	-	N/A	-	5,836	3,577	(2,259)	2,000	179%	1,577
Water & sewer	930	275	(655)	62	444%	213	1,163	582	(581)	186	313%	396
Website	-	-	-	55	0%	(55)	102	42	(60)	165	25%	(123)
Uncoded	-	-	-	-	N/A	-	-	15	15	-	N/A	15
<b>Total pro shop</b>	<b>88,620</b>	<b>103,589</b>	<b>14,969</b>	<b>112,615</b>	<b>92%</b>	<b>(9,026)</b>	<b>246,046</b>	<b>252,396</b>	<b>6,350</b>	<b>290,513</b>	<b>87%</b>	<b>(38,132)</b>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month						Year to Date					
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>Golf course</b>												
Alarm	34	113	79	65	N/A	48	131	130	(1)	65	200%	65
Association dues & seminars	72	-	(72)	1,261	0%	(1,261)	1,212	1,266	54	4,507	28%	(3,241)
Building maintenance	-	981	981	-	N/A	981	2,009	3,877	1,868	7,000	55%	(3,123)
Chemicals	-	5,141	5,141	5,000	103%	141	9,573	14,072	4,499	42,000	34%	(27,928)
Contract labor	345	355	10	1,150	31%	(795)	9,366	1,065	(8,301)	2,350	45%	(1,285)
Cart path fill	-	-	-	-	N/A	-	640	-	(640)	1,500	0%	(1,500)
Electricity maintenance bldg	-	281	281	500	56%	(219)	577	925	348	1,500	62%	(575)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	4,500	0%	(4,500)
Equipment lease Toro Fiscal Year 2019	-	880	880	-	N/A	880	11,584	1,760	(9,824)	-	N/A	1,760
Equipment lease - GE Capital Toro Equip (cap)	-	234	234	250	94%	(16)	480	703	223	750	94%	(47)
Equipment Lease-TCF Toro Lease 114	6,576	-	(6,576)	3,300	0%	(3,300)	9,864	9,864	-	10,150	97%	(286)
Equipment Lease-TCF Toro Lease 115	6,325	2,417	(3,908)	-	N/A	2,417	9,487	11,904	2,417	-	N/A	11,904
Equipment Lease-TCF Toro Lease 116	935	-	(935)	-	N/A	-	1,402	467	(935)	-	N/A	467
Equipment Lease-TCF Toro Lease 117	-	-	-	2,417	0%	(2,417)	-	-	-	7,251	0%	(7,251)
Equipment Lease-TCF Toro Lease 118	-	7,977	7,977	7,980	100%	(3)	-	15,954	15,954	24,237	66%	(8,283)
Equipment Lease- Hunington Lease 309	-	880	880	880	100%	-	-	3,518	3,518	2,940	120%	578
Capital outlay - bridge	-	-	-	-	N/A	-	20,089	1,500	(18,589)	12,500	12%	(11,000)
Equipment rental	1,023	1,023	-	-	N/A	1,023	3,068	4,090	1,022	3,000	136%	1,090
Equipment repair	2,600	3,305	705	6,000	55%	(2,695)	17,509	14,404	(3,105)	18,000	80%	(3,596)
Fertilizer	7,263	25,273	18,010	28,000	90%	(2,727)	13,276	29,398	16,122	34,000	86%	(4,602)
Fuels/lubricants \$4.00 avg/gal	-	836	836	4,000	21%	(3,164)	3,943	5,198	1,255	12,000	43%	(6,802)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(240)	0%	240
Golf service	-	-	-	2,000	0%	(2,000)	3,920	-	(3,920)	13,000	0%	(13,000)
Interest - bunker renovation	-	-	-	-	N/A	-	13,171	10,277	(2,894)	-	N/A	10,277
Irrigation water	4,979	12,265	7,286	7,000	175%	5,265	19,472	28,926	9,454	21,000	138%	7,926
Irrigation repairs	172	789	617	1,500	53%	(711)	5,525	2,951	(2,574)	4,500	66%	(1,549)
Lake bank restoration/GC Improvements	7,000	-	(7,000)	-	N/A	-	7,000	-	(7,000)	-	N/A	-
Mulch	-	10,735	10,735	-	N/A	10,735	-	10,735	10,735	16,000	67%	(5,265)
Office supplies	216	232	16	1,700	14%	(1,468)	259	435	176	3,900	11%	(3,465)
Payroll	62,955	38,596	(24,359)	77,601	50%	(39,005)	192,994	207,466	14,472	217,840	95%	(10,374)
Payroll taxes & fees	11,501	2,948	(8,553)	13,155	22%	(10,207)	31,690	14,652	(17,038)	37,058	40%	(22,406)
Pay related group insurance	176	5,284	5,108	8,171	65%	(2,887)	528	11,210	10,682	23,018	49%	(11,808)
Pay related 401k match	-	561	561	1,250	45%	(689)	-	3,531	3,531	3,750	94%	(219)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(13,284)	(13,284)	-	(13,284)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(6,252)	(4,168)	2,084	(6,393)	65%	2,225
Ball field maintenance*	(1,667)	(1,667)	-	(1,750)	95%	83	(5,000)	(3,333)	1,667	(5,250)	63%	1,917
BMP/Safety (EPA req.)	800	825	25	800	103%	25	2,400	2,475	75	2,400	103%	75
Postage	55	-	(55)	-	N/A	-	40	15	(25)	-	N/A	15
Small tools	-	-	-	-	N/A	-	1,836	-	(1,836)	5,000	0%	(5,000)
Sod	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Supplies	1,696	912	(784)	875	104%	37	2,559	3,019	460	2,625	115%	394
Telephone	107	466	359	485	96%	(19)	686	2,093	1,407	1,455	144%	638
Top dressing	-	-	-	1,962	0%	(1,962)	-	2,106	2,106	5,482	38%	(3,376)
Trash removal	-	2,730	2,730	1,400	195%	1,330	1,352	5,041	3,689	4,200	120%	841
Trees & shrubs	-	-	-	250	0%	(250)	-	-	-	750	0%	(750)
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	274	418	144	750	56%	(332)	1,163	2,489	1,326	3,750	66%	(1,261)
Wash rack maintenance	-	300	300	525	57%	(225)	654	600	(54)	1,575	38%	(975)
Water & sewer	867	662	(205)	500	132%	162	2,363	2,008	(355)	1,500	134%	508
Uncoded	12	18,438	18,426	-	N/A	(298)	89	25,868	25,779	-	N/A	25,868
<b>Total golf course</b>	<b>107,804</b>	<b>137,678</b>	<b>29,874</b>	<b>173,822</b>	<b>79%</b>	<b>(54,880)</b>	<b>377,375</b>	<b>435,207</b>	<b>57,832</b>	<b>540,886</b>	<b>80%</b>	<b>(105,679)</b>

**STONEYBROOK  
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - GOLF  
PRO SHOP & GOLF COURSE  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month					Year to Date						
	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '25 Actual	FY '26 Actual	Variance Actual '25 to '26	FY '26 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	196,424	241,267	44,843	286,437	84%	(63,906)	623,421	687,603	64,182	831,399	83%	(143,811)
Net golf course & pro shop earnings	151,343	62,322	(89,021)	179,171	35%	(98,113)	328,054	229,594	(98,460)	162,582	141%	67,027
Total revenues	381,841	378,871	(2,970)	491,547	77%	(112,676)	1,034,509	1,005,807	(28,702)	1,079,342	93%	(73,535)
Total cost of goods sold	23,778	68,049	44,271	12,888	528%	55,161	55,059	69,708	14,649	42,932	162%	26,776
Total expenses	278,732	292,337	15,936	325,368	90%	(51,767)	816,188	871,963	55,775	1,144,002	76%	(272,054)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(3,004)	1,692	(3,879)	77%	875	(37,362)	(9,013)	28,349	(11,637)	77%	2,624
Total other financing sources/(uses)	(4,696)	(3,004)	1,692	(3,879)	77%	875	(37,362)	(9,013)	28,349	(11,637)	77%	2,624
Change in net position	74,635	15,481	<u>\$ (61,485)</u>	149,412		<u>\$ (115,195)</u>	125,900	55,123	<u>\$ (70,777)</u>	(119,229)		<u>\$ 174,367</u>
Total net position - beginning	3,652,190	4,576,019		3,103,670			3,600,925	4,536,377		3,372,311		
Total net position - ending	<u>\$ 3,726,825</u>	<u>\$ 4,591,500</u>		<u>\$ 3,253,082</u>			<u>\$ 3,726,825</u>	<u>\$ 4,591,500</u>		<u>\$ 3,253,082</u>		

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**A**

**DRAFT**

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on November 24, 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
Tom Syroczyński	Assistant Secretary
Phil Olive (via telephone)	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC (WHA)
Tony Pires	District Counsel
Mark Zordan	District Engineer
Tony Grau (via telephone)	Grau & Associates
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Annette White (via telephone)	Resident
Joseph Green	Resident
Hunter Ratliff	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:02 a.m.

Supervisors Huff, Brady, Dalton and Syroczyński were present. Supervisor Olive attended via telephone.

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

41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72

**SECOND ORDER OF BUSINESS****Public Comments (4 Minutes)**

Resident Hunter Ratliff expressed concerns about a costly encroachment behind his home, which is spreading onto his pool deck. He presented photographs and two encroachment removal quotes and asked if the CDD could assist with the project given that the roots originate from the cypress trees that are technically part of the CDD. Ms. Huff stated Mr. Ratliff has the right to protect his property and cut the roots to the property line; however, the CDD is solely responsible for the maintenance of the common areas, not private property.

Discussion ensued regarding homeowners cutting down cypress trees, root removal versus tree removal, tree removal costs, the CDD's tree policy and the Village of Estero.

Ms. Huff asked for Mr. Ratliff's email address and stated Management will follow up regarding the tree removal and replacement process and permitting requirements. She will facilitate an e-blast reminding homeowners of the tree removal process.

Resident Annette White reported two recent instances of water intrusion into her unit, which impacted her bedroom windows and lanai. Mr. Vuknic stated he received a call about the first incident and asked his staff to inspect the property and adjust the sprinklers. Although his staff thought they resolved the problem, there was a re-occurrence. Mr. Vuknic re-adjusted the sprinkler heads and the problem was resolved. The sprinklers are currently working properly.

Discussion ensued regarding the date and time of the water intrusions, whether the sprinklers can be activated at 7:00 a.m. instead of 3:00 a.m., sprinkler repairs, over-spraying, if the CDD will reimburse some of the repair costs, inspection services and insurance.

Mr. Pires stated it is appropriate for the CDD to hire someone to inspect the property and perform a moisture check in the unit and make a recommendation to the Board.

Mr. Brady suggested that Ms. White ask her insurance carrier to contact the CDD's insurance company. Mr. Brady will follow up with Ms. White regarding the inspection.

**THIRD ORDER OF BUSINESS**

**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)**

73 Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September  
74 30, 2024 and noted the pertinent information. There were no findings, recommendations,  
75 deficiencies on internal control or instances of non-compliance; it was a clean audit.

76 Mr. Grau responded to questions regarding the definition of a “noncancellable” lease,  
77 what risks are concerning for the CDD, the golf course profitability number for Fiscal Year 2023,  
78 how many of District Management’s other clients Mr. Grau’s firm perform audits for and how  
79 Stoneybrook CDD compares financially.

80 **A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report**  
81 **for the Fiscal Year Ended September 30, 2024**

82 **On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor,**  
83 **Resolution 2026-01, Hereby Accepting the Audited Annual Financial Report for**  
84 **Fiscal Year Ended September 30, 2024, was adopted.**

85  
86 **Mr. Grau left the call.**

87

88 **FOURTH ORDER OF BUSINESS**

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

89

90  
91 **A. Consideration of Supplemental Engineer’s Report**

92 Mr. Zordan presented the revised Supplemental Engineer’s Report dated October 28,  
93 2025. He highlighted the Lancaster Run information, the added landscaping to the common  
94 areas, the added fencing along common areas, rights-of-way (ROWs) and conservation areas in  
95 Section 4. Mr. Adams stated that the Report was reviewed by Bond Counsel and was found to  
96 have satisfactorily addressed the issues the CDD was trying to address, which was to make the  
97 bond/construction dollars available to pay for the fence project.

98 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the**  
99 **Revised Supplemental Engineer’s Report, was approved.**

100

101

102 Referencing a handout, Mr. Zordan presented the Professional Services Supplemental  
103 Agreement for the Lancaster Run Turnover. He highlighted the scope of services, sketches and  
104 legal descriptions in Exhibit A.

105 Discussion ensued regarding a recent Lancaster Run meeting that Mr. Dalton attended,  
 106 whether to proceed with the turnover, the survey, the Pinehurst and the Pinecrest  
 107 Associations, car ports, a dumpster, landscaping, Lennar, US Homes, the CDD taking over the  
 108 pink areas and an encroachment/overlap Agreement.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, proceeding with taking landscape maintenance of the areas identified in pink, with the exception of a dumpster opposite Pinecrest 3 and four car ports south of the pool carports, was approved.**

109  
 110  
 111  
 112  
 113  
 114

115 Mr. Zordan distributed a draft of the Brixham Run Pedestrian Crossing plans and asked if  
 116 the Board would prefer a simple pedestrian sign or a solar-operated sign with flashing lights. He  
 117 asked if the Board would like the yield pedestrian crossing signs with white pavement markings  
 118 mounted on ornamental poles, which is optional, and stated that the existing 50' of the front  
 119 sidewalk and the existing 50' in the rear will be added to the concrete poles for replacement.  
 120 The Board preference was for a simple pedestrian sign and simple yield pedestrian crossing  
 121 sign.

122 Mr. Zordan stated he received the construction plans for Holes #10, #13 and #18 from  
 123 Gordi Lewis and they are being incorporated and digitally scanned. The application process will  
 124 commence as soon as the plans are ready. He recently solicited quotes for the pathway repair  
 125 project diagonal from Lancaster Run and for the landscaping project at Stratham. He will  
 126 present a bid summary and recommendations at the next meeting.

127 Mr. Zordan provided updates on the Duffy's driveway and drainage project, the final  
 128 payment to the HOA for the gate loop repair invoices, the median island, the patio covering  
 129 around Duffy's, pipe cleaning and Staff's search for cad files of the as-built pipe drawings.

130 Per Mr. Dalton, Mr. Zordan will provide picture renderings of the patio covering options,  
 131 including prices, at the next meeting. Mr. Brady asked for a decorative metal post to be  
 132 installed for the new stop sign in the parking lot.

133

134 **FIFTH ORDER OF BUSINESS**

**Golf Course Staff Reports**

135

136 **A. Golf Superintendent**

137 Mr. Vuknic provided updates on staffing, the irrigation audit, the status of the golf  
138 course, common grounds and of a leak at the front entrance.

139 Mr. Vuknic presented the Dorman & Morse Estimate for sod and debris removal.

140 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the**  
141 **Dorman & Morse Estimate, in a not-to-exceed amount of \$35,000, was**  
142 **approved.**

143

144

145 Mr. Vuknic responded to questions regarding the health of a bottle palm in front of the  
146 guard shack and if the issue with the sprinklers at Portrush was resolved.

147 **B. Golf Pro**

148 Mr. Schulte reported the following:

149 ➤ Staffing: The golf course is fully staffed for the season. A professional intern might be  
150 hired in January, but only if the individual is a perfect candidate.

151 Per Ms. Huff, Mr. Schulte will have the snack shop painted.

152 ➤ Revenue: Profits are \$89,000 more than for November 2024. By month's end, total  
153 revenues are anticipated to be 5% to 7% above last November.

154 ➤ An e-blast will be sent later today regarding a Black Friday sale that will last until the end  
155 of the month. There will be discounts on memberships, golf clothes, shoes, etc.

156 ➤ A Toys 4 Tots box will be set up in the Pro Shop.

157 ➤ A new fleet of EZ-GO golf carts was recently delivered. The only issue is the carts do not  
158 have the upgraded premium tinted windshield that is a part of the lease; Mr. Schulte will  
159 contact the vendor and have the windshields tinted.

160 ➤ The driving range will be replaced in December.

161 ➤ The golf course is in excellent shape; staff received several compliments from golfers.

162 Mr. Schulte thanked the Board Members and Management for their support in  
163 establishing the new point of sale system. He presented the new Golf Now Order  
164 Form/Agreement.

165 Discussion ensued regarding necessary edits to the Agreement.

166 The following changes were made to the Agreement:

167 Page 1, Term and Renewals: Delete sentence in bold that reads “Upon expiration of the  
 168 initial term, this agreement shall automatically renew for successive two (2) year terms unless  
 169 otherwise terminated by either party in writing at least 90 days prior to any renewal term.”  
 170 Have that section initialed by GolfNow representatives.

171 Revenue and Sales Report: Include language to be incorporated in the Agreement by  
 172 Mr. Dalton regarding the revenue and sales report, requesting a manual reconciliation with  
 173 seven days.

174 Insert “The reports must be delivered on the first Wednesday of the month.”

**On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the GolfNow Agreement, subject to the incorporation of language that requires GolfNow to provide detailed revenue and sales reports related to monthly bank deposits and GolfNow providing a manual reconciliation, and authorizing reports to be forwarded on the first Wednesday of the month, was approved.**

180  
 181  
 182 Ms. Huff asked for the revised Agreement be emailed to her, Mr. Dalton, Mr. Pires and  
 183 Mr. Adams.

184 Mr. Schulte will send an email promoting the Black Friday sale, Toys 4 Tots, and the  
 185 holiday play schedule.

186  
 187 **SIXTH ORDER OF BUSINESS** **Discussion: Board Members as Volunteers**

188  
 189 Ms. Huff clarified a previous statement, noting that Board Members are not volunteers;  
 190 they are voted into their positions.

191 Asked if Board Members can be renters instead of owners, Mr. Pires replied  
 192 affirmatively; all Supervisors must be qualified electors, over 18 years old, U.S. citizens, and  
 193 must reside within the boundaries of the Stonybrook CDD.

194 **Mr. Adams left the meeting.**

195  
 196 **SEVENTH ORDER OF BUSINESS** **Board Member Reports**

197  
 198 **A. Update: Golf Course Redo**

199 **B. Phil Olive**

200 • **Update: Duffy’s**

201 Mr. Olive stated the CDD needs to increase Duffy’s monthly common area maintenance  
202 (CAM) costs.

203 Ms. Paul stated she discussed the Duffy’s cam with Mr. Olive and this is the time when  
204 Duffy’s examines its budgets for its properties. The Board was asked to schedule a workshop to  
205 discuss budget details. She distributed the Duffy’s budget and discussed maintenance expenses,  
206 income for percentage rent, the Duffy’s cam, HVAC, electric bill for the parking lot and TAQ.

207 Mr. Pires will meet with Ms. Paul and Mr. Olive offline to discuss the Duffy’s budget.

208 The consensus was to have the workshop as part of the next meeting as an agenda item.

209 Per Ms. Huff, the Board Members will review the Duffy’s budget and forward their  
210 feedback to Mr. Adams for incorporation and dissemination back to the Board before the next  
211 meeting. Mr. Adams will include “Duffy’s Budget” as a discussion item on the next agenda.

212 Mr. Dalton will revise the Duffy’s Lease, adding a 25-year term to it.

213 **DUE TO TECHNICAL DIFFICULTIES; AUDIO WAS NOT AVAILABLE –**  
214 **THE REMAINDER OF THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

215 **C. Chris Brady**

- 216 • **Update: Email and Other Communications**

217 **D. Adam Dalton**

- 218 • **Update: Revenues**

219 Mr. Dalton discussed a \$214,000 roof damage estimate value dated January 28, 2026,  
220 which will be inspected by insurance adjusters.

221 Discussion ensued regarding a “Golf Course Renovation Options” handout.

222 **E. Eileen Huff**

- 223 • **Update: Common Grounds**  
224 • **Update: Expenses via QuickBooks**  
225 • **Update: Maintenance Department**

226

227 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Purchasing Policies  
and Procedures**

228  
229



230 Mr. Pires presented and discussed a draft of the Purchasing Policies and Procedures.

231

232 **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

233

234

235

236

237

238

239

240

241

242 Mr. Willis presented Resolution 2026-02. Seats 4 and 5, currently held by Mr. Dalton and

243 Ms. Huff, respectively, are will be up for election at the November 2026 General Election.

244

245

246

247

248

249

**On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

250

251

252 **TENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of October 31, 2025 (under separate cover)

253

254

255

256

257

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.**

258

259

260 **ELEVENTH ORDER OF BUSINESS**

Approval of October 28, 2025 Regular Meeting Minutes

261

262

263 The following changes were made:

264 Line 9: Insert “Eileen Huff (via telephone)” and “Chair”

265 Line 83: Delete timestamp “14:22”

266 Line 205: Change “Mr. Brady” to “Mr. Zordan”

267

268

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the October 28, 2025 Regular Meeting Minutes, as amended, were approved.**

269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Tony Pires, Esquire**

There was no 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.

**II. NEXT MEETING DATE: December 9, 2025 at 9:00 AM**

**o QUORUM CHECK**

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

**On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, authorizing CES to complete a machine reset of two rogue conservation areas, in a not-to-exceed amount of \$45,000, was approved.**

**On MOTION by Mr. Dalton and seconded by Ms. Huff, with Mr. Dalton, Ms. Huff, Mr. Brady and Mr. Syroczyński in favor, and Mr. Olive dissenting, offering a \$3,000 bonus to Mr. Schulte and Mr. Vuknic, based on golf profitability, was approved. (Motion passed 4-1)**

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at 12:10 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

303

304

305 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**B**

**DRAFT**

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

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.**

41

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

46

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

51

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

53

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

56

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

59

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

64

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

66

67

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

70

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

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

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

79 Mr. Dalton would like multiple bids for this project.

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

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

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

84 Referencing Request for Proposals (RFP) handouts, Mr. Zordan presented the 50'  
85 pathway repair email he sent to contractors on November 20, 2025, a follow up email sent on  
86 December 1, 2025 changing the bid submittal date from December 10, 2025 at 5:00 p.m. to  
87 December 5, 2025 at 3:00 p.m., and the landscaping email sent to contractors on November 21,  
88 2025.

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

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

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

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

100 \$88,008 GulfScapes proposal, \$93,430 Dorman bid, exact location of the area to be landscaped,  
101 whether the north side will be re-sodded and if the bid packages are public information.

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

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

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

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

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

119

## 120 **FOURTH ORDER OF BUSINESS**

### **Golf Course Staff Reports**

121

#### 122 **A. Golf Superintendent**

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

#### 127 **B. Golf Pro**

128 Mr. Schulte reported the following:

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



130 ➤ Revenues: The November bank deposit was \$22,000, which was the same as November  
131 2024. The December bank deposit is \$67,000, which is ahead of December 2024, which was  
132 \$177,000. The golf course is on budget.

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

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

137

138 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration of Patio Covers**

139

140 **A. Palette**

141 **B. R-Shadow**

142 This item was addressed during the Third Order of Business.

143

144 **SIXTH ORDER OF BUSINESS**

**Board Member Reports**

145

146 **A. Update: Golf Course Redo**

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

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

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

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

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

167

168

169 **B. Phil Olive**

170 • **Update: Duffy's**

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

176 **C. Chris Brady**

177 • **Update: Email and Other Communications**

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

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

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

187 **D. Adam Dalton**

188 • **Update: Revenues**

189 This item was addressed in Item 4B.

190 **E. Eileen Huff**

- 191 • Update: Common Grounds
- 192 • Update: Expenses via QuickBooks
- 193 • Update: Maintenance Department

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

195

196 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-03,**  
 197 **Adopting Purchasing Policies and**  
 198 **Procedures; Providing for Monetary**  
 199 **Thresholds; and Providing for an Effective**  
 200 **Date; Providing for Conflict**  
 201

202 Ms. Huff presented Resolution 2026-03.

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

207  
208

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

214 **On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor,**  
 215 **deeming Dorman & Morse the lowest, most responsible, most qualified bidder,**  
 216 **awarding the Landscaping contract to Dorman & Morse, in the amount of**  
 217 **\$93,430, and authorizing Mr. Vuknic to negotiate the total price, was**  
 218 **approved.**

219  
220

221 **EIGHTH ORDER OF BUSINESS** **Consideration/Discussion/Ratification:**  
 222 **Performance Measures/Standards &**  
 223 **Annual Reporting Form**  
 224

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

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

228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260

**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**

**o 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.

261 ELEVENTH ORDER OF BUSINESS

Adjournment

262

263

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

264

265

266

267

268

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

269

270

271

272 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
A**






Anthony P. Pires, Jr.

**Respond to the Naples Office:**  
3200 Tamiami Trail North, Suite 200  
Naples, FL 34103  
Phone: 239-649-6555  
Facsimile: 239-649-7342  
E-Mail: [apires@wpl-Legal.com](mailto:apires@wpl-Legal.com)

**MEMORANDUM**

To: Board of Supervisors, Stoneybrook Community Development District (SBCDD)  
From: Anthony P. Pires, Jr., Esq.   
Date: January 23, 2026  
Re: Request By Developer/Aldi's To Consider/Approve Various Documents Associated with development of Commercial Parcels; Corkscrew Road and Stoneybrook Golf Drive

This Memorandum is for the purpose of providing the Board of Supervisors with various documents requested by Aldi's and the developer/owner of the commercial land on Corkscrew Road along with my comments and suggested edits/revisions to those documents.

On December 22, 2025, myself and the SBCDD Chair, Eileen Huff participated in a conference call with owner/developer representative Marita Gastaldello, and attorneys Mark Price and Charles Capps, to discuss various documents stated to be necessary to satisfy various concerns of Aldi's counsel concerning the development by Aldi's on a commercial parcel, Tract S-4, in the Corkscrew Pines plat. The conference call was a follow up to prior communications that I had with the other party(ies) attorneys. The Corkscrew Pines plat is the operative plat for the commercial properties on Corkscrew Road and Stoneybrook Golf drive. As noted in its previous presentations to the SBCDD Board and the Village of Estero ("VOE"), Aldi's is planning on building a new store on Tract S-4. A copy of the Corkscrew Pines plat is attached as **Exhibit "A"**. The District owns a conservation tract to the South of the commercial tracts, and the District has access to the District's conservation tract over the roadway designated as Tract S-1 on the Corkscrew Pines plat.

As part of the due diligence and title review by counsel for Aldi's, it is my understanding that various concerns and issues concerns were expressed regarding: 1.) the existence of a 2007 Declaration of Covenants, Conditions and Restrictions of Stonybrook Corner recorded at Inst. #200700098963, Public Records, Lee County, Florida (the "2007 Covenants"); 2.) certain provisions of the 2024 Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines recorded at Inst. #2024000133453, Public Records, Lee County, Florida (the "2024 Covenants"); and 3.) Ingress and egress over a portion (approximately 500 feet) of Stoneybrook Golf Drive, from Corkscrew Road to the entrance to the development on Tract S-4, including a desire to modify on approximately 500 foot portion of the right-of-way

of Stoneybrook Golf Drive. Stoneybrook Golf Drive is owned by the District. Stoneybrook Golf Drive is platted as Tract "A" on the plat of Stoneybrook. See attached **Exhibit "B"**.

Pursuant to the Dedications on the Stoneybrook plat, Stoneybrook Golf Drive was dedicated as follows:

Tract "A":

TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY, FOR INGRESS AND EGRESS, AND FOR DRAINAGE AND MAINTENANCE PURPOSES; AND TO ALL PUBLIC UTILITIES, SOLELY FOR PUBLIC UTILITY PURPOSES, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC AND LIFT STATION PURPOSES, SUBORDINATE TO OTHER USES.

A January 21, 2026 email summary from attorney Charles Capps explains the request and the documents that Aldi's would like the District to join in and sign, in order to facilitate Aldi's development. A copy of that summary is attached as **Exhibit "C"** to this Memorandum. To address their issues/concerns, counsel for the owner/developer drafted three documents: 1.) Termination Of Declaration Of Covenants, Conditions And Restrictions Of Stoneybrook Corner ("2007 Covenants Termination"); 2.) Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines ("2024 Covenants Amendment"); and, 3.) a Grant of Easement from SBCDD over a portion of Stoneybrook Golf Drive ("Easement"). On December 19, 2025, Mr. Capps provided us with drafts of the 2007 Covenants Termination and 2024 Covenants Amendment.

On December 22, 2025, myself and Eileen Huff participated in a remote video conference call with developer/owner representative Marita Gastaldello, Ray Renfroe, attorney Charles Capp (representing the owner/developer) and attorney Mark Price (representing Aldi's). We discussed the request and some initial concerns and comments that we had as to the draft 2007 Covenants Termination and 2024 Covenants Amendments and generally discussed some concepts concerning the proposed easement. On January 7, 2026, revised drafts of the 2007 Covenants Termination and 2024 Covenants Amendments were provided and on January 9, 2026 an initial draft of a Grant of Easement was provided. These are attached as **Exhibits "D", "E" and "F"**, respectively.

SBCDD is a signatory to the 2007 Covenants, as an owner of a portion of the property subject to the overall 2007 Covenants. The Stoneybrook Corner Association, Inc., the not for profit corporation that was formed to manage the 2007 Covenants, was voluntarily dissolved in 2011. Section 12.1 of the 2007 Covenants provides that the vote of Owners of Tracts assigned at least seventy-five percent (75%) of the Tracts may terminate the 2007 Covenants provided that: (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, are obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which terminates the Declaration. To the extent that the 2007 Covenants provided access to District lands or facilities, and certain potential drainage easements, the District, by way of a dedication on the Corkscrew Pines plat, has a dedicated easement over and across the private road right of way, Tract S-1 of the Corkscrew Pines plat, to and from all District drainage easements and to and from the conservation tract, and drainage easements have been dedicated to the District with no responsibility for maintenance. Under the current Corkscrew Pines plat and

the 2024 Covenants, as to, drainage easements the existing Corkscrew Pines Property Owners Association, Inc. is responsible for maintenance.

I have reviewed the three documents and it is my understanding that representatives of the developer and Aldi's will be attending the January 27, 2026 Board meeting. As to the three requested documents I have made a number of edits/comes and these are attached as **Exhibits "G", "H" and "I"**, respectively:

1. Termination Of Declaration Of Covenants, Conditions And Restrictions Of Stoneybrook Corner (2007 Covenants Termination):

I have made various suggested edits to the document as noted in the redlined attached draft. Subject to those edits and any changes the Board believes necessary or appropriate, it would be appropriate for the Board to approve a revised document for the Chair to sign.

2. Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines (2024 Covenants Amendment):

I have made various suggested edits and comments to the document as noted in the redlined attached draft. As drafted I cannot recommend that the Board approve 2024 Covenants Amendment as submitted by the developer/owner. While the proposed 2024 Amendment does not modify or change any of the text regarding Restricted Activities (Section 5.2) or Prohibited Conditions (Section 5.3), the proposed 2024 Amendment if approved would delete Section 5.11, Architectural Review, in its entirety. Under Section 14.3 of the existing 2024 Covenants, Section 5.11 cannot be deleted without the consent of the SBCDD. It is suggested that the developer/owner explain the basis and rationale for the complete deletion of Section 5.11.

3. Grant of Easement (Easement):

I have made various suggested edits and comments to the document as noted in the redlined attached draft. As drafted I cannot recommend that the Board approve the Easement as submitted by the developer/owner.

INSTRUMENT NUMBER 2024000147884

SHEET 1 OF 6  
THIS INSTRUMENT PREPARED BY  
KRIS A. SLOSSER, L.S. SURVEYOR  
KRIS A. SLOSSER  
LAND SURVEYING  
4642 VILLA CARRI LANE  
DONIA SPRINGS FL 34134  
(239) 947-1915 FAX NO. (239) 947-9945

**TITLE NOTES:**  
1. SUBJECT TO PLANNET CABLE SERVICE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3049 PAGE 1072.  
2. SUBJECT TO PLANNET EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3049 PAGE 2496 AS AMENDED.  
3. SUBJECT TO BLANKET EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3049 PAGE 4834 AS AMENDED.  
4. SUBJECT TO BLANKET EASEMENTS FOR CONSTRUCTION AND MAINTENANCE RECORDED IN INSTRUMENT #2020003184.  
5. SUBJECT TO BLANKET GRANT OF EASEMENT IN FAVOR OF COMCAST AS RECORDED IN INSTRUMENT #2020003184.  
6. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORKSCREW PINES AS RECORDED AS INSTRUMENT NUMBER 202400013453.

**LEGEND**  
S.E. BARRIAGE EASEMENT  
N.W. PUBLIC UTILITY EASEMENT  
S.O. PUBLIC UTILITY EASEMENT  
P.S.M. PROFESSIONAL SURVEYOR & MAPPER  
T.R. S/LI 1/8" FROM 800 AND CAP 155660  
T.H. FOUND 5/8" FROM 800  
E.S. FLORIDA UTILITIES  
S.M.E. LANE MAINTENANCE EASEMENT  
S.P.A. 1/2" BARRIAGE EASEMENT AND 1/8" BARRIAGE EASEMENT  
T.H. FLORIDA POWER AND LIGHT  
S.M.P. SOUTHERN MAINTENANCE EASEMENT  
L.S.C. LANSINGVILLE EASEMENT  
R.W. PRIVATE ROAD RIGHT-OF-WAY  
L.A.E. PLANNET ACCESS EASEMENT

**NOTES:**  
1) DRAWINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING 5 81/4" x 12" W AND STONEYBROOK UNIT B ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20200019961 PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.  
2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.  
3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.  
4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.  
5) EASEMENTS ALONG LOT LINES AND CENTERED ON SAID LOT LINE UNLESS OTHERWISE NOTED.

**PROPERTY DESCRIPTION**  
TRACTS A, B, C, D, E, F, H AND I OF STONEYBROOK UNIT B ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20200019961, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**VILLAGE APPROVALS:**  
THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE BOARD, ESTERO, FLORIDA THIS 15th DAY OF May 2024.

Signature: [Handwritten Signature]  
Name: Carol Pasco  
Title: Village Clerk, Village of Estero  
Signature: [Handwritten Signature]  
Name: [Handwritten Name]  
Title: [Handwritten Title]

**VILLAGE OF ESTERO SURVEYOR**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CORKSCREW PINES, A SUBDIVISION LING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, IS A SUBDIVISION AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024000147884 PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, THIS 15th DAY OF May 2024 AND IS CORRECTLY FILED AS INSTRUMENT NUMBER 2024000147884 IN THE PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

Signature: [Handwritten Signature]  
Name: [Handwritten Name]  
Title: [Handwritten Title]

**CLERK'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CORKSCREW PINES, A SUBDIVISION LING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, IS A SUBDIVISION AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024000147884 PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, THIS 15th DAY OF May 2024 AND IS CORRECTLY FILED AS INSTRUMENT NUMBER 2024000147884 IN THE PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

Signature: [Handwritten Signature]  
Name: [Handwritten Name]  
Title: [Handwritten Title]

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CORKSCREW PINES, A SUBDIVISION LING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, IS A SUBDIVISION AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2024000147884 PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, THIS 15th DAY OF May 2024 AND IS CORRECTLY FILED AS INSTRUMENT NUMBER 2024000147884 IN THE PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

Signature: [Handwritten Signature]  
Name: [Handwritten Name]  
Title: [Handwritten Title]

Signature: [Handwritten Signature]  
Name: [Handwritten Name]  
Title: [Handwritten Title]

**DEDICATION:**

FROM ALL WEED BY THESE PROVISIONS, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, A FLORIDA LIMITED LIABILITY COMPANY AND CC PROPERTY OWNERS, LLC A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LANDS HEREIN DESCRIBED HAVE CAUSED THIS PLAT ENTITLED "CORKSCREW PINES", A SUBDIVISION LING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, A REPLAT OF TRACTS "A", "B", "C", "D", "E", "F", "H" AND "I" OF STONEYBROOK UNIT B, A SUBDIVISION AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20200019961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING TRACTS AND EASEMENTS TO THE OWNERS DESCRIBED:

- 1. RESERVE TO INROAD SELF STORAGE, L.S.U.D. LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND OR ASSIGNS AND OR AFFILIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND OR ASSIGNS.
2. ALL EASEMENTS (S.W.E.) AS SHOWN ON THIS PLAT WITH NO MAINTENANCE RESPONSIBILITIES FOR MAINTENANCE.
3. ALL EASEMENTS (S.W.E.) AS SHOWN ON THIS PLAT WITH NO MAINTENANCE RESPONSIBILITIES.
4. DEDICATE TO CONSUMERS PANELS, PRECISION PANEL ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS.
5. DEDICATE TO CONSUMERS PANELS, PRECISION PANEL ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS.
6. DEDICATE TO PUBLIC AND PRIVATE UTILITY COMPANIES.
7. DEDICATE TO ESTERO FIRE RESCUE AND LIFE SQUAD.
8. DEDICATE TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT.
9. DEDICATE TO INROAD SELF STORAGE, L.S.U.D. LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LANDS HEREIN DESCRIBED HAVE CAUSED THIS PLAT TO BE SIGNED AND FILED THIS 15th DAY OF May 2024.
10. WITNESSES AS TO CC PROPERTY OWNERS, LLC A FLORIDA LIMITED LIABILITY COMPANY.
11. WITNESSES AS TO INROAD SELF STORAGE, L.S.U.D. LLC, A FLORIDA LIMITED LIABILITY COMPANY.

Signature: [Handwritten Signatures]
Name: [Handwritten Names]
Title: [Handwritten Titles]

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF LEE

Signature: [Handwritten Signature]
Name: [Handwritten Name]
Title: [Handwritten Title]

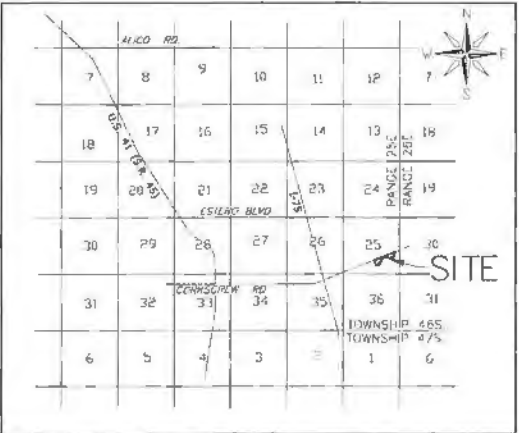
**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF LEE

Signature: [Handwritten Signatures]
Name: [Handwritten Names]
Title: [Handwritten Titles]

**CORKSCREW PINES**

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY FLORIDA. A REPLAT OF TRACTS "A", "B", "C", "D", "E", "F", "H" AND "I" STONEYBROOK-UNIT B, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

VICINITY SKETCH: NOT TO SCALE



LEE COUNTY, FLORIDA

**NOTICE:**  
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY OR THE VILLAGE OF ESTERO. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



2024000147884 / PL 2024-0001

INSTRUMENT NUMBER 2024000147884  
 SHEET 2 OF 6 THIS INSTRUMENT PREPARED BY:  
 KRIS A. SLOSSER, L.S. #05867  
 KRIS A. SLOSSER  
 LAND SURVEYING  
 4642 VILLA CAPRI LANE  
 BONITA SPRINGS, FL 34134  
 (239) 947-1915 FAX NO. (239) 947-9848

# CORKSCREW PINES

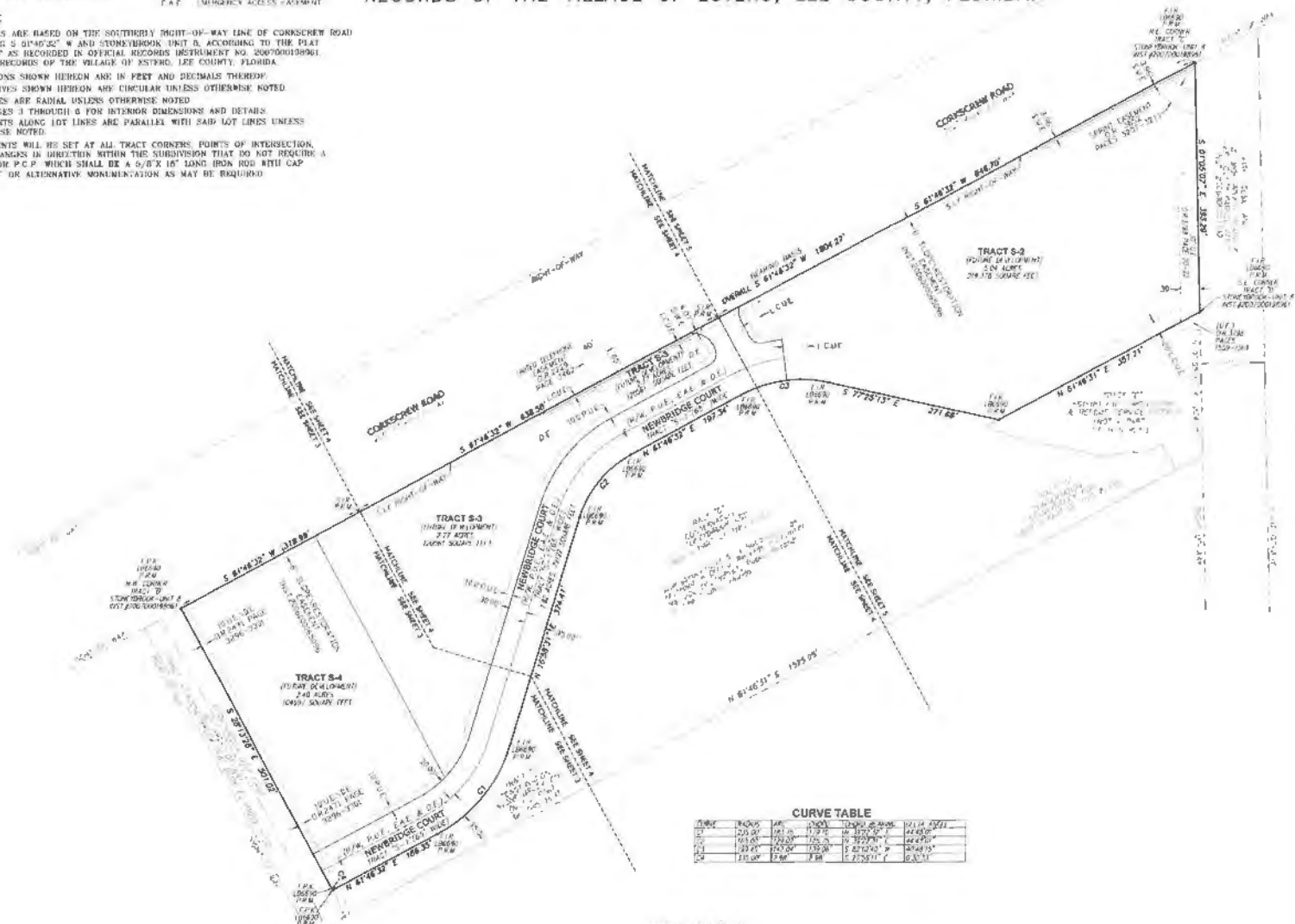
A SUBDIVISION LYING IN  
 SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
 A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I"  
 STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN  
 OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC  
 RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

## LEGEND

- |        |   |        |                              |
|--------|---|--------|------------------------------|
| DI     | DRAINAGE EASEMENT   | N/D    | NOT RADIAL                   |
| DC     | DEED COUNTY DEED EASEMENT   | NO     | NO MONUMENT                  |
| P.C.P. | PLATTED CORNER POINT  | L.B.E. | LANDSCAPE BUFFER EASEMENT    |
| C.A.   | CENTRIAC  | SQ     | SQUARE FEET                  |
| FDE    | FENCE DITCH EASEMENT  | IL     | INDICATION EASEMENT          |
| CE     | CONVEYANCE EASEMENT   | P.B.   | PAVING PLAT BOOK             |
| •      | MONUMENT POINT OF INTERSECTION POINT OF DIVISION POINT OF TRANSFER OR POINT OF REVERSAL CURVATURE | A.S.   | ACCESS EASEMENT              |
| W      | PERMANENT CONTROL POINT   | O.R.M. | PERMANENT REFERENCE MONUMENT |
| SET    | SET MARKER NAIL OR WOOD BRUSH   | P.A.L. | PUBLIC ACCESS EASEMENT       |
| S.M.   | SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD  | R.O.R. | RIGHT-OF-WAY                 |
| F.T.R. | FOUND 5/8" IRON ROD   | F.S.   | FLORIDA STATUTE              |
| I.C.M. | FOUND CONCRETE MONUMENT   | F.P.P. | FLORIDA POWER AND LIGHT      |
| F.P.R. | FOUND 1/2" IRON ROD & IRON  | U.E.   | UTILITY EASEMENT             |
|        |   | M.M.   | MAIL MAINTENANCE EASEMENT    |
|        |   | W.E.   | WATERWAY EASEMENT            |
|        |   | O.R.   | ORANGE RECORD BOOK           |
|        |   | P.R.   | PRIVATE ROAD RIGHT-OF-WAY    |
|        |   | C.I.   | CIVIL NUMBER (SPECIAL)       |
|        |   | I.     | LINE NUMBER (SPECIAL)        |
|        |   | S.W.T. | SIDE WALK EASEMENT           |
|        |   | E.A.T. | EMERGENCY ACCESS EASEMENT    |

## NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 01°40'20" W AND STONEYBROOK UNIT 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
  - 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - 3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
  - 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
  - 5) SEE PAGES 3 THROUGH 6 FOR INTERIOR DIMENSIONS AND DETAILS.
  - 6) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.
- MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.P.M. OR P.C.P. WHICH SHALL BE A 5/8" X 16" LONG IRON ROD WITH CAP "188566" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.



LINE	BEARING	LEN	PI	PC	PT	LC	EA	EA
1	S 61°48'32" W	848.70'	177.75'	177.75'	177.75'	177.75'	177.75'	177.75'
2	S 61°48'32" W	1804.27'	1804.27'	1804.27'	1804.27'	1804.27'	1804.27'	1804.27'
3	S 61°48'32" W	438.30'	438.30'	438.30'	438.30'	438.30'	438.30'	438.30'
4	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
5	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
6	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
7	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
8	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
9	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
10	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
11	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
12	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
13	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
14	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
15	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
16	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
17	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
18	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
19	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'
20	S 61°48'32" W	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'	318.99'

KEY MAP

DCS2021-5003/ P: 2622-E004

**LEGEND**

- |        |  |        |                              |
|--------|--|--------|------------------------------|
| DL     | DRAINAGE EASEMENT  | N/P    | NOT PLANNED                  |
| L.C.M. | LEFT EASEMENT ONLY EASEMENT  | NS     | NOT SURVEYED                 |
| PCP    | PERMANENT CURB OR FENCE  | L.B.F. | LANDSCAPE BUFFER EASEMENT    |
| C.E.   | CENTERLINE   | SD     | SHADE TREE                   |
| P.U.E. | PUBLIC UTILITY EASEMENT  | W.E.   | WINDLIFT EASEMENT            |
| C.E.   | CONCRETE EASEMENT  | R.D.   | INDICATES PLAT BOOK          |
| •      | INDICATES POINT OF INTERSECTION POINT OF CURVING POINT OF TANGENCY OR POINT OF BEGINNING CURVATURE | A.E.   | ACCESS EASEMENT              |
| •      | PERMANENT CONTROL POINT  | P.P.M. | PERMANENT REFERENCE MONUMENT |
| •      | SET POINT BY FALCON MAPPING STAMPED TOP 155580   | P.A.E. | PUBLIC ACCESS EASEMENT       |
| S.P.R. | SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD STAMPED "POM 155580"                                | N.C.P. | NOTICE OF CONVEYANCE         |
| F.P.M. | FOUND 5/8" IRON ROD  | F.S.   | FLORIDA STATUTES             |
| F.C.M. | FOUND CONCRETE MONUMENT  | F.P.M. | FLORIDA POWER AND LIGHT      |
| F.P.K. | FOUND PAVEMENT KYLEN PAUL S. DUSH  | U.E.   | UTILITY EASEMENT             |
| F.A.L. | FUTURE ACCESS EASEMENT   | R.E.   | RECREATION EASEMENT          |
|        |  | D.P.   | DRUG RECORDS BOOK            |
|        |  | P.W.R. | PRIVATE ROAD RIGHT OF WAY    |
|        |  | CL     | CURB NUMBER (LOCAL)          |
|        |  | SWL    | SIDEWALK EASEMENT            |

# CORKSCREW PINES

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.



**NOTES:**

- 1) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 01°40'32" W AND STONEYBROOK-UNIT 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
  - 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - 3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
  - 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
  - 5) BASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.
- MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P. WHICH SHALL BE A 3/8" X 18" ALUMINUM ROD WITH CAP "155580" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.



**CURVE TABLE**

CURVE	ANGLE	CHORD	TANGENT	APPROX. AREA	ARC LENGTH
C1	100.00	100.00	173.65	1,570.80	157.08
C2	100.00	100.00	173.65	1,570.80	157.08
C3	100.00	100.00	173.65	1,570.80	157.08
C4	100.00	100.00	173.65	1,570.80	157.08
C5	100.00	100.00	173.65	1,570.80	157.08
C6	100.00	100.00	173.65	1,570.80	157.08

D:\2024-ED08\PL\2024-EG04

**LEGEND**

DE	DRAINAGE EASEMENT	RP	NOT RADIAL
E.C.U.E.	LEE COUNTY UTILITY EASEMENT	UBI	UTILITY EASEMENT
P.C.P.	PERMANENT CONTROL POINT	SO	SQUARE FEET
CE	CONCRETE	LE	LANDSCAPE BUFFER EASEMENT
P.A.E.	PUBLIC UTILITY EASEMENT	IE	INDUSTRIAL EASEMENT
CE	CONCRETE	IF	INDICATES FLAT FLOOR
■	SPECIAL POINT OF INTERSECTION POINT OF CURVATURE POINT OF TANGENCY OR POINT OF BEGINNING CURVATURE	AE	ACCESS EASEMENT
●	PERMANENT CONTROL POINT	P.R.M.	PERMANENT REFERENCE MONUMENT
○	TEMPORARY CONTROL POINT	P.A.E.	PUBLIC ACCESS EASEMENT
STP	STAMPED 5/28 155560	R.O.W.	RIGHT-OF-WAY
STR	STAMPED 5/28 155560	F.S.	FLORIDA STATUTES
F.I.D.	FOUND IRON ROD	TP	TEMPORARY POINT
F.C.M.	FOUND CONCRETE MONUMENT	LM.E.	LANDSCAPE MAINTENANCE EASEMENT
F.P.K.	FOUND PLYWOOD KILN NAIL & DISK	IE	INDUSTRIAL EASEMENT
F.A.E.	FOUND ACCESS EASEMENT	DR	DRAINAGE RECORDS BOOK
		R/W	RIGHT-OF-WAY
		CT	CURB TOWER (TYPICAL)
		LI	LINE NUMBER (TYPICAL)
		S.W.C.	SIDEWALK EASEMENT

# CORKSCREW PINES

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER **202400047884**

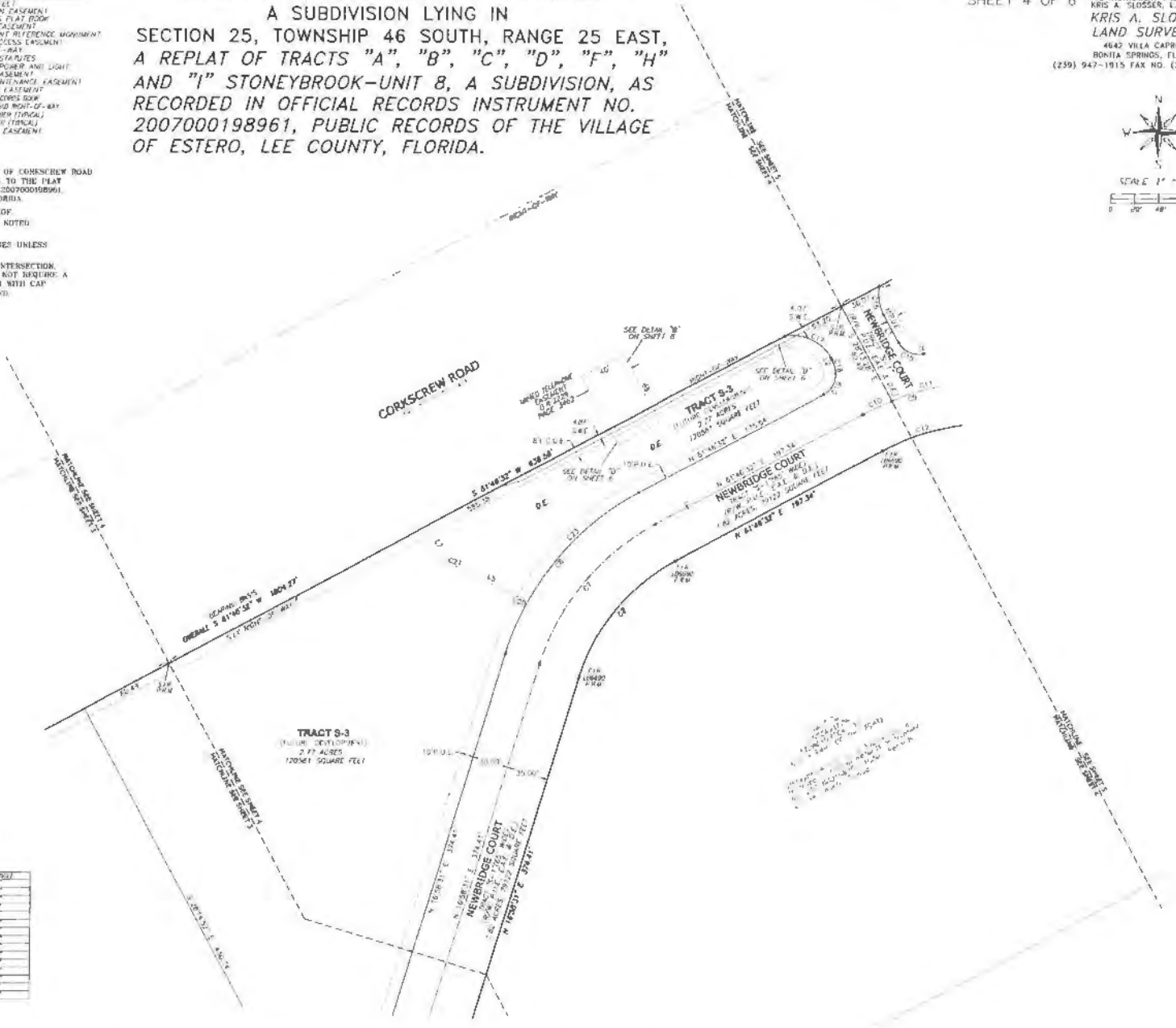
SHEET 4 OF 6  
 THIS INSTRUMENT PREPARED BY:  
**KRIS A. SLOSSER, L.S. #5560**  
**KRIS A. SLOSSER**  
**LAND SURVEYING**  
 4642 VILA CAPRI LANE  
 BONITA SPRINGS, FL 34134  
 (239) 947-1915 FAX NO. (239) 947-8848



**NOTES:**

- 1) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 61°46'32" W AND STONEYBROOK-UNIT 8 ACCORDING TO THE PLAT THEREIN AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
- 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 5) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.

MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P. WHICH SHALL BE A 5/8" X 16" LONG IRON ROD WITH CAP "LESS60" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.



**LINE TABLE**

LINE NO.	BEARING	LENGTH	START POINT	END POINT
1	S 20°11'28" E	75.38	...	...
2	S 87°22'08" E	1.00	...	...
3	S 61°46'32" W	1004.77	...	...
4	S 20°11'28" E	75.38	...	...

**CURVE TABLE**

LINE NO.	BEARING	LENGTH	START POINT	END POINT
1	S 20°11'28" E	75.38	...	...
2	S 87°22'08" E	1.00	...	...
3	S 61°46'32" W	1004.77	...	...
4	S 20°11'28" E	75.38	...	...

BOS7021-0008/ PLT2022-FOCK

INSTRUMENT NUMBER **2024000147884**  
 SHEET 5 OF 6 THIS INSTRUMENT PREPARED BY:  
**KRIS A. SLOSSER, L.S. #5560**  
**KRIS A. SLOSSER**  
**LAND SURVEYING**  
 4642 VILLA CAPRI LANE  
 BONITA SPRINGS, FL 34134  
 (239) 947-1915 FAX NO. (239) 947-9948

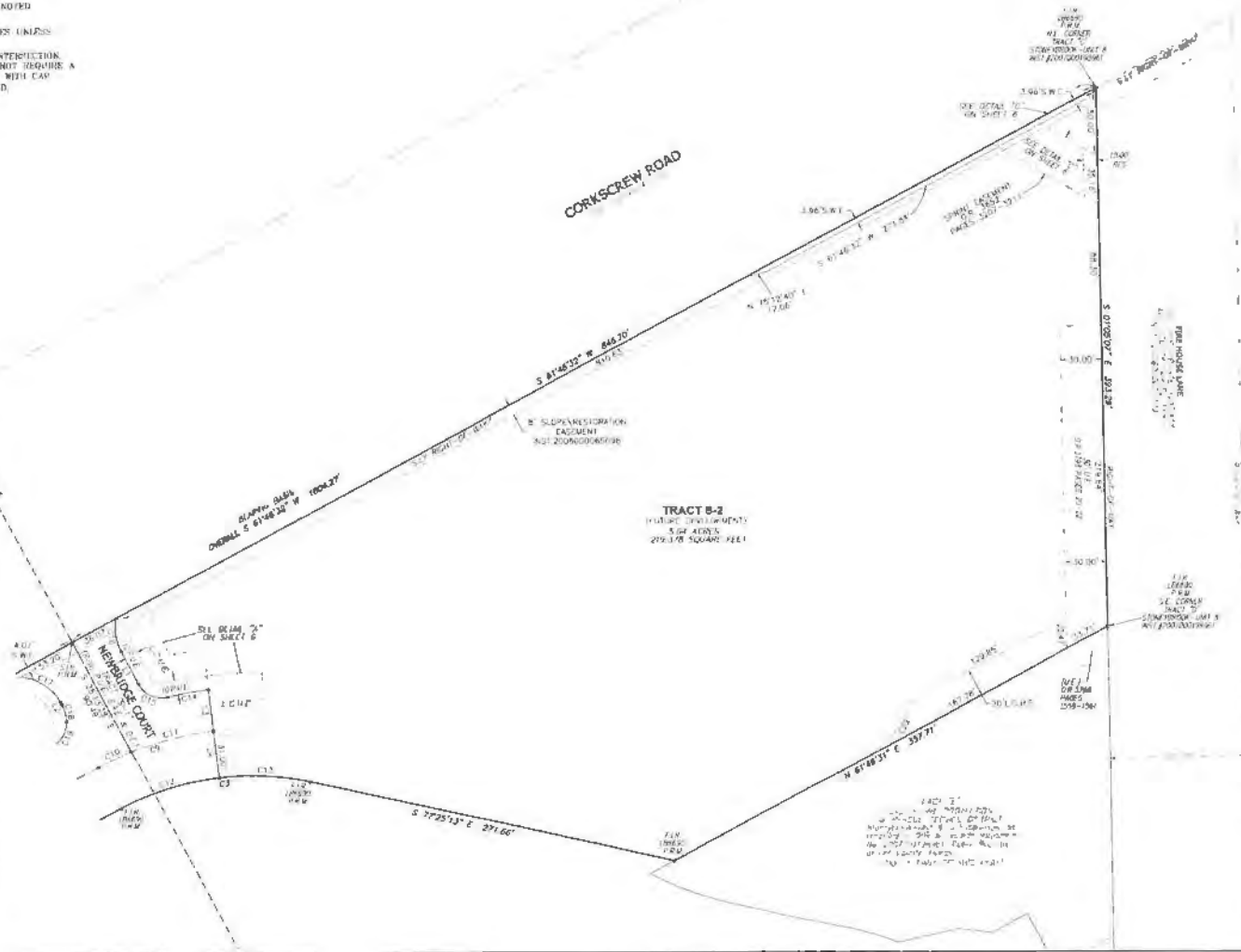
# CORKSCREW PINES

A SUBDIVISION LYING IN  
 SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
 A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I"  
 STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN  
 OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC  
 RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

**LEGEND**

DE	GRAND EASEMENT	N/P	NOT PARALLEL
L.O.U.	LOT OR UNIT EASEMENT	INS	INSURANCE
P.C.P.	PERMANENT CONVEY FROM	LAN	LANDSCAPE BUFFER EASEMENT
C/O	CENTERLINE	SO	SQUARE FEET
P.U.	PUBLIC UTILITY EASEMENT	IE	INDICATION EASEMENT
CE	CONVEYOR EASEMENT	PE	PERMITS PLAT EASEMENT
●	MONUMENT POINT OF INTERSECTION POINT OF CORNER, POINT OF BEGINNING OR POINT OF BEGINNING	A.E.	ACCESS EASEMENT
■	PERMANENT CONVEY FROM SET POINT	P.M.E.	PERMANENT EASEMENT MONUMENT
○	SET POINT MONUMENT	P.A.E.	PUBLIC ACCESS EASEMENT
○	SET POINT MONUMENT	M.O.W.	RIGHT OF WAY
○	SET POINT MONUMENT	F.S.	FLORIDA STATUTES
○	SET POINT MONUMENT	FL	FLORIDA NUMBER AND LETTER
○	SET POINT MONUMENT	D.E.	UTILITY EASEMENT
○	SET POINT MONUMENT	L.M.E.	LAND MAINTENANCE EASEMENT
○	SET POINT MONUMENT	R/I	RAILROAD EASEMENT
○	SET POINT MONUMENT	DR	DRIVE RECORD BOOK
○	SET POINT MONUMENT	R/W	PRIVATE ROAD RIGHT OF WAY
○	SET POINT MONUMENT	C	CURVE NUMBER (INCH)
○	SET POINT MONUMENT	L1	LINE NUMBER (FOOT)
○	SET POINT MONUMENT	S.W.L.	SIDEWALK EASEMENT
○	SET POINT MONUMENT	RES	RESERVED FOR INSTALLATION AND MAINTENANCE OF UTILITY

- NOTES:**
- 1) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 81°46'32" W AND STONEYBROOK UNIT 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961 PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
  - 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - 3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
  - 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
  - 5) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.
- MONUMENTS WILL BE SET AT ALL TRACT CORNER POINTS OF INTERSECTION AND CHANGES IN DIRECTION WITHIN THIS SUBDIVISION PLAT DO NOT REQUIRE A P.M.E. OR P.C.P. WHICH SHALL BE A 5/8" X 1/4" LONG IRON ROD WITH CAP "L25560" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.



**LINE TABLE**

LINE	BEARING	LENGTH	TO-TANGENT
L1	S 29°13'52\"	126.72	76.72
L2	S 06°53'57\"	30.00	30.00
L3	S 06°53'57\"	30.00	30.00
L4	S 06°53'57\"	30.00	30.00

**CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
1+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
1+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
1+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
1+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
2+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
2+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
2+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
2+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
2+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
3+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
3+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
3+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
3+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
3+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
4+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
4+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
4+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
4+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
4+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
5+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
5+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
5+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
5+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
5+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
6+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
6+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
6+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
6+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
6+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
7+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
7+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
7+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
7+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
7+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
8+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
8+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
8+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
8+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
8+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
9+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72
9+20	S 29°13'52\"	126.72	S 29°13'52\"	126.72
9+40	S 29°13'52\"	126.72	S 29°13'52\"	126.72
9+60	S 29°13'52\"	126.72	S 29°13'52\"	126.72
9+80	S 29°13'52\"	126.72	S 29°13'52\"	126.72
10+00	S 29°13'52\"	126.72	S 29°13'52\"	126.72

D052021-E003/PL17021-E004



**LEGEND**

- |          |  |        |  |
|----------|--|--------|--|
| DE       | DEPRAVED EASEMENT  | N/R    | NOT RADIAL   |
| L.C.M.L. | LEE COUNTY UTILITY EASEMENT  | INS    | INSTRUMENT   |
| P.C.P.   | PERMANENT CONVEYANCE   | SO     | SQUARE FEET  |
| CA       | CONVEYANCE   | IF     | IRREGULAR EASEMENT                                     |
| P.U.E.   | PUBLIC UTILITY EASEMENT  | P.D.   | INDICATES PLAT BOOK                                    |
| LE       | LIQUIDATION EASEMENT   | A.C.   | ACCESS EASEMENT  |
| •        | WALL'S POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF VERTICES CURVATURE | P.P.M. | PERMANENT PREFERENCE AGREEMENT                         |
| •        | PERMANENT CONTROL POINT  | P.A.S. | PUBLIC ACCESS EASEMENT                                 |
| •        | SET PARKER RAILROAD RAILROAD STATIONARY TRACK EASEMENT   | R.O.W. | RIGHT-OF-WAY   |
| S/R      | SET PERMANENT REFERENCE MONUMENT 2" X 8" WOOD ROD STATIONARY TRACK EASEMENT                        | F.S.   | FLORIDA STATUTES                                       |
| P/R      | FOUND 1/2" X 1/2" WOOD ROD   | F.P.   | FLORIDA POWER AND LIGHT                                |
| F.C.M.   | FOUND CONCRETE MONUMENT 4" X 4" UNLESS OTHERWISE NOTED   | U.P.   | UTILITY EASEMENT                                       |
| P.R.K.   | FOUND PARKER RAILROAD RAILROAD   | L.M.C. | LAND MAINTENANCE EASEMENT                              |
| E.A.     | EMERGENCY ACCESS EASEMENT  | R.E.   | RECORD EASEMENT  |
|          |  | R/W    | RAILROAD RIGHT-OF-WAY                                  |
|          |  | D      | DEED NUMBER (TYPICAL)                                  |
|          |  | L      | LINE NUMBER (TYPICAL)                                  |
|          |  | S.W.Z. | SUBURBAN EASEMENT                                      |
|          |  | RES    | RESERVED FOR INSTALLATION AND MAINTENANCE OF UTILITIES |

# CORKSCREW PINES

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY FLORIDA. A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

**NOTES:**

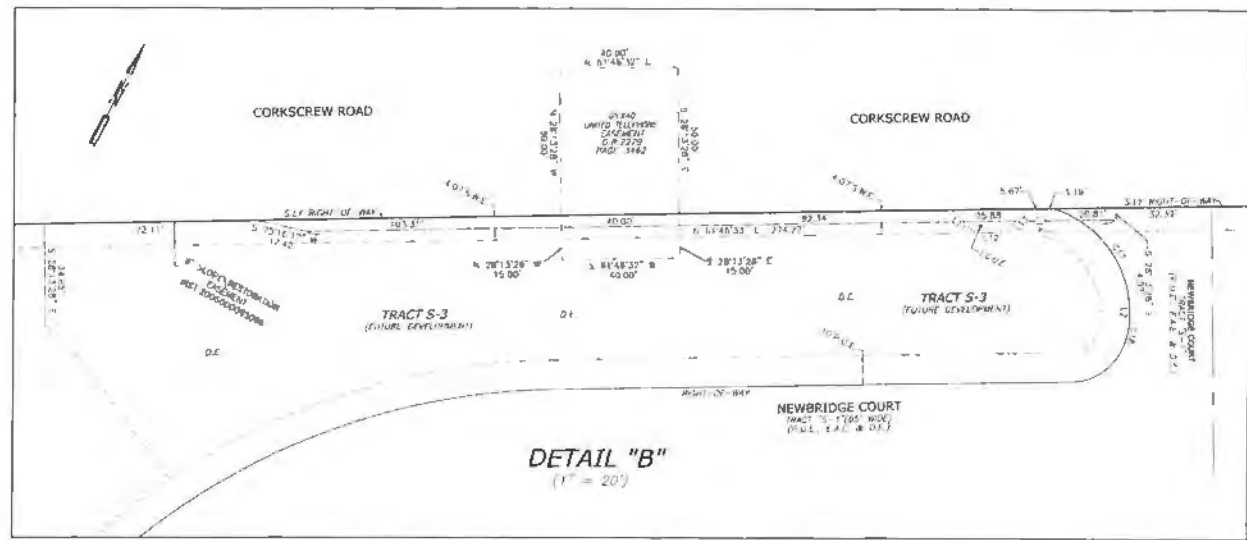
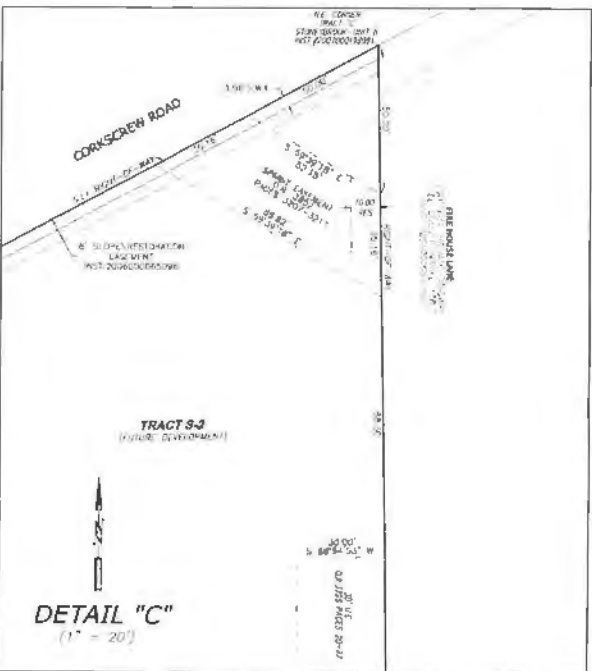
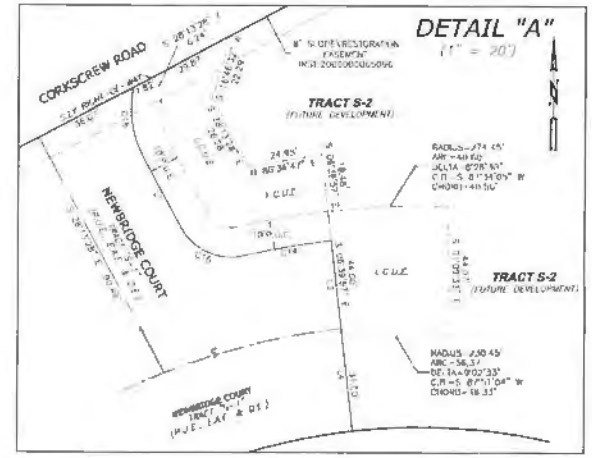
- 1) DRAWINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 01°46'32" W AND STONEYBROOK UNIT 8 ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
  - 2) DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
  - 3) ALL CURVES SHOWN HEREIN ARE CIRCULAR UNLESS OTHERWISE NOTED.
  - 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
  - 5) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.
- MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P. WHICH SHALL BE A 3/8" X 10" LONG IRON ROD WITH CAP TISSOT OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.

**CURVE TABLE**

STATION	BEARING	ARC	CHORD	CHORD BEARING	DELTA ANGLE
0+00	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+10	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+20	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+30	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+40	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+50	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+60	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+70	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+80	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
0+90	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"
1+00	S 01°46'32" W	100.00	100.00	S 01°46'32" W	0°00'00"

**LINE TABLE**

LINE	BEARING	DISTANCE	CUMULATIVE DISTANCE
1	S 01°46'32" W	100.00	100.00
2	S 01°46'32" W	100.00	200.00
3	S 01°46'32" W	100.00	300.00
4	S 01°46'32" W	100.00	400.00
5	S 01°46'32" W	100.00	500.00
6	S 01°46'32" W	100.00	600.00
7	S 01°46'32" W	100.00	700.00
8	S 01°46'32" W	100.00	800.00
9	S 01°46'32" W	100.00	900.00
10	S 01°46'32" W	100.00	1000.00



0052021-ES08/ P17022-EC04

**Hanks Engineering, Inc.**

PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS  
12001 SIX MILE CYPRESS PARKWAY - SUITE 104  
FORT MYERS, FLORIDA 33912  
(841) 939-5490  
FLORIDA BUSINESS CERTIFICATE NUMBER 18 8090

**STONEYBROOK**

A SUBDIVISION LYING IN  
SECTIONS 25, 35 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

**NOTICE:**  
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**NOTICE:**  
LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER, SEWER AND REUSE FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE WATER, AND SEWER FACILITIES.

**LEGAL DESCRIPTION:**

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 25, 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE S89°50'00"W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 212.74 FEET TO THE LASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID RIGHT-OF-WAY LINE OF INTERSTATE 75, THENCE N18°17'53"W FOR 2582.47 FEET; THENCE N61°56'10"W FOR 488.84 FEET; THENCE N12°28'50"W FOR 258.70 FEET; THENCE N09°50'33"W FOR 258.63 FEET; THENCE N06°33'22"W FOR 182.01 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N85°18'15"E FOR 1402.48 FEET; THENCE S55°53'35"E FOR 1250.00 FEET; THENCE N27°13'28"W FOR 585.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, THENCE N04°45'32"E FOR 120.81 FEET; THENCE N05°13'28"W FOR 25.00 FEET; THENCE N01°46'32"E FOR 4485.85 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2408 AT PAGE 49 PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S01°05'07"E FOR 518.05 FEET; THENCE S61°46'51"W FOR 553.00 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 350.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N76°18'37"E; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'53" FOR 182.83 FEET; THENCE S13°48'50"W FOR 48.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°28'19" FOR 100.00 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE SOUTHWEST HAVING A RADIUS OF 325.552" FOR 100.00 FEET; THENCE SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 32°53'52" FOR 100.00 FEET; THENCE N00°54'53"E ALONG A LINE HON TO SAID CURVE FOR 1384.27 FEET; THENCE S7° PARALLEL WITH AND 60.00 FEET WESTERLY OF SAID LINE ON A PERPENDICULAR THE EAST LINE OF SECTION 25 OF SAID TOWNSHIP 46 SOUTH, RANGE 25 EAST 75 FEET; THENCE S07°33'14"E PARALLEL WITH AND 60 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SECTION 36 OF SAID TOWNSHIP 46 SOUTH, RANGE 25 EAST FOR 2640.72 FEET; THENCE S07°46"E PARALLEL WITH AND 60 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID SECTION 36 FOR 2643.81 FEET; THENCE S11°17" ALONG THE SOUTH LINE OF SAID SECTION 35 117 FEET TO THE SOUTH QUARTER CORNER; THENCE CONTINUE ALONG SAID SOUTH SECTION LINE N88°39'22"W 168 FEET TO THE SOUTHWEST CORNER OF SAID SECTION THE POINT OF BEGINNING.

THE PARCEL CONTAINS 805.74 ACRES MORE OR LESS



VICINITY SKETCH  
(NOT TO SCALE)

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT U.S. HOME CORPORATION, A DELAWARE CORPORATION AND THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF STONEYBROOK, A SUBDIVISION LYING IN SECTIONS 25, 35 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS TO THE ENTITY OR ENTITIES, AS STATED BELOW:

ALL ACCESS EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT FOR INGRESS AND EGRESS FOR MAINTENANCE AND ACCESS PURPOSES.

ALL DRAINAGE EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES.

CONSERVATION TRACTS "C1" THROUGH "C8" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AS CONSERVATION EASEMENTS FOR CONSERVATION AND PRESERVATION PURPOSES.

GOLF COURSE TRACTS "G1" THROUGH "G20" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AS DRAINAGE, IRRIGATION UTILITY, AND LAKE MAINTENANCE.

LAKE TRACTS "L1" THROUGH "L35" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AS DRAINAGE EASEMENTS FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES.

ALL LAKE MAINTENANCE EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT FOR LAKE MAINTENANCE PURPOSES.

COMMON AREA TRACTS "B1" THROUGH "B1-54" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AS LAKE MAINTENANCE, EASEMENTS FOR LAKE MAINTENANCE AND STORMWATER MANAGEMENT PURPOSES.

ALL WALK PATH EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, MAINTENANCE, AND RECREATION PURPOSES.

TRACT "A" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY, FOR INGRESS AND EGRESS, AND FOR DRAINAGE AND MAINTENANCE PURPOSES, AND TO ALL PUBLIC UTILITIES, SOLELY FOR PUBLIC UTILITY PURPOSES, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC AND LIGHT STATION PURPOSES, SUBORDINATE TO OTHER USES.

A TEN FOOT STRIP LYING ADJACENT TO AND ALONG ALL PORTIONS OF TRACT "A" AS A PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING BUT NOT LIMITED TO, TELEPHONE, ELECTRIC AND LIGHT STATION PURPOSES.

RECREATION TRACTS "R1" AND "R2" TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES.

TRACTS "T-1" THROUGH "T-15" ARE RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF U.S. HOME CORPORATION, A DELAWARE CORPORATION AND THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT HAVE CAUSED THIS DEDICATION TO BE MADE THIS 17th DAY OF JANUARY, 1999.

U.S. HOME CORPORATION  
A DELAWARE CORPORATION

By: [Signature]  
PETER N. COMEAU  
REGIONAL VICE PRESIDENT

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]  
PETER N. COMEAU, CHAIRMAN  
BOARD OF SUPERVISORS

[Signature]  
WITNES (AS TO BOTH)

[Signature]  
READY S. BANKS  
PRINTED NAME

[Signature]  
WITNES (AS TO BOTH)

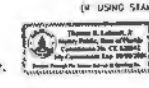
[Signature]  
JAMES E. CHERRY  
PRINTED NAME

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JANUARY, 1999, BY PETER N. COMEAU, REGIONAL VICE PRESIDENT OF U.S. HOME CORPORATION AND CHAIRMAN, DISTRICT BOARD OF SUPERVISORS, STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE CORPORATION AND COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN TO ME.

[Signature]  
NOTARY PUBLIC - STATE OF FLORIDA  
THOMAS B. LENOBT, JR.  
PRINTED NAME



**APPROVALS:**

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 26th DAY OF JANUARY, 1999.

[Signature]  
CHAIRMAN OF THE BOARD  
PRINTED NAME: RAY TOLSON

[Signature]  
CLERK OF COUNTY  
PRINTED NAME: CHARLIE GREEN

[Signature]  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT  
PRINTED NAME: MARY GIBBS

[Signature]  
DIRECTOR, DIVISION OF DEVELOPMENT SERVICES  
PRINTED NAME: WALTER J. McINTYRE

[Signature]  
COUNTY ATTORNEY  
PRINTED NAME: PATRICK W. MINICE

REVIEW BY THE COUNTY DESIGNATED PROFESSIONAL SURVEYOR AND MAPPER DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

By: [Signature]  
PRINTED NAME: ALAN L. DENNIS  
DATE: 1-18-99



**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF STONEYBROOK WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (IF ANY) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

[Signature]  
THOMAS R. LEHNERT, JR.  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 5541  
BUSINESS CERTIFICATION NO. 6690

DATE: 1-18-99



**NOTARY'S CERTIFICATION: 4554441**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF STONEYBROOK, A SUBDIVISION LOCATED IN SECTIONS 25, 35 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:28 PM THIS 26th DAY OF JANUARY, 1999, AND DULY RECORDED IN PLAT BOOK 63, AT PAGES 1 to 50 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

[Signature]  
CHARLIE GREEN  
CLERK OF CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA



D.P. NO. 81-09-003-0000



# STONEYBROOK

A SUBDIVISION LYING IN  
SECTIONS 25, 35 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

**Banks Engineering, Inc.**

ENGINEERING, SURVEYING & LAND PLANNING

10801 SIX MILE CYPRESS PARKWAY SUITE 100  
FORT MYERS, FLORIDA 33907  
1941 939 5480

FLORIDA BUSINESS CERTIFICATE NUMBER LD 8460

MATCHLINE SEE SHEET 3 OF 50

UNPLATTED  
OR 2406  
PG 49

O.R. 2229 PG. 3462  
UNITED TELEPHONE  
COMPANY OF FLORIDA  
EASEMENT, TRACT "D"  
SECTION 25

**TRACT "C-1"**  
CONSERVATION AREA

**TRACT "F-1"**  
FUTURE DEVELOPMENT

CORKSCREW ROAD

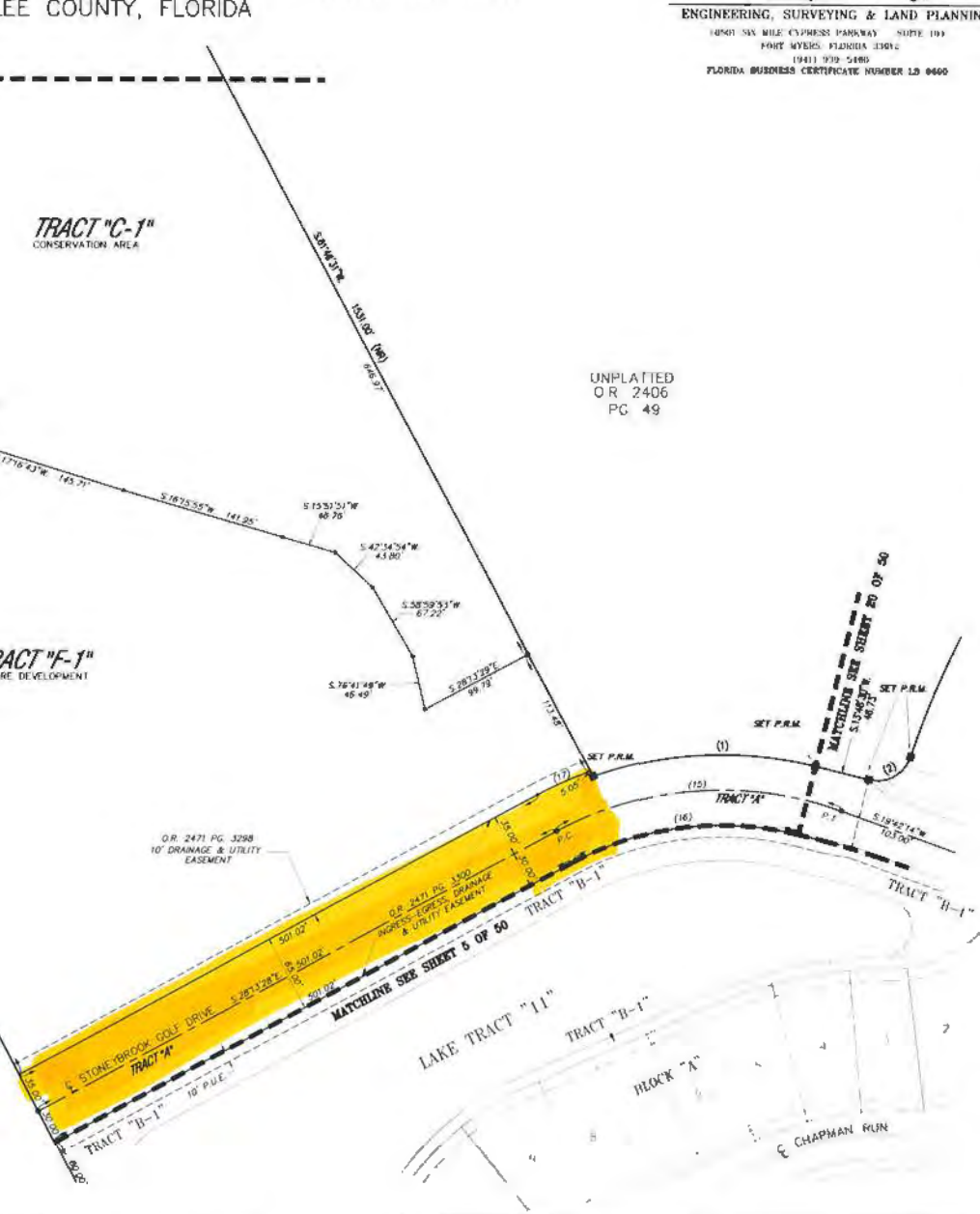
OVERALL BOUNDARY - CURVE DATA

Curve number 1	Curve number 2
Radius= 330.00	Radius= 30.00
Delta= 33°29'53"	Delta= 85°26'19"
Arc= 192.93	Arc= 44.75
Tangent= 99.31	Tangent= 27.72
Chord= 190.20	Chord= 40.72
Chord Brg. S 02°56'27"E	Chord Brg. N 28°56'40"W

**CURVE TABLE**

NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	300.00	47°55'44"	250.95	243.70	S 04°15'37"E
16	279.00	42°02'03"	198.08	193.43	S 07°12'27"E
17	335.00	08°24'31"	49.16	49.12	S 24°01'12"E

D.O. NO. B-09-001-000



O.R. 2471 PG. 3298  
10' DRAINAGE & UTILITY  
EASEMENT

O.R. 2471 PG. 3300  
INGRESS-EGRESS, DRAINAGE  
& UTILITY EASEMENT

MATCHLINE SEE SHEET 5 OF 50

CHAPMAN RUN

## Anthony Pires

---

**From:** Charles B. Capps <CBC@PaveseLaw.com>  
**Sent:** Wednesday, January 21, 2026 10:37 AM  
**To:** Anthony Pires; Price, Mark  
**Cc:** Chuck Adams (adamsc@whhassociates.com); EILEEN HUFF; seat5@stoneybrookesterocdd.com; Lenore Brakefield  
**Subject:** RE: Corkscrew Pines Site Plans

Tony,

Please allow this email to serve as a summary to explain the documents that our client is requesting that the CDD sign as part of the Aldi's development. First, our client, CC PROPERTIES ENTERPRISE LLC, owns the commercial tracts on the west side of the Corkscrew Pines commercial development. The Corkscrew Pines development is part of the CDD and pays assessments on the tax bills to the CDD. Our client is entering into a long-term ground lease with Aldis. I'm going to break the summary down into the following parts:

1. **Commercial POA/ Declaration.** Corkscrew Pines was originally platted and POA created in 2007 under Lee County regulations. The CDD owns a conservation tract within the plat and is a member of the POA but has zero assessment liability. After the original plat was recorded, no development occurred and the original developer was foreclosed and the POA and Association were dissolved in 2011. Fast forward to 2023/2024, our client re-platted part of the commercial plat with the Village of Estero to revise lot lines, etc. and a new Declaration and POA was created and the CDD was a part of, reviewed, and approved that process. The two documents that need to be signed are a Termination of the 2007 Declaration and an amendment to the 2024 Declaration.
  - a. **2007 Declaration Termination.** This document just cleans up the 2007 Declaration which should have been done as part of the previous foreclosure but wasn't. It terminates the 2007 Declaration which not necessary at this point and is a title issue. The 2024 Declaration and POA assumes all responsibility of the 2007 Declaration and POA.
  - b. **2024 Declaration Amendment.** This is a straightforward amendment that in my opinion does not impact the CDD. It basically just ensures that the 2024 Declaration is consistent with Aldi's uses.
2. **Easement along Stoneybrook Golf Drive.** Aldis is requiring an easement along Stoneybrook Golf Drive as their title underwriter will not insure access without it. The title underwriter, who is out of state, saw the separate easement for the School Board, which predates the plat and the surveyor originally identified the road as a private road. We've discussed the challenges with explaining a CDD and CDD owned roads to underwriters and given this, the easement is being required by the underwriter.

Let me know if you have any questions and myself and my client greatly appreciates the CDD's assistance with these items.

Thanks,  
Chad



This instrument prepared by:  
Charles B. Capps, Esq.  
PAVESE LAW FIRM  
1833 Hendry Street  
Fort Myers, FL 33901  
Telephone: (239) 336-6219

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF STONEYBROOK CORNER

THIS TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STONEYBROOK CORNER (this "Termination") is made as of the \_\_\_\_ day of \_\_\_\_\_, 2025 by CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company ("CCP"). Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes and MIDGARD SELF STORAGE ESTERO FL, LLC, a Delaware limited liability company authorized to do business in Florida ("Midgard" and, collectively with CCP, the "Successors").

WITNESSETH:

WHEREAS, ASAP Storage on Corkscrew, L.C., a Florida limited liability company ("ASAP") and Corkscrew Stoneybrook Retail, LLC, A Florida limited liability company ("CSR") executed and recorded as Declarants, that certain Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner for that certain property located in Lee County, more properly described in Exhibit "A" (the "Declaration"), recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida; and

WHEREAS, Stoneybrook Corner Association, Inc. (the "Association") was the not for profit Association created in 2006 to manage the Declaration and was voluntarily dissolved on March 7, 2011.

WHEREAS, ASAP and CSR are the predecessors in title to the real property which is subject to the Declaration (the "Property"); and

WHEREAS, Section 12.1 of the Declaration provides that the Owners of Tracts assigned at least seventy-five percent (75%) of the Tracts vote may terminate the covenants, conditions, restrictions or provisions provided that (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, were obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which terminated the Declaration; ; and



WHEREAS, the Declaration is no longer necessary, and the Successors desire to release, cancel and terminate the Declaration.

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida ("New Declaration") assumes all obligations of the Declaration.

WHEREAS, the Successors are the current owners of over seventy-five percent (75%) of the Tracts vote; and

WHEREAS, no additional approvals or consents of authorities, agencies, or public utilities are necessary to terminate the Declaration as the New Declaration and corresponding subdivision plat has been approved by all applicable authorities, agencies, and public utilities; and

WHEREAS, the Association has been dissolved since 2011 and in lieu of this Termination being approved by the majority of the Directors of the Association, Members of the Association consisting of greater than seventy-five percent (75%) of the Tracts vote have joined in to the execution of this Termination.

Now, therefore, in consideration of the foregoing, the Successors hereby state as follows:

1. Recitals. The above recitals are true and correct and are hereby incorporated into this instrument.
2. Defined Terms. Any term not specifically defined in this Termination shall be given the meaning ascribed to it by the Declaration.
3. Termination. The Successors hereby release, cancel, and terminate the Declaration in its entirety in all respects. The Declaration shall be of no further force or effect and no longer a burden or encumbrance on title to the Property. The Successors hereby direct that the Clerk of the Court of Lee County, Florida cancel the Declaration of record.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signed, sealed, and delivered  
in our presence (2 witnesses):

**CC PROPERTIES ENTERPRISE, LLC**, a  
Florida limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Signed, sealed, and delivered  
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO  
FL, LLC**, a Delaware limited liability  
company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_



Signed, sealed, and delivered  
in our presence (2 witnesses):

**Stoneybrook Community Development  
District, a Special district formed under  
Chapter 190, Florida Statutes**

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

This instrument prepared by:  
Charles B. Capps, Esq.  
PAVESE LAW FIRM  
1833 Hendry Street  
Fort Myers, FL 33901  
Telephone: (239) 336-6219  
Our file no.: 94677.002

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
FOR  
CORKSCREW PINES**

---

THIS AMENDMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by CC Properties Enterprise, LLC, a Florida limited liability company and Midgard Self Storage Estero FL, LLC, a Delaware limited liability company (collectively the “Declarant”), to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines (“Amendment”).

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines is recorded at Instrument Number 2024000133453 (“Declaration”), and as may have been subsequently amended, of the Public Records of Lee County, Florida; and

WHEREAS, pursuant to Section 14.3 of the Declaration, the Declarant reserved the ~~unilateral~~ right to amend the Declaration any time prior to Turnover; and

WHEREAS, Turnover has not occurred;

WHEREAS, Declarant is the only party required to sign this Amendment to cause such Amendment to be effective or if so required, Declarant has received all necessary third-party approvals as may be required under the Declaration to cause such Amendment to be effective; and

WHEREAS, Declarant is desirous of amending the Declaration.

NOW THEREFORE, pursuant to the reserved rights recited above, the Declarant hereby amends the Declaration as set forth on the attached **Exhibit “A”**.



Signed, sealed, and delivered  
in our presence (2 witnesses):

**CC PROPERTIES ENTERPRISE, LLC**, a  
Florida limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Signed, sealed, and delivered  
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO  
FL, LLC**, a Delaware limited liability  
company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

**Consent of Stoneybrook Community Development District**

Stoneybrook Community Development District hereby consents, in accordance with Section 14.3 of this Declaration, to the extent it holds such right to approve this Amendment under the Declaration.

Signed, sealed, and delivered  
in our presence (2 witnesses):

**Stoneybrook Community Development  
District, a Special district formed under  
Chapter 190, Florida Statutes**

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

**EXHIBIT A**

AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
CORKSCREW PINES

---

The Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines shall be amended as follows (otherwise, all provisions shall remain the same):

*Note: Language to be added is underlined and language to be deleted is ~~struck through~~.*

\* \* \* \* \*

**SECTION 5 – GENERAL COVENANTS AND USE RESTRICTIONS.**

*Section 5.1 to remain unchanged.*

Section 5.2(7): This Section of the Declaration shall be amended to the extent that the Ground Lease Tenant of Tract S-4, Aldi (Florida) L.L.C.'s, ("Aldi") use of the sidewalk on Tract S-4 for the storing of shopping carts in Aldi's normal business operations shall not be considered a violation of this Section of the Declaration.

*Sections 5.3 through 5.10 shall remain unchanged.*

**Section 5.11: Architectural Review. Is hereby deleted in its entirety.**

~~All buildings and related improvements constructed within the Development shall be designed so as to be architecturally compatible with the remainder of the Development. In order to maintain the architectural and aesthetic harmony of the Development ("Architectural Theme"), each Owner shall, at least thirty (30) days prior to the commencement of any work on its Tract, submit to the Declarant for approval detailed exterior elevation plans ("Plans") covering the initial construction of each building. The Declarant shall have the right to disapprove any Plans submitted for its approval only if it reasonably determines that such Plans are materially inconsistent with the Architectural Theme or the terms of this Declaration. If the Declarant disapproves of any Plans, it shall deliver written notice thereof to the submitting Owner within fifteen (15) days following its receipt of the Plans submitted for approval, which notice shall (a) identify with reasonable specificity the components of the Plans determined to be materially inconsistent with the Architectural Theme or the terms of this Declaration, and (b) set forth reasonable suggested revisions to cause the Plans to materially conform to the Architectural Theme and other provisions of this Declaration ("Disapproval Notice"). Following the delivery of a Disapproval Notice, the Declarant and the submitting Owner shall work together in good faith to reach mutual agreement regarding the modifications to be made to the Plans in order to cause them to materially conform to the Architectural Theme and other provisions of the Declaration. If the Declarant does not deliver a Disapproval Notice to the submitting Owner within fifteen (15) days following its receipt the Plans in accordance with the terms of this Section 5.11, the Declarant shall be deemed to have approved the Plans as submitted. Approval of Plans by the Declarant shall not constitute an assumption of responsibility for the accuracy, sufficiency, or propriety thereof, nor shall such approval constitute a representation or warranty that the Plans comply with applicable laws or~~

~~governmental requirements. No material deviation shall be made from any approved Plans. Notwithstanding the foregoing, upon such time as the Declarant (or its affiliates) no longer owns any property within the Lands, all submittals shall be made to the Board and the Board shall have all approval rights of Declarant as set forth above. The contents of this Section 5.11 shall be in addition to any approvals required by any applicable governmental, quasi-governmental, or regulatory agency, or any other association to which the Lands are subject.~~

~~Following the initial construction of each building, all additions, remodeling, reconstruction, or other alteration thereto shall require approval from the Declarant or Board (as the case may be) only, utilizing the same procedures as set forth above for initial construction.~~

~~All signage must be approved and placed as designated by Declarant~~

~~Sections 5.12 and 5.13 shall remain unchanged.~~

### **SECTION 6 – EASEMENTS.**

~~Sections 6.1 through Section 6.4 shall remain unchanged.~~

#### **Addition of the below Section 6.5 and Section 6.6:**

6.5 Cross-Access Agreement between Tracts S-3 and S-4. Tract S-3 and Tract S-4 hereby consent to a mutual cross-access easement for vehicular ingress and egress for the benefit of and to be imposed on both the tract S-3 and Tract S-4 (“Cross-Access Easement”). The location of the Cross-Access Easement shall connect Tract S-3 at the northeast corner of the Tract S-4, as depicted on Exhibit A-3 as the “Proposed Cross Access”. Further, the Cross Access Easement shall only be granted if the Tract S-3 also has a curb cut with full vehicular ingress and egress (from all directions) to and from Newbridge Court and the access road across Tract S-3 connecting the Proposed Cross Access to Newbridge Court is completed. There shall be no cross parking rights or easements between Tract S-3 and Tract S-4.

~~6.6 — Fire Truck Roundabout Easement. Tract S-3 hereby grants Tract S-4 a nonexclusive easement for access with full ingress and egress for the purposes of a fire truck roundabout, as depicted on Exhibit A-3 (“Fire Truck Roundabout”) for fire trucks to be able to turn around as may be required by applicable governing authorities. Aldi shall be responsible for the initial construction of the Fire Truck Roundabout.~~

### **SECTION 7 – COMMON AREAS CONVEYANCE, USE AND MAINTENANCE.**

#### **Addition of the below to Sections 7.1:**

Section 7.1: Tract S-4 shall not be subject to Section 7.1 of the Declaration.

#### **Addition of the below to Section 7.2**

Section 7.2: Aldi, as a ground tenant of Tract S-4, or the owner of Tract S-4 may make any application to any governmental, quasigovernmental, or regulatory agency that modifies the Common Areas (outside of Tract S-4) or the improvements constructed outside of Tract S-4 with the Association's prior written consent.

The Association shall not have the right to install light fixtures on Tract S-4 without both the Tract S-4 Owner's and Aldi's prior written consent.

*Sections 7.3 and 7.4 shall remain unchanged.*

**Addition of the below to Section 7.5**

Section 7.5: The Declarant shall not have the right to change the configuration or legal description of the Common Areas due to changes in development plans, so long as any such change affects Tract S-4.

**SECTION 17 – ALDI GROUND LEASE.**

**Addition of the below Section 17:**

Section 17: Notwithstanding anything to the contrary contained herein, no approvals, consents, waivers or any further actions under the Declaration are required for the construction and operation of an Aldi branded store on Tract S-4, and prototypical alterations thereto. Such construction and operation shall be deemed in compliance with all terms and conditions of the Declaration. The Association shall take no action that materially and adversely affects the development and operation of an Aldi branded store on Tract S-4. Aldi shall be deemed a third-party beneficiary of the Declaration.



**Exhibit A is hereby deleted and replaced with Exhibit A-1**

**EXHIBIT A-1**

**Tracts S-1, S-2, S-3, and S-4 of Corkscrew Pines according to the plat thereof as recorded in Instrument Number 2024000147884, Public Records of Lee County, Florida.**

**Exhibit D is hereby deleted and replaced with Exhibit A-2**

**EXHIBIT A-2**

**EXHIBIT "D"**

**TRACTS VOTING AND ASSESSMENTS INTERESTS**

**TRACT S-2: 219,378 Square Feet: 49.35% Voting and Assessment Interest**

**TRACT S-3: 120,561 Square Feet: 27.12% Voting and Assessment Interest**

**TRACT S-4: 104,597 Square Feet: 23.53% Voting and Assessment Interest**

**EXHIBIT A-3**

~~(Insert Site Plan with Fire Truck Roundabout and Cross Access Easement)~~

This instrument was prepared by and when recorded return to:

Mark J. Price, Esq.  
Roetzel & Andress, LPA  
999 Vanderbilt Beach Road, Suite 401  
Naples, Florida 34108

---

Space above this line for recorder's use

**GRANT OF EASEMENT**

THIS GRANT OF EASEMENT is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2026, by STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes (the "Grantor"), whose mailing address is 2300 Glades Road, Suite 410W., Boca Raton, Florida 33431, in favor of CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company (the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors, assigns, tenants, invitees, customers, and patrons, a perpetual, non-exclusive easement for the purposes of pedestrian and vehicular ingress and egress to, over and across the property owned by Grantor and described on Exhibit "A" (the "Easement Area"), which is attached hereto and incorporated herein.

This instrument and any other rights in connection herewith shall run with title to, and be a benefit to, Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein. Accordingly, this instrument establishes an easement appurtenant to the lands effected hereby with the intention of also benefitting the customers, employees and vendors of tenants doing business on the CCP Parcel.

Without limiting the generality of the foregoing, ALDI (Florida) L.L.C., a Florida limited liability company, along with its successors and assigns ("ALDI"), shall be a benefitted party hereunder for so long as ALDI is ground leasing, by way of that certain Aldi Ground Lease Agreement dated April 1, 2025 (the "ALDI Lease"), the property described on Exhibit "C" (the "ALDI Parcel"), which is attached hereto and incorporated herein. Grantor specifically grants the right to ALDI's employees, customers, contractors, and delivery trucks to traverse across the Easement Area to access Newbridge Court and the ALDI Parcel. Grantor, during the term of the ALDI Lease, shall not alter, relocate, close, or otherwise impair ALDI's employees, customers, contractors or delivery trucks from full ingress to and egress from Corkscrew Road through the Easement Area to Newbridge Court and the ALDI Parcel.

This instrument cannot be modified except by written agreement executed by Grantor, Grantee and ALDI (as long as the ALDI Lease is in effect).



IN WITNESS WHEREOF, Grantor has executed this instrument as of the date above first written.

WITNESSES:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STONEBROOK COMMUNITY  
DEVELOPMENT DISTRICT, a special district  
formed under Chapter 190, Florida Statutes

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA                    )  
  )ss:  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, \_\_\_\_\_ of STONEBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes, on behalf of such entity, who [ ] is personally known to me or [ ] has produced a \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Printed Name of Notary Public

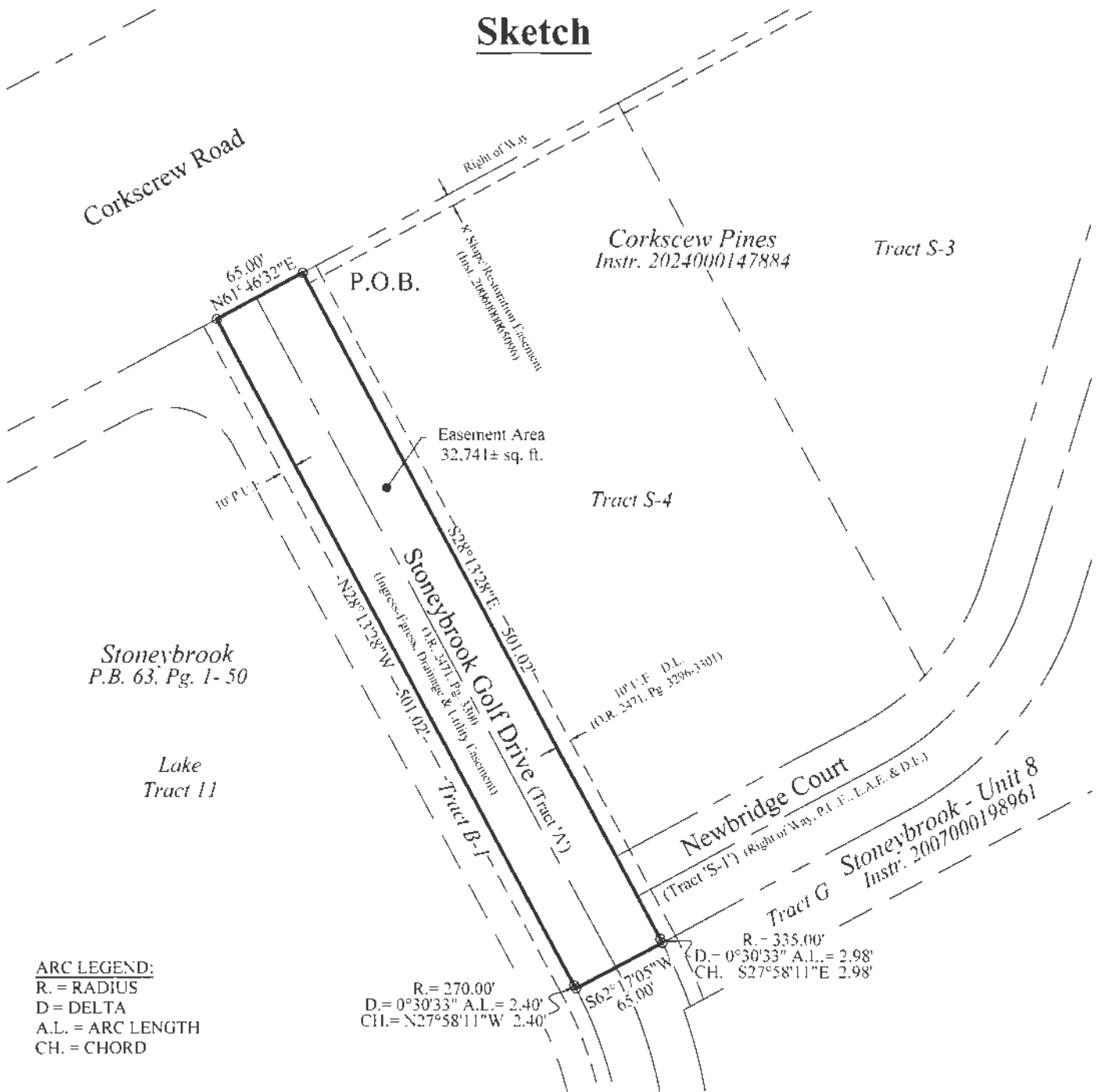
My Commission expires:

**EXHIBIT A**

**Legal Description and Sketch of Easement Area**

(SEE ATTACHED)

# Sketch



**ARC LEGEND:**  
 R. = RADIUS  
 D = DELTA  
 A.L. = ARC LENGTH  
 CH. = CHORD

**SURVEY NOTES:**

1. BEARINGS ARE BASED ON EASTERLY LINE OF STONEYBROOK GOLF DRIVE, AS BEING S28°13'28"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2026, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.

**LEGEND:**

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- INST. = INSTRUMENT
- R/W = RIGHT-OF-WAY

*Sheet 1 of 2*

Sketch to Accompany Description  
**Easement Area**  
*A tract of land being in Stoneybrook as recorded in Plat Book 63, Pages 1-50 lying in Section 25, Township 46 South, Range 25 East, Lee County, Florida*

SHEET 1 OF 2  
 JOB # 26-0056 PREPARED FOR: GCM  
 SECTIONS 25, TOWNSHIP 46S, RANGE 25E

**THIS IS NOT A SURVEY**

324 Nicholas Parkway W, Unit A  
 Cape Coral, Florida 33991  
 Phone: (239) 673-9541  
 www.Ardurra.com  
 License #L.B-2610

**ARDURRA**  
 COLLABORATE. INNOVATE. CREATE.

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **January 20, 2026** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

**JOHN M. HARRIS (FOR THE FIRM)**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 7121  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# Description

**Easement Description:**


A parcel of land lying in Stoneybrook as recorded in Plat Book 63, at Pages 1 through 50 as recorded in the Public Records of Lee County, Florida, being more particularly described as follows:

Beginning at the Northeasterly most corner of Stoneybrook Golf Drive as shown on the plat of Stoneybrook as recorded in Plat Book 63, at Pages 1 through 50, said Drive also being recorded in Official Records Book 2471, at Page 3300, all being recorded in the Public Records of Lee County, Florida:

thence run S28°13'28"E, along the Easterly line of said Stoneybrook Golf Drive for a distance of 501.02 feet to a point of curvature;  
 thence continue along said Easterly line for 2.98 feet along the arc of said curve to the right of radius 335.00 feet, concave to the southwesterly, having a delta angle of 0°30'33", a chord bearing of S27°58'11"E and a chord length of 2.98 feet to a point of tangency;  
 thence run S62°17'05"W, for a distance of 65.00 feet to the Westerly line of said Stoneybrook Golf Drive and a point of curvature of a non-tangent curve;  
 thence run along the said Westerly line for 2.40 feet along the arc of said curve to the left of radius 270.00 feet, concave to the southwesterly, having a delta angle of 00°30'33", a chord bearing of N27°58'11"W and a chord length of 2.40 feet;  
 thence continue along the said Westerly line N28°13'28"W for a distance of 501.02 feet to an intersection with the Southerly Right of Way of Corkscrew Road;  
 thence run along said Right of Way N61°46'32"E for a distance of 65.00 feet to the Point of Beginning.

Said parcel contains 32,741 sq. ft. (more or less).

Bearings are based on the Easterly Line of Stonebrook Golf Drive, as being S28°13'28"E.

<b>THIS IS NOT A SURVEY</b>	<p>Description to Accompany Sketch</p> <p><b>Easement Area</b></p> <p><i>A tract of land being in Stoneybrook as recorded in Plat Book 63, Pages 1-50 lying in Section 25, Township 46 South, Range 25 East, Lee County, Florida</i></p>	<i>Not Valid without Sheet 1 of 2</i>
<i>Sheet 2 of 2</i>	 <p>324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610</p> <p><b>ARDURRA</b></p> <p><b>COLLABORATE. INNOVATE. CREATE.</b></p>	<p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on <b>January 20, 2026</b> is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors &amp; Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p> <p style="text-align: center;"><i>See Sheet 1 of 2 for Signature and Seal</i></p> <p><small>JOHN M. HARRIS FOR THE FIRM FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO. 7424 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small></p>
JOB # 26-0056   PREPARED FOR: GCM		
SECTION 25, TOWNSHIP 46S, RANGE 25E		



**EXHIBIT B**

**“CCP Parcel”**

Tracts S-1, S-2, S-3 and S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

**EXHIBIT C**

**“ALDI Parcel”**

Tract S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

This instrument prepared by:  
Charles B. Capps, Esq.  
PAVESE LAW FIRM  
1833 Hendry Street  
Fort Myers, FL 33901  
Telephone: (239) 336-6219

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS OF STONEYBROOK CORNER

THIS TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STONEYBROOK CORNER (this "Termination") is made as of the \_\_\_\_ day of \_\_\_\_\_, ~~2025~~-~~2026~~ by CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company ("CCP"). Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes and MIDGARD SELF STORAGE ESTERO FL, LLC, a Delaware limited liability company authorized to do business in Florida ("Midgard") and, collectively with CCP, the "Successors").

WITNESSETH:

WHEREAS, ASAP Storage on Corkscrew, L.C., a Florida limited liability company ("ASAP") and Corkscrew Stoneybrook Retail, LLC, A Florida limited liability company ("CSR") executed and recorded as Declarants, that certain Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner for that certain property located in Lee County, more properly described in Exhibit "A" (the "Stoneybrook Corner Declaration"), recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida; and

WHEREAS, Stoneybrook Corner Association, Inc. (the "Association") was the not for profit Association created in 2006 to manage the Stoneybrook Corner Declaration and was voluntarily dissolved on March 7, 2011.

WHEREAS, ASAP and CSR are the predecessors in title to the real property which is subject to the Stoneybrook Corner Declaration (the "Property"); and

WHEREAS, ~~Section Article~~ 12.1 of the Stoneybrook Corner Declaration provides in part that the Owners of ~~Tracts assigned~~ at least seventy-five percent (75%) of the Tracts may vote may to terminate the Stoneybrook Corner Declaration and its covenants, conditions, restrictions or provisions provided that (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, were obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which ~~terminated~~ terminates the Stoneybrook Corner Declaration; and



WHEREAS, the Stoneybrook Corner Declaration is no longer necessary, and the Successors desire to release, cancel and terminate the Stoneybrook Corner Declaration.

~~WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida (“New Declaration”) assumes all obligations of the Declaration.~~

WHEREAS, the Successors are the current owners of over seventy-five percent (75%) of the Tracts that may vote; and

WHEREAS, no additional approvals or consents of authorities, agencies, or public utilities are necessary to terminate the Stoneybrook Corner Declaration as the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida (“Corkscrew Pines Declaration”)~~New Declaration~~ and corresponding subdivision plat of Corkscrew Pines, recorded at Instrument # 2024000147884, Public Records, Lee County, Florida. ~~have~~has been approved by all applicable authorities, agencies, and public utilities; and

WHEREAS, the Association has been dissolved since 2011 and in lieu of this Termination being approved by the majority of the Directors of the Association, Members of the Association consisting of greater than seventy-five percent (75%) of the Tracts vote have joined in to the execution of this Termination.

Now, therefore, in consideration of the foregoing, the Successors hereby state as follows:

1. Recitals. The above recitals are true and correct and are hereby incorporated into this instrument.
2. Defined Terms. Any term not specifically defined in this Termination shall be given the meaning ascribed to it by the Stoneybrook Corner Declaration.
3. Termination. The Successors hereby release, cancel, and terminate the Stoneybrook Corner Declaration recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida in its entirety in all respects. The Stoneybrook Corner Declaration recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida shall be of no further force or effect and no longer a burden or encumbrance on title to the Property. The Successors hereby direct that the Clerk of the Court of Lee County, Florida cancel the Stoneybrook Corner Declaration of record.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signed, sealed, and delivered  
in our presence (2 witnesses):

**CC PROPERTIES ENTERPRISE, LLC**, a  
Florida limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, ~~2025~~2026, by \_\_\_\_\_, as \_\_\_\_\_ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Signed, sealed, and delivered  
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO  
FL, LLC**, a Delaware limited liability  
company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, ~~2025~~2026, by \_\_\_\_\_, as \_\_\_\_\_ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Signed, sealed, and delivered  
in our presence (2 witnesses):

**Stoneybrook Community Development  
District, a Special district formed under  
Chapter 190, Florida Statutes**

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, ~~2025~~2026, by \_\_\_\_\_, as \_\_\_\_\_ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

This instrument prepared by:  
Charles B. Capps, Esq.  
PAVESE LAW FIRM  
1833 Hendry Street  
Fort Myers, FL 33901  
Telephone: (239) 336-6219  
Our file no.: 94677.002

**CERTIFICATE OF AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
FOR  
CORKSCREW PINES**

THIS AMENDMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, ~~2025~~2026, by CC Properties Enterprise, LLC, a Florida limited liability company and Midgard Self Storage Estero FL, LLC, a Delaware limited liability company (collectively the "Declarant"), to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines ("Amendment").

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines is recorded at Instrument Number 2024000133453 ("Corkscrew Pines Declaration"), and as may have been subsequently amended, of the Public Records of Lee County, Florida; and

WHEREAS, pursuant to and subject to the provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, the Declarant reserved the unilateral-right to amend the Corkscrew Pines Declaration any time prior to Turnover; and

WHEREAS, Turnover has not occurred:

WHEREAS, Declarant is the only party required to sign this Amendment to cause such Amendment to be effective or if so required, Declarant has received all necessary third-party approvals or consents as may be required under the Corkscrew Pines Declaration to cause such Amendment to be effective; and

WHEREAS, Declarant is desirous of amending the Corkscrew Pines Declaration.

NOW THEREFORE, pursuant to the reserved rights recited above, subject to the provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, the Declarant hereby amends the and subject to the provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, as set forth on the attached **Exhibit "A"**.





Signed, sealed, and delivered  
in our presence (2 witnesses):

**CC PROPERTIES ENTERPRISE, LLC**, a  
Florida limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, ~~2025~~2026, by \_\_\_\_\_, as \_\_\_\_\_ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Signed, sealed, and delivered  
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO  
FL, LLC**, a Delaware limited liability  
company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of *(check one)* \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, ~~2025~~2026, by \_\_\_\_\_, as \_\_\_\_\_ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

**Consent of Stoneybrook Community Development District**

Stoneybrook Community Development District hereby consents to the amendments as set forth on the attached Exhibit "A", in accordance with its rights under and the requirements of Section 14.3 of this the Corkscrew Pines Declaration, ~~to the extent it holds such right to approve this Amendment under the Declaration.~~

Signed, sealed, and delivered  
in our presence (2 witnesses):

**Stoneybrook Community Development  
District, a Special district formed under  
Chapter 190, Florida Statutes**

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of *(check one)* \_\_\_\_\_ physical presence OR \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

**EXHIBIT A**

AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
CORKSCREW PINES

---

The Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines shall be amended as follows (otherwise, all provisions shall remain the same):

*Note: Language to be added is underlined and language to be deleted is ~~struck through~~.*

\* \* \* \* \*

**SECTION 5 – GENERAL COVENANTS AND USE RESTRICTIONS.**

*Section 5.1 to remain unchanged.*

Section 5.2(7): This Section of the Declaration shall be amended to the extent that the Ground Lease Tenant of Tract S-4, Aldi (Florida) L.L.C.'s, ("Aldi") use of the sidewalk on Tract S-4 for the temporary storing of shopping carts in Aldi's normal business operations, at locations, at times and in accordance with buffering conditions as approved by District and the Village in writing, shall not be considered a violation of this Section of the Declaration.

*Sections 5.3 through 5.10 shall remain unchanged.*

**Section 5.11: Architectural Review. Is hereby deleted in its entirety.**

~~All buildings and related improvements constructed within the Development shall be designed so as to be architecturally compatible with the remainder of the Development. In order to maintain the architectural and aesthetic harmony of the Development ("Architectural Theme"), each Owner shall, at least thirty (30) days prior to the commencement of any work on its Tract, submit to the Declarant for approval detailed exterior elevation plans ("Plans") covering the initial construction of each building. The Declarant shall have the right to disapprove any Plans submitted for its approval only if it reasonably determines that such Plans are materially inconsistent with the Architectural Theme or the terms of this Declaration. If the Declarant disapproves of any Plans, it shall deliver written notice thereof to the submitting Owner within fifteen (15) days following its receipt of the Plans submitted for approval, which notice shall (a) identify with reasonable specificity the components of the Plans determined to be materially inconsistent with the Architectural Theme or the terms of this Declaration, and (b) set forth reasonable suggested revisions to cause the Plans to materially conform to the Architectural Theme and other provisions of this Declaration ("Disapproval Notice"). Following the delivery of a Disapproval Notice, the Declarant and the submitting Owner shall work together in good faith to reach mutual agreement regarding the modifications to be made to the Plans in order to cause them to materially conform to the Architectural Theme and other provisions of the Declaration. If the Declarant does not deliver a Disapproval Notice to the submitting Owner within fifteen (15) days following its receipt the Plans in accordance with the terms of this Section 5.11, the Declarant shall be deemed to have approved the Plans as submitted. Approval of Plans by the Declarant~~

shall not constitute an assumption of responsibility for the accuracy, sufficiency, or propriety thereof, nor shall such approval constitute a representation or warranty that the Plans comply with applicable laws or governmental requirements. No material deviation shall be made from any approved Plans. Notwithstanding the foregoing, upon such time as the Declarant (or its affiliates) no longer owns any property within the Lands, all submittals shall be made to the Board and the Board shall have all approval rights of Declarant as set forth above. The contents of this Section 5.11 shall be in addition to any approvals required by any applicable governmental, quasi-governmental, or regulatory agency, or any other association to which the Lands are subject.

Following the initial construction of each building, all additions, remodeling, reconstruction, or other alteration thereto shall require approval from the Declarant or Board (as the case may be) only, utilizing the same procedures as set forth above for initial construction.

All signage must be approved and placed as designated by Declarant.

Commented [AP2]: SEE ABOVE COMMENT

Sections 5.12 and 5.13 shall remain unchanged.

## **SECTION 6 – EASEMENTS.**

Sections 6.1 through Section 6.4 shall remain unchanged.

**Addition of the below Section 6.5 and Section 6.6:**

6.5 Cross-Access Agreement between Tracts S-3 and S-4. Tract S-3 and Tract S-4 hereby consent to a mutual cross-access easement for vehicular ingress and egress for the benefit of and to be imposed on both the tract S-3 and Tract S-4 ("Cross-Access Easement"). The location of the Cross-Access Easement shall connect Tract S-3 at the northeast corner of the Tract S-4, as depicted on Exhibit A-3 as the "Proposed Cross Access". Further, the Cross Access Easement shall only be granted if the Tract S-3 also has a curb cut with full vehicular ingress and egress (from all directions) to and from Newbridge Court and the access road across Tract S-3 connecting the Proposed Cross Access to Newbridge Court is completed. There shall be no cross parking rights or easements between Tract S-3 and Tract S-4.

6.6 Fire Truck Roundabout Easement. Tract S-3 hereby grants Tract S-4 a nonexclusive easement for access with full ingress and egress for the purposes of a fire truck roundabout: as depicted on Exhibit A-3 ("Fire Truck Roundabout") for fire trucks to be able to turn around as may be required by applicable governing authorities. Aldi shall be responsible for the initial construction of the Fire Truck Roundabout.

## **SECTION 7 – COMMON AREAS CONVEYANCE, USE AND MAINTENANCE.**

**Addition of the below to Sections 7.1:**

Section 7.1: Tract S-4 shall not be subject to Section 7.1 of the Declaration.

**Addition of the below to Section 7.2**

Section 7.2: Aldi, as a ground tenant of Tract S-4, or the owner of Tract S-4 may make any application to any governmental, quasigovernmental, or regulatory agency that modifies the Common Areas (outside of Tract S-4) or the improvements constructed outside of Tract S-4 with the Association's prior written consent.

The Association shall not have the right to install light fixtures on Tract S-4 without both the Tract S-4 Owner's and Aldi's prior written consent.

*Sections 7.3 and 7.4 shall remain unchanged.*

**Addition of the below to Section 7.5**

Section 7.5: The Declarant shall not have the right to change the configuration or legal description of the Common Areas due to changes in development plans, so long as any such change affects Tract S-4.

**SECTION 17 – ALDI GROUND LEASE.**

**Addition of the below Section 17:**

Section 17: Notwithstanding anything to the contrary contained herein, no approvals, consents, waivers or any further actions under the Declaration are required for the construction and operation of an Aldi branded store on Tract S-4, and prototypical alterations thereto. Such construction and operation shall be deemed in compliance with all terms and conditions of the Declaration. The Association shall take no action that materially and adversely affects the development and operation of an Aldi branded store on Tract S-4. Aldi shall be deemed a third-party beneficiary of the Declaration.

**Commented [AP3]:** I CANNOT RECOMMEND THAT THE BOARD APPROVE THIS. TOO BROAD AND CAN BE CONSTRUED AS NEGATING AND GUTTING ALL OF ARTICLE 5 COVENANTS AND RESTRICTIONS AND OTHER PROTECTIONS FOR THE DISTRICT

**Exhibit A is hereby deleted and replaced with Exhibit A-1**

**EXHIBIT A-1**

**Tracts S-1, S-2, S-3, and S-4 of Corkscrew Pines according to the plat thereof as recorded in Instrument Number 2024000147884, Public Records of Lee County, Florida.**

**Exhibit D is hereby deleted and replaced with Exhibit A-2**

**EXHIBIT A-2**

**EXHIBIT "D"**

**TRACTS VOTING AND ASSESSMENTS INTERESTS**

**TRACT S-2: 219,378 Square Feet: 49.35% Voting and Assessment Interest**  
**TRACT S-3: 120,561 Square Feet: 27.12% Voting and Assessment Interest**  
**TRACT S-4: 104,597 Square Feet: 23.53% Voting and Assessment Interest**



**EXHIBIT A-3**

(Insert Site Plan with Fire Truck Roundabout and Cross-Access Easement)

This instrument was prepared by and when recorded return to:

Mark J. Price, Esq.  
Roetzel & Andress, LPA  
999 Vanderbilt Beach Road, Suite 401  
Naples, Florida 34108

---

Space above this line for recorder's use

**GRANT OF EASEMENT**

THIS GRANT OF EASEMENT is entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2026, by STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes (the "Grantor"), whose mailing address is 2300 Glades Road, Suite 410W., Boca Raton, Florida 33431, in favor of CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company (the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors, assigns, tenants, invitees, ~~customers and patrons and licensees~~, a perpetual, non-exclusive easement, for the purposes of pedestrian and vehicular ingress and egress ~~to~~-over and across the property owned by Grantor and described on **Exhibit "A"** (the "Easement Area"), which is attached hereto and incorporated herein; to and from Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein.

~~This instrument and any other rights in connection herewith shall run with title to, and be a benefit to, Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein. Accordingly, this instrument establishes an easement appurtenant to the lands effected hereby with the intention of also benefitting the customers, employees and vendors of tenants doing business on the CCP Parcel.~~

Without limiting the generality of the foregoing, ALDI (Florida) L.L.C., a Florida limited liability company ("ALDI"), shall be a benefitted party hereunder for so long as ALDI is ground leasing, by way of that certain Aldi Ground Lease Agreement dated April 1, 2025 (the "ALDI Lease"), the property described on **Exhibit "C"** (the "ALDI Parcel"), which is attached hereto and incorporated herein. Grantor specifically grants the right to ALDI's employees, customers, contractors, and delivery trucks to traverse across the Easement Area to access Newbridge Court and the ALDI Parcel.

Grantee and Aldi at their sole expense shall, prior to the use of the Easement Area by any construction vehicles or delivery trucks, improve the Easement Area and upgrade the road base and surface in and on the Easement Area in accordance with plans approved by the Grantor in



writing. All construction or reconstruction of the road, as well as revisions to those drawings, must be prepared by a professional engineer and have written approval from the Grantor before implementation. Other than required maintenance, Grantee and Aldi shall not construct, install or make any other improvements in, on, over or under the Easement Area without the prior written approval of the Grantor.

. Grantor, during the term of the ALDI Lease, shall not alter, relocate, close, or otherwise impair ALDI's employees, customers, contractors or delivery trucks from full ingress to and egress from Corkscrew Road through the Easement Area to Newbridge Court and the ALDI Parcel.

Grantee, during the duration of this Easement and ALDI for so long as ALDI is ground leasing by way of the Lease shall procure, at their expense and maintain at all times, comprehensive liability insurance policies that covers use of the Easement by the Grantee, ALDI and their successors, assigns, tenants, invitees, for property damage or loss.

Grantee and ALDI, by virtue of accepting this Easement, hereby agrees to hold harmless, defend, and indemnify the Grantor, its officers, directors, members, employees, management, agents, and its successors and assigns, from all claims, suits, and actions (whether for negligence or otherwise), including claims for reasonable attorneys' fees and all costs of litigation, and judgements of any names and description, arising out of or incidental to the Grantee's or ALDI'S exercise of their rights under this Easement or work or services performed by Grantee, ALDI or their agents or contractors hereunder that do not pertain to any incident arising from the acts or omissions of the Grantor or its officers, directors, members, employees, management, agents, and its successors and assigns. As to ALDI, this indemnification shall survive the termination or expiration of the Lease.

This instrument cannot be modified except by written agreement executed by Grantor, Grantee and ALDI (as long as the ALDI Lease is in effect).

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date above first written.

WITNESSES:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STONEYBROOK COMMUNITY  
DEVELOPMENT DISTRICT, a special district  
formed under Chapter 190, Florida Statutes

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA                    )  
  )ss:  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ of STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes, on behalf of such entity, who [ ] is personally known to me or [ ] has produced a \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Printed Name of Notary Public

My Commission expires:

**EXHIBIT A**

**Legal Description and Sketch of Easement Area**

**TO BE FINALIZED.**

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Sections 25, 35 & 36, Township 46 South, Range 25 East, and being part of the plat of Stoneybrook, A Subdivision, as recorded in Plat Book 63, Pages 1 through 50, of the public records of Lee County, Florida, and being further bound and described as follows:

That approximately 501.02-foot portion of Tract "A" (Road right-of-way) commencing at the southern right-of-way of Corkscrew Road and ending at the intersection of Newbridge Court.

**EXHIBIT B**

**“CCP Parcel”**

Tracts S-1, S-2, S-3 and S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

**EXHIBIT C**

**“ALDI Parcel”**

Tract S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
B**



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BI**

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

**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

*CP SAL*

District Manager

*Chuck Adams*

Print Name

*12/9/25*

Date

*Eileen L. Huff*

Chair/Vice Chair, Board of Supervisors

*Eileen L. Huff*

Print Name

*12/9/25*

Date

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BII**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BIIa**

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	1582730	1559840	1	22890	27.64		00000300	34	16280	20220	H	15701	11/26/25-12/30/25
770-0016-02 CHRISTINA GEHROLD W24001839	I 001	SFR IRRIGATION 21504 BELHAVEN WAY	118720	74750	1	43970	84.30		00000310	32	36720	17780	H	15701	11/26/25-12/30/25
770-0020-04 CARIN PITZER W21058935	I 001	SFR IRRIGATION 21512 BELHAVEN WAY	433800	407210	1	26590	36.51		00000320	34	9080	16740	H	15701	11/26/25-12/30/25
770-0022-03 STEPHEN/PAM ELLER W22223100	I 001	SFR IRRIGATION 21516 BELHAVEN WAY	584820	544270	1	40550	74.90		00000325	34	29210	27930	H	15701	11/26/25-12/30/25
770-0024-02 ANTHONY/BETH ANNE CAMERATTA W37158930	I 001	SFR IRRIGATION 21520 BELHAVEN WAY	990290	972880	1	17410	15.31		00000330	34	15260		H	15701	11/26/25-12/30/25
770-0029-05 DONNA MARIE GAINES W20062593	I 001	SFR IRRIGATION 21528 BELHAVEN WAY	841570	818530	1	23040	27.98		00000340	34	17980	12670	H	15701	11/26/25-12/30/25
770-0031-01 JULIE BELSANTI W37159074	I 001	SFR IRRIGATION 21532 BELHAVEN WAY	907600	891170	1	16430	13.10		00000345	34	11410	14790	H	15701	11/26/25-12/30/25
770-0033-02 ALEX BENDER/SHANNON LAMBERT W20062589	I 001	SFR IRRIGATION 21536 BELHAVEN WAY	519510	499700	1	19810	20.71		00000350	34	10150	5070	H	15701	11/26/25-12/30/25
770-0035-01 GAIL WOJTYNA W37810910	I 001	SFR IRRIGATION 21540 BELHAVEN WAY	1241890	1126680	1	115210	300.07		00000355	34	15690	30470	H	15701	11/26/25-12/30/25
770-0036-03 JEFFREY/JENNIFER GRADY W37158911	I 001	SFR IRRIGATION 21543 BELHAVEN WAY	1060410	1031650	1	28760	42.48		00000245	34	22570	11490	H	15701	11/26/25-12/30/25
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I 001	SFR IRRIGATION 21544 BELHAVEN WAY	433030	403550	1	29480	44.46		00000360	34	7770	16650	H	15701	11/26/25-12/30/25
770-0039-02 CYNTHIA/JERALD AIZEN W37158957	I 001	SFR IRRIGATION 21551 BELHAVEN WAY	1314910	1297630	1	17280	15.02		00000240	34	13710	14230	H	15701	11/26/25-12/30/25
770-0040-01 MARK/KAREN MCCAW W37159047	I 001	SFR IRRIGATION 21552 BELHAVEN WAY	1105410	1083440	1	21970	25.57		00000370	34	14220	29080	H	15701	11/26/25-12/30/25
770-0041-02 MICHELLE M. LINGLET W37158899	I 001	SFR IRRIGATION 21555 BELHAVEN WAY	1039460	1019160	1	20300	21.81		00000235	34	13980	7490	H	15701	11/26/25-12/30/25
770-0044-03 CHRISTOPHER SIMONEAU W37158900	I 001	SFR IRRIGATION 21560 BELHAVEN WAY	1256070	1235190	1	20880	23.12		00000380	34	15700	24880	H	15701	11/26/25-12/30/25
770-0045-01 JUDITH A. CARLSON W24001841	I 001	SFR IRRIGATION 21563 BELHAVEN WAY	86580	53180	1	33400	55.24		00000225	34	26390	1260	H	15701	11/26/25-12/30/25
770-0048-01 GARY W. MULLINS W22223105	I 001	SFR IRRIGATION 21571 BELHAVEN WAY	494240	469070	1	25170	32.77		00000215	34	22350	19840	H	15701	11/26/25-12/30/25
770-0059-02 DARRIN/KRISTEN SCHMITZ W86626405	I 001	SFR IRRIGATION 21600 BELHAVEN WAY	2280290	2259630	1	20660	22.62		00000070	34	15740	16460	H	15701	11/26/25-12/30/25

UB130DCL

QSYSPRT



RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0065-04	TRACI/PETER MACIOW W23124207	I 001 SFR IRRIGATION	21612 BELHAVEN WAY	1759770	1737800	1	21970	25.57	00000085	34	15880	18990	H	15701	11/26/25-12/30/25
770-0074-01	KENNETH A./VIRGINIA GENTRY W12133328	I 001 SFR IRRIGATION	21632 BELHAVEN WAY	1517030	1500690	1	16340	12.90	00000110	34	7640	12260	H	15701	11/26/25-12/30/25
770-0075-02	GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633 BELHAVEN WAY	1295500	1257310	1	38190	68.41	00000155	34	23210	28850	H	15701	11/26/25-12/30/25
770-0077-02	DEBRA J. WHEELER W23195520	I 001 SFR IRRIGATION	21637 BELHAVEN WAY	469260	449830	1	19430	19.85	00000150	34	19330	1560	H	15701	11/26/25-12/30/25
770-0080-01	JOHN/JULIE REEDY W21058946	I 001 SFR IRRIGATION	21649 BELHAVEN WAY	461130	441970	1	19160	19.25	00000135	34	13850	13570	H	15701	11/26/25-12/30/25
770-0081-03	MELISSA/JOSEPH ALVAREZ W16398838	I 001 SFR IRRIGATION	21650 BELHAVEN WAY	431820	414110	1	17710	15.98	00000120	34	12600	9910	H	15701	11/26/25-12/30/25
770-0082-01	RALPH/ELLEN LERMAN W20062578	I 001 SFR IRRIGATION	21654 BELHAVEN WAY	881500	864390	1	17110	14.63	00000125	34	12800	6310	H	15701	11/26/25-12/30/25
770-0083-01	DOUGLAS/KERRY SANDERS W21058947	I 001 SFR IRRIGATION	21658 BELHAVEN WAY	286820	270890	1	15930	11.98	00000130	34	12700	7200	H	15701	11/26/25-12/30/25
770-0089-09	*DAVID MYERS W37158882	I 001 SFR IRRIGATION	21509 BERWHICH RUN	805440	787850	1	17590	15.71	00000580	34	12280	16140	H	15701	11/26/25-12/30/25
770-0106-03	NATALIE/WASYL/ROMA MIRUTENKO W21058954	I 001 SFR IRRIGATION	21550 BERWHICH RUN	681250	661890	1	19360	19.70	00000650	34	18580	1110	H	15701	11/26/25-12/30/25
770-0130-03	GALEN WHITE W22127658	I 001 SFR IRRIGATION	21608 BERWHICH RUN	1828650	1810850	1	17800	16.19	00000710	34	20210	19470	H	15701	11/26/25-12/30/25
770-0132-03	ROBERT/MICHELE LASARACINA W36889008	I 001 SFR IRRIGATION	21612 BERWHICH RUN	941250	920360	1	20890	23.14	00000715	34	9240	14700	H	15701	11/26/25-12/30/25
770-0143-01	RONALD/ARLENE LEE W22295389	I 001 SFR IRRIGATION	21644 BERWHICH RUN	1430150	1406700	1	23450	28.90	00000745	34	13200	13450	H	15701	11/26/25-12/30/25
770-0146-01	JACK/KAREN LUEBBERT W22223118	I 001 SFR IRRIGATION	21652 BERWHICH RUN	333230	316360	1	16870	14.09	00000755	34	13720	13870	H	15701	11/26/25-12/30/25
770-0150-02	NICHOLAS SCHUETZ/PATRENA BROWN W37810860	I 001 SFR IRRIGATION	21660 BERWHICH RUN	787960	760960	1	27000	37.64	00000765	34	22650	14770	H	15701	11/26/25-12/30/25
770-0164-02	DANIEL/SHANNON BISNAIRE W22295385	I 001 SFR IRRIGATION	21136 BRAXFIELD LOOP	1562340	1546530	1	15810	11.71	00000825	34	17100	13250	H	15701	11/26/25-12/30/25
770-0168-02	THOMAS PELUSE W24001829	I 001 SFR IRRIGATION	21152 BRAXFIELD LOOP	129410	111410	1	18000	16.64	00000845	34		23730	H	15701	11/26/25-12/30/25
770-0170-03	GUIKA GROUP LLC W21058926	I 001 SFR IRRIGATION	21159 BRAXFIELD LOOP	768320	746800	1	21520	24.56	00001185	34	13970	19230	H	15701	11/26/25-12/30/25

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0171-02 MICHEL GOUDREULT W20062511	I 001	SFR IRRIGATION 21160 BRAXFIELD LOOP	801270	784560	1	16710	13.73		00000860	34	15010	16220	H	15701	11/26/25-12/30/25
770-0174-03 RICHARD A/LOUANN M HOYT W37810876	I 001	SFR IRRIGATION 21168 BRAXFIELD LOOP	903420	882220	1	21200	23.84		00000865	34	18760	12670	H	15701	11/26/25-12/30/25
770-0175-03 MICHAEL A VOIT W19208753	I 001	SFR IRRIGATION 21171 BRAXFIELD LOOP	1169660	1151740	1	17920	16.46		00001170	34	18280	17400	H	15701	11/26/25-12/30/25
770-0180-01 TIMOTHY/CYNTHIA SMITH W20062514	I 001	SFR IRRIGATION 21180 BRAXFIELD LOOP	662080	641700	1	20380	21.99		00000880	34	1160	8370	H	15701	11/26/25-12/30/25
770-0186-02 BRENDA CHANDLER W86626253	I 001	SFR IRRIGATION 21192 BRAXFIELD LOOP	1419190	1403360	1	15830	11.75		00000895	34	12710	12980	H	15701	11/26/25-12/30/25
770-0190-02 WILLIAM CLARK W19208757	I 001	SFR IRRIGATION 21201 BRAXFIELD LOOP	879380	852160	1	27220	38.24		00001135	34	24510		H	15701	* CURRENTLY- CUTOFF 11/26/25-12/30/25
770-0191-02 STEVEN/JUDY BOEKER W86626298	I 001	SFR IRRIGATION 21204 BRAXFIELD LOOP	2294920	2258280	1	36640	64.15		00000910	34	18200	16130	H	15701	11/26/25-12/30/25
770-0192-01 JILL DAVIS W37158953	I 001	SFR IRRIGATION 21205 BRAXFIELD LOOP	1301660	1285000	1	16660	13.62		00001130	34	19860	6140	H	15701	11/26/25-12/30/25
770-0198-01 MICHELLE ANGELTTI W22127656	I 001	SFR IRRIGATION 21216 BRAXFIELD LOOP	1074480	1056010	1	18470	17.69		00000925	34	2120	10310	H	15701	11/26/25-12/30/25
770-0199-02 KURT R. BRINKMAN W86626264	I 001	SFR IRRIGATION 21219 BRAXFIELD LOOP	2853860	2837100	1	16760	13.85		00001110	34	14650	16000	H	15701	11/26/25-12/30/25
770-0201-04 ANDREW MUNOZ W36888999	I 001	SFR IRRIGATION 21223 BRAXFIELD LOOP	501330	484290	1	17040	14.48		00001105	34	13670	10	H	15701	11/26/25-12/30/25
770-0204-02 LARRI ANTONIO PASSOS W24001835	I 001	SFR IRRIGATION 21228 BRAXFIELD LOOP	54400	25250	1	29150	43.55		00000940	34	16810	8360	H	15701	11/26/25-12/30/25
770-0211-04 DAVID/LAURA DUKE W86626255	I 001	SFR IRRIGATION 21251 BRAXFIELD LOOP	1447040	1430490	1	16550	13.37		00001090	34	13110	12960	H	15701	11/26/25-12/30/25
770-0212-02 GARY TROESTER W16377277	I 001	SFR IRRIGATION 21252 BRAXFIELD LOOP	686170	666300	1	19870	20.84		00000970	34	18350	16270	H	15701	11/26/25-12/30/25
770-0213-03 SADRI SOORENA W19208774	I 001	SFR IRRIGATION 21256 BRAXFIELD LOOP	583980	565790	1	18190	17.06		00000975	34	14210		H	15701	11/26/25-12/30/25
770-0233-02 JU CHOU W23011018	I 001	SFR IRRIGATION 21306 BRAXFIELD LOOP	411580	394740	1	16840	14.03		00001035	34	7810	15150	H	15701	11/26/25-12/30/25
770-0234-01 CHRISTOPHER/MARY VANDERHOEF W24001833	I 001	SFR IRRIGATION 21310 BRAXFIELD LOOP	96540	67120	1	29420	44.29		00001040	34	23600	18770	H	15701	11/26/25-12/30/25
770-0235-05 KENNETH/ANGELA WESTHEUSER W37810906	I 001	SFR IRRIGATION 21314 BRAXFIELD LOOP	880350	864490	1	15860	11.82		00001045	34	12980		H	15701	11/26/25-12/30/25

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0269-02	JOHN/LESLIE DULMER W86626803	I 001 SFR IRRIGATION	21580 BRIXHAM RUN LOOP	2802030	2779730	1	22300	26.31	00001265	34	19310	16910	H 15701	11/26/25-12/30/25
770-0273-03	NICHOLAS/CANDICE W36888985	I 001 SFR IRRIGATION	BALTUSEVICH 21595 BRIXHAM RUN LOOP	449390	430590	1	18800	18.44	00001630	34	17570		H 15701	11/26/25-12/30/25
770-0300-02	JENNIFER/RYAN VOGLER W22223123	I 001 SFR IRRIGATION	21667 BRIXHAM RUN LOOP	319970	301860	1	18110	16.88	00001535	34	13930	11750	H 15701	11/26/25-12/30/25
770-0314-05	VALERIE JEAN/JOHN W86626726	I 001 SFR IRRIGATION	BOSTROM 21698 BRIXHAM RUN LOOP	1074020	1053390	1	20630	22.55	00001340	34		16100	H 15701	11/26/25-12/30/25
770-0321-02	AMRO HEIDAK W37158903	I 001 SFR IRRIGATION	21711 BRIXHAM RUN LOOP	936260	918890	1	17370	15.22	00001480	34	13600	7130	H 15701	11/26/25-12/30/25
770-0326-01	KEVIN ALEXANDER W24001832	I 001 SFR IRRIGATION	21726 BRIXHAM RUN LOOP	40290	15930	1	24360	30.95	00001365	34	10820	21260	H 15701	11/26/25-12/30/25
770-0329-02	MICHAEL/SUSAN COLOMBO W37158924	I 001 SFR IRRIGATION	21737 BRIXHAM RUN LOOP	1040720	1017750	1	22970	27.82	00001450	34	19560		H 15701	11/26/25-12/30/25
770-0332-04	CHRISTOPHER/MINDY W16377212	I 001 SFR IRRIGATION	TORBIT 21749 BRIXHAM RUN LOOP	1097010	1079090	1	17920	16.46	00001435	34	12350	8630	H 15701	11/26/25-12/30/25
770-0337-01	BERNARD THYE W24001834	I 001 SFR IRRIGATION	21768 BRIXHAM RUN LOOP	170540	115690	1	54850	114.22	00001370	34	107560	18450	H 15701	11/26/25-12/30/25
770-0340-02	MICHAEL GORMAN W2001848	I 001 SFR IRRIGATION	21777 BRIXHAM RUN LOOP	201490	181960	1	19530	20.08	00001400	34	12960	22390	H 15701	11/26/25-12/30/25
770-0354-04	ALISON/KENNETH BROWN W21058952	I 001 SFR IRRIGATION	11536 CHAPLIS LANE	502830	484940	1	17890	16.39	00001755	34		20840	H 15701	11/26/25-12/30/25
770-0357-01	DONALD/CHERYL MURRAY W86626506	I 001 SFR IRRIGATION	11548 CHAPLIS LANE	2471060	2454550	1	16510	13.28	00001740	34	20460	15950	H 15701	11/26/25-12/30/25
770-0361-02	LENIESHA FERRIGON W24001843	I 001 SFR IRRIGATION	21607 HELMSDALE RUN	209090	165750	1	43340	82.57	00001810	34	16330	2050	H 15701	11/26/25-12/30/25
770-0363-02	BRUCE VIENS W37810851	I 001 SFR IRRIGATION	21619 HELMSDALE RUN	1153030	1129790	1	23240	28.43	00001815	34	9450	12220	H 15701	11/26/25-12/30/25
770-0373-05	RYAN T/JENNIFER BUBB W86626873	I 001 SFR IRRIGATION	21654 HELMSDALE RUN	1839700	1821570	1	18130	16.93	00001965	34	13220	11910	H 15701	11/26/25-12/30/25
770-0380-03	RYAN MACPHEE W24001822	I 001 SFR IRRIGATION	21680 HELMSDALE RUN	112600	93460	1	19140	19.20	00001945	34	20090	19020	H 15701	11/26/25-12/30/25
770-0388-04	NICHOLAS MAZZOLA W22186854	I 001 SFR IRRIGATION	21715 HELMSDALE RUN	2767810	2749200	1	18610	18.01	00001865	34	13780	14690	H 15701	11/26/25-12/30/25
770-0391-02	PHILLIP/JULIE FRANKLIN W37158894	I 001 SFR IRRIGATION	21727 HELMSDALE RUN	1565770	1527880	1	37890	67.58	00001870	34	8000	20700	H 15701	11/26/25-12/30/25

UB130DCL QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0394-02		RODNEY NICHOLS W24001844							00001875	34					
	I 001	SFR IRRIGATION	187880	168500	1	19380	19.74				24620	9730	H	15701	11/26/25-12/30/25
770-0395-02		DAVID/MARTINA O'HORA W37158933							00001895	34					
	I 001	SFR IRRIGATION	623240	604870	1	18370	17.47				14580	6620	H	15701	11/26/25-12/30/25
770-0396-01		ALAIN/YVONNE FILIAULT W20501035							00001880	34					
	I 001	SFR IRRIGATION	640110	619980	1	20130	21.43				14680	8560	H	15701	11/26/25-12/30/25
770-0398-02		CHARLES/DEBRA MURPHY W22142719							00001885	34					
	I 001	SFR IRRIGATION	2105270	2081360	1	23910	29.93					22390	H	15701	11/26/25-12/30/25
770-0686-02		MILENA SENI W37810840							00003005	34					
	I 001	SFR IRRIGATION	836790	806680	1	30110	46.19				17100	440	H	15701	11/26/25-12/30/25
770-0695-02		PAUL M. CARVEY W24001845							00002075	34					
	I 001	SFR IRRIGATION	310120	284120	1	26000	34.89				30960	26760	H	15701	11/26/25-12/30/25
770-0696-01		MARK RUSET W20501031							00002080	34					
	I 001	SFR IRRIGATION	800180	756040	1	44140	84.77				4500	11260	H	15701	11/26/25-12/30/25
770-0701-02		CHRISTOPHER/STACEY CAMPBELL W21058951							00003035	34					
	I 001	SFR IRRIGATION	496880	464620	1	32260	52.10				29610	1150	H	15701	11/26/25-12/30/25
770-0704-03		JOHN/VIRGINIA DETTERBECK W37159040							00003135	34					
	I 001	SFR IRRIGATION	1244690	1223020	1	21670	24.89				17050	9670	H	15701	11/26/25-12/30/25
770-0706-02		MELISSA WHITFIELD W37159022							00003130	34					
	I 001	SFR IRRIGATION	537790	506070	1	31720	50.62					810	H	15701	11/26/25-12/30/25
770-0709-02		TRISHA/TIMOTHY GOFF W37810835							00003055	34					
	I 001	SFR IRRIGATION	1221390	1188050	1	33340	55.07				16420	12740	H	15701	11/26/25-12/30/25
770-0714-01		SHIRLEY RUEHL W37159042							00003110	34					
	I 001	SFR IRRIGATION	920420	903250	1	17170	14.77				9950	13990	H	15701	11/26/25-12/30/25
770-0829-04		SAMANTHA/TIMOTHY GRIFFIN W86626605							00003305	34					
	I 001	SFR IRRIGATION	1886560	1867240	1	19320	19.61				14010	16050	H	15701	11/26/25-12/30/25
770-0838-01		IVANA MARUDIS W86626578							00003255	34					
	I 001	SFR IRRIGATION	2295400	2278290	1	17110	14.63				13810	14370	H	15701	11/26/25-12/30/25
770-0841-05		CARLOS NUNEZ W37158937							00003340	34					
	I 001	SFR IRRIGATION	624650	607970	1	16680	13.67				1090		H	15701	11/26/25-12/30/25
770-0842-01		VIRGIL P./CATHERINE KUNTZ W16398834							00003245	34					
	I 001	SFR IRRIGATION	458800	433060	1	25740	34.17				18920	16230	H	15701	11/26/25-12/30/25
770-0843-03		FRED V./GRACE H.LEONE W37158885							00003340	34					
	I 001	SFR IRRIGATION	753030	732690	1	20340	21.90				17170	4310	H	15701	11/26/25-12/30/25
770-0845-01		JOHN/ANGELA RINALDI W20062614							00003345	34					
	I 001	SFR IRRIGATION	798990	778460	1	20530	22.33				15140	13800	H	15701	11/26/25-12/30/25

UB130DCL

QSYSPRT

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	1105280	1087960	1	17320	15.11	00003370	34	33150	19600	H	15701 11/26/25-12/30/25
770-0858-04	JORDAN PAUL W22295302	I 001 SFR IRRIGATION	21469	SHERIDAN RUN	1264560	1246880	1	17680	15.92	00003205	34	3050	7240	H	15701 11/26/25-12/30/25
770-0863-01	CHRISTOPHER P./MARY W86626562	YFF I 001 SFR IRRIGATION	21478	SHERIDAN RUN	1695440	1678450	1	16990	14.36	00003390	34	12370	10160	H	15701 11/26/25-12/30/25
770-0867-01	JUAN/AIDA SALVIDAR W23011013	I 001 SFR IRRIGATION	21486	SHERIDAN RUN	399700	383340	1	16360	12.95	00003400	34	13740	5070	H	15701 11/26/25-12/30/25
770-0876-02	CHUCK/MARGIE KAUFMAN W22223119	I 001 SFR IRRIGATION	21505	SHERIDAN RUN	288250	270650	1	17600	15.74	00003160	34	15340	12390	H	15701 11/26/25-12/30/25
770-0880-04	CHELSEA/MICHAEL GANEY W16398837	I 001 SFR IRRIGATION	11369	STRATHAM LOOP	528710	505440	1	23270	28.49	00003595	34	22210	16610	H	15701 11/26/25-12/30/25
770-0883-02	TIMOTHY LONDRIGAN W20062607	I 001 SFR IRRIGATION	11377	STRATHAM LOOP	940510	923720	1	16790	13.91	00003590	34	18720	4960	H	15701 11/26/25-12/30/25
770-0886-06	DIANE FRANCES/ALLEN RYAN SHAW W37158909	I 001 SFR IRRIGATION	11385	STRATHAM LOOP	1389380	1373060	1	16320	12.86	00003585	34	1630	16070	H	15701 11/26/25-12/30/25
770-0888-02	CURT/CYNTHIA MILLER W37158888	I 001 SFR IRRIGATION	11390	STRATHAM LOOP	1502500	1481610	1	20890	23.14	00003460	34	15640	14810	H	15701 11/26/25-12/30/25
770-0895-03	JEROME/JESSICA KING W22142754	I 001 SFR IRRIGATION	11405	STRATHAM LOOP	2419720	2348200	1	71520	160.07	00003565	34	79200		H	15701 11/26/25-12/30/25
770-0896-02	ANTHONY/JENNIFER STOVALL W22223114	I 001 SFR IRRIGATION	11406	STRATHAM LOOP	507020	461810	1	45210	87.71	00003480	34	15940		H	15701 11/26/25-12/30/25
770-0903-03	DAVID/TARA HINCKLEY W37159012	I 001 SFR IRRIGATION	11426	STRATHAM LOOP	439560	422420	1	17140	14.70	00003505	34	14030	20	H	15701 11/26/25-12/30/25
770-0906-02	ROBERT/LISA SCHOBBER W37159014	I 001 SFR IRRIGATION	11433	STRATHAM LOOP	1635180	1613820	1	21360	24.20	00003545	34	16820	19800	H	15701 11/26/25-12/30/25
770-0907-02	WENDY WILLIAMSON W24001836	I 001 SFR IRRIGATION	11434	STRATHAM LOOP	40580	12800	1	27780	39.78	00003515	34	9670	610	H	15701 11/26/25-12/30/25
770-0908-03	MICHAEL MCGUNN W23011009	I 001 SFR IRRIGATION	11437	STRATHAM LOOP	454510	434430	1	20080	21.32	00003540	34	14490	16370	H	15701 11/26/25-12/30/25
770-0909-02	18TH TEE LLC W21383628	I 001 SFR IRRIGATION	11438	STRATHAM LOOP	2180830	2158390	1	22440	26.63	00003520	34	29030	17830	H	15701 11/26/25-12/30/25
770-0912-02	RICHARD/JUDITH SCHNYER W22223189	I 001 SFR IRRIGATION	11446	STRATHAM LOOP	479680	447120	1	32560	52.93	00003530	34	24130		H	15701 11/26/25-12/30/25
770-0926-04	EARTH SALT SOLUTIONS LLC W16398889	I 001 SFR IRRIGATION	21229	WAYMOUTH RUN	243820	214810	1	29010	43.16	00003660	34	4590		H	15701 11/26/25-12/30/25

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0943-01		JOHN/MICHELLE SHUBITOWSKI W20501020							00003760	34					
	I 001	SFR IRRIGATION	420920	405070	1	15850	11.80				12090	4310	H	15701	11/26/25-12/30/25
770-0957-02		WILLIAM P.CASEY, SR W19208772							00004180	34					
	I 001	SFR IRRIGATION	541420	521740	1	19680	20.42				13550	9950	H	15701	11/26/25-12/30/25
770-0959-12		CHRISTINA SORENSON W37159028							00004175	34					
	I 001	SFR IRRIGATION	869240	853090	1	16150	12.47				6190	12870	H	15701	11/26/25-12/30/25
770-0964-02		ROBIN CHUDY W86626441							00004230	34					
	I 001	SFR IRRIGATION	910080	890890	1	19190	19.31				14640	9650	H	15701	11/26/25-12/30/25
770-0972-04		AUTUMN PROPERTY & MANAGEMENT W20062584							00004250	34					
	I 001	SFR IRRIGATION	551670	535380	1	16290	12.79				20120	12280	H	15701	11/26/25-12/30/25
770-0978-03		RUTH R. WILSON W86424031							00004265	34					
	I 001	SFR IRRIGATION	1587990	1571550	1	16440	13.13				8790	11270	H	15701	11/26/25-12/30/25
770-0990-02		DAVID B.BATES W86424019							00004295	34					
	I 001	SFR IRRIGATION	1729780	1707290	1	22490	26.74				12190	17260	H	15701	11/26/25-12/30/25
770-1014-03		JAMES BRYANT/STEWART KRCHMAR W96424074							00004035	34					
	I 001	SFR IRRIGATION	1296240	1279680	1	16560	13.40				14720	10120	H	15701	11/26/25-12/30/25
770-1021-01		TRACI CORBETT W86424067							00004375	34					
	I 001	SFR IRRIGATION	2011790	1994630	1	17160	14.75				13450	18780	H	15701	11/26/25-12/30/25
770-1031-04		DAVID M.NEPHEW W22223124							00003995	34					
	I 001	SFR IRRIGATION	102780	83370	1	19410	19.81				10180	3110	H	15701	11/26/25-12/30/25
770-1049-01		CHERYL L GARVIE W37159065							00003950	34					
	I 001	SFR IRRIGATION	673150	653590	1	19560	20.15				16460	17790	H	15701	11/26/25-12/30/25
770-1053-02		PAUL J. PULEO W86424093							00003940	34					
	I 001	SFR IRRIGATION	1803320	1783720	1	19600	20.24				13390	18960	H	15701	11/26/25-12/30/25
770-1059-04		BARBARA/PHILIP FRANK W16377211							00003925	34					
	I 001	SFR IRRIGATION	557030	539530	1	17500	15.51				12750		H	15701	11/26/25-12/30/25
770-1069-01		ARMENITO/GRACIA ENGRACIA W37159075							00003900	34					
	I 001	SFR IRRIGATION	624330	606250	1	18080	16.82				12640	9360	H	15701	11/26/25-12/30/25
770-1071-02		LINDA/LEO SULLIVAN W21058961							00003890	34					
	I 001	SFR IRRIGATION	542880	522970	1	19910	20.93				14120		H	15701	11/26/25-12/30/25
770-1078-02		ANTHONY/ERICA TENUTO W86626773							00004530	34					
	I 001	SFR IRRIGATION	1403310	1384350	1	18960	18.80				10	4530	H	15701	11/26/25-12/30/25
770-1088-03		ANDREW J.WILLIS/NATALIE GAGNON W19208790							00004435	34					
	I 001	SFR IRRIGATION	918510	891530	1	26980	37.58				13400	14450	H	15701	11/26/25-12/30/25
770-1090-04		NELLY YVONNE HERY W20062622							00004505	34					
	I 001	SFR IRRIGATION	1019180	996190	1	22990	27.86				9520	8680	H	15701	11/26/25-12/30/25

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1097-02	I 001	LAURA/RYAN POWELL W19208791 SFR IRRIGATION	586520	568550	1	17970	16.57		00004465	34	14970	9860	H 15701	11/26/25-12/30/25
770-1104-01	I 001	JAMES/KARIN MARCHETTI W21383629 SFR IRRIGATION	3378510	3354940	1	23570	29.17		00004545	34	16350	19680	H 15701	11/26/25-12/30/25
770-1105-02	I 001	JERRY/BONNIE BOLLIN W21026754 SFR IRRIGATION	601890	584070	1	17820	16.23		00004550	34	18720	19250	H 15701	11/26/25-12/30/25
770-1107-01	I 001	CAROLE DISALVO W22223103 SFR IRRIGATION	300830	281330	1	19500	20.01		00004555	34	15440	8260	H 15701	11/26/25-12/30/25
770-1108-01	I 001	JOSHUA A. SKY W22295388 SFR IRRIGATION	2691720	2675990	1	15730	11.53		00004605	34	1470	12580	H 15701	11/26/25-12/30/25
770-1109-03	I 001	JOSEPH LETSON W21058931 SFR IRRIGATION	1485900	1443430	1	42470	80.18		00004560	34	19170	47230	H 15701	11/26/25-12/30/25
770-1110-01	I 001	JON/LISA LAMOS W22295383 SFR IRRIGATION	1666540	1641290	1	25250	32.95		00004600	34	5750	9160	H 15701	11/26/25-12/30/25
770-1111-03	I 001	RAFAEL/MARYBETH HERNANDEZ W21058944 SFR IRRIGATION	815150	797870	1	17280	15.02		00004565	34	14170	9000	H 15701	11/26/25-12/30/25
770-1112-06	I 001	LAIMONES/RASA RIMKUS W37159102 SFR IRRIGATION	799410	782690	1	16720	13.76		00004595	34	12690	1620	H 15701	11/26/25-12/30/25
770-1115-03	I 001	MELISSA MCDUGAL/SCOTT BROWN W21058930 SFR IRRIGATION	993360	966200	1	27160	38.08		00004575	34	23200	23410	H 15701	11/26/25-12/30/25
770-1117-01	I 001	TONY/PAULA SANCHEZ W21058925 SFR IRRIGATION	862040	837370	1	24670	31.64		00004580	34	14210	18760	H 15701	11/26/25-12/30/25
770-9001-01	I 002	STONEBROOK VILLAS I DEPT.567 W20083177 MULTI-FAM/CONDO	58969	58969	100	324192	236.66		00002010	29	276056	257576	H 75501	11/26/25-12/30/25
770-9010-01	I 002	VILLAS II STONEYBROOK W20083153 MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	646230	636720	100	731280	533.83		00002015	34	629464	643544	H 75501	11/26/25-12/30/25
770-9015-01	I 003	PINECREST W20201072 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00002020	34	380475	252250	H 75501	11/26/25-12/30/25
770-9016-01	I 003	PINECREST W20201072 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00002025	34	380475	252250	H 75501	11/26/25-12/30/25
770-9017-01	I 003	PINECREST C/O TROPICAL ISLE W20201072 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00000000	34	380475	252250	H 75501	11/26/25-12/30/25
770-9018-01	I 003	PINECREST C/O TROPICAL ISLE W20201072 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00000000	34	380475	252250	H 75501	11/26/25-12/30/25

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BIIB**



**STONEBROOK CDD**

**FROM: ANA VIVIAN**

**GIRALDEZ**

**1/13/2026**

**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	\$3,635.15
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$314.81
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$305.36
KAHN	21660 WINDHAM RUN	W37158922	770-1029-02	\$437.96
FOX	21285 BRAXFIELD LOOP	W22295301	770-0224-03	\$212.61
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$413.09

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BIII**

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

**Exception**

\* *November meeting date is one (1) day earlier to accommodate Thanksgiving holiday*  
 \*\**December meeting date is (2) weeks earlier to accommodate Christmas holiday*