

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Continued Meeting on February 24, 2026 at 6:00 p.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	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
John Vuknic	Golf Superintendent
Kyle Schulte	Head Golf Pro
Lisa Paul	Property Manager
Stuart Sheppard	Cover14
Cathy Loren	Resident
Bob Webb	Resident
Lois Girden	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. Supervisors Huff, Dalton, Syroczyński and Olive were present at roll call. Supervisor Brady arrived shortly after roll call.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

Resident Lois Gurdin voiced her opposition to the potential \$500 assessment to support the golf course renovations and stated many other residents are strongly against it, as well. As a former real estate professional, she believes buyers purchased homes in the CDD because of the affordability, location and nice homes but, in her opinion that is no longer the case, as her quarterly HOA fees increased from \$283 to \$706 quarterly and her taxes went from \$9,974 in 2023 to \$14,000. She presented a petition against the \$500 assessment increase.

Resident Bob Webb discussed several instances wherein he called golf course staff for assistance with irrigation issues on his property and Mr. Vuknic responded. He thanked Mr. Vuknic for his strong work ethic and effectiveness as the Golf Superintendent.

Resident Cathy Loren echoed Ms. Girden’s comments regarding the CDD possibly imposing an assessment increase to fund the golf course renovations. She asked about Duffy’s revenues and questioned the frequency of plant rotations.

Ms. Huff stated the discussion about assessing an additional \$500 to fund the golf course was a discussion item, it is not yet decided. Asked if the 30-year bond could help pay for the golf course renovation, Ms. Huff stated no, the bond was for purchasing the Duffy’s property, the roadwork and the landscaping.

Discussion ensued regarding the 2025 Duffy’s Sales Journal Report handout; the CDD’s percentage once Duffy’s reaches \$2 million in sales; Duffy’s rent; the flower rotation schedule; origination of the discussion to possibly levy a \$500 assessment to fund golf course renovations; the golf course being 30 years old and the need to upgrade it; how homeowners and residents might benefit from renovation; the \$6 million to \$7 million renovation costs; prior upgrades to the bunkers, bridges and greens; the project timeframe; and the next steps.

THIRD ORDER OF BUSINESS

Presentation/Consideration of Cover14 Quote# C14-262 for Luxury Fixed-Roof Azenco R-Shade Units

Mr. Zordan stated the agenda packet contains a proposal with illustrations of potential covers and a layout for it.

Stuart Sheppard, one of the owners of Cover14, prepared and presented the proposal for covered outdoor dining on the Duffy’s patio. He discussed the features, and the purpose and benefits of the structure. The cover systems are magnetic. He believes they are a bankable investment that will enhance the dining space and make the golf course much more appealing.

Discussion ensued regarding the cost, the Special Revenue Fund, shape and size of the structure, the renderings, the golf course tent, the shutters, how the unit will be maintained, electrical costs, permitting, hurricane rating, installation timeframe, if Duffy’s management saw and/or approved the plans, amending the Duffy’s lease, and whether to approve the proposal.

Ms. Huff stated, before installation, Chris and Joe from Duffy’s must be in favor of the structure and the lease must be amended to allow the CDD access to facilitate golf events.

Mr. Olive motioned to approve the proposal, contingent on Duffy’s agreeing to the CDD’s terms. Mr. Brady seconded the motion.

Discussion ensued regarding the need for Duffy’s to replace pavers and rusted patio furniture, the current lease in terms of patio maintenance, the CDD’s Rules and Regulations, Staff coordinating with Mr. Sheppard to present a form of contract, the permitting process, the 20% contingency and rescinding and rephrasing the initial motion, which was not voted on.

On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the initial motion to approve Cover14 Quote #C14-262 for Luxury Fixed-Roof Azenco R-Shade Units, contingent on Duffy’s agreeing to the CDD’s terms, was rescinded.

On MOTION by Mr. Olive and seconded by Ms. Huff, with all in favor, Cover14 Quote #C14-262 for Azenco R-Shade Premium Solid Paneled Roof, in the amount of \$231,662, contingent upon a favorable lease addendum with Duffy’s, was approved.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, authorizing Mr. Olive and Ms. Paul to prepare an amendment to the existing Duffy’s lease, addressing maintenance, patio access, and construction of the new roof covering, was approved.

Mr. Sheppard left the meeting.

FOURTH ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

A. Discussion:/Update: Village of Estero LDO Comments

Mr. Zordan stated work was concurrently underway regarding obtaining the Limited Development Order (LDO) and going out to bid for the Brixham Run Ped Crossing. The Village of Estero (VOE) responded with comments. Mr. Zordan reviewed the VOE’s comments, including “Please revise all mid-block crosswalks and approve the appropriate signage as proposed at this location.” He reported that the Transportation Engineer conferred with Mr. Wilhelms, who was insistent that comments should be upheld, and stated Staff could change the plans and re-bid this item in another week if the Board is amenable.

Mr. Dalton asked if the change is to re-draw the crosswalk on the west side of Brixham and install 12 new signs. Mr. Zordan stated that intersection would have two signs, for a total of 14 signs altogether.

Discussion ensued regarding the Brixham crossing, an a la carte menu of markings, if a three-way stop sign could be installed at the intersection of Chambliss and Brixham, the HOA being responsible for signage, speed humps and striping, golf course workers in golf carts ignoring stop signs, whether to create a curved sidewalk to connect to the sidewalk in front of the main gate or use the 90 degree angle, and the practicality of creating a sidewalk that residents may not even use to cross from the driveway to the pool, just to appease the VOE.

Mr. Dalton suggested further discussions with Mr. Zordan later to work out a practical solution to the pedestrian crossing at Brixham Run. If that solution does not work for the VOE, the CDD will leave it the way it is.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, tabling the Brixham Run Ped Crossing discussion, and authorizing Mr. Dalton to work with Mr. Zordan offline to attain a practical solution, was approved.

B. Update: Pipe Video

Mr. Zordan stated the video project analyzing the storm pipes, inlets and structures to the outfalls and GIS plans, was completed. Staff was not able to obtain record drawings from Banks Engineering because their system was hacked and those records are lost. However, a few CAD drawings were retrieved, and this item will go out to bid by the end of the week. The plan is to use the video to recreate a set of as-built drawings for the CDD to verify the existing data of the structures, pipe sizes, lengths and material types. He will also incorporate language to catch overlooked items, such as additional runs or things located incorrectly.

Mr. Zordan provided updates on the Lancaster survey, the right turn lane off Corkscrew and Stoneybrook Golf Drive, and an inquiry from Aldi about relocating a streetlight pole and power pedestal for the aerators.

Mr. Pires asked about the milling and repaving of a segment of Stoneybrook Golf Drive. Mr. Zordan stated he inspected the site after the last meeting and the area on the CDD side was milled and paved all the way past the gate to the joint line near the school. There is no need to coordinate with Aldi and Corkscrew Pines to mill and pave a section of that road because it was previously completed by Collier Paving. Mr. Dalton stated, when the time comes to re-mill and pave Lancaster, it would be a good idea to do an audit of the signage to make sure they are in the correct spots.

Discussion ensued regarding the HOA possibly having a master plan for the drainage, the right turn lane off Corkscrew, the Traffic Engineer’s proposal to widen an existing sidewalk,

a construction and funding agreement with the VOE, construction costs, irrigation and gas lines, obtaining estimates, and the cost of ornamental poles.

Mr. Zordan left the meeting.

FIFTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided updates on staffing; specifically recognizing Todd Hoffman, who is back to work. Crews are filling steep cart paths behind some bunkers, an irrigation leak on Hole #2 was recently repaired at a cost of \$5,000, flower rotations are underway, and crews cleared the backside of the Braxfield wall.

Mr. Vuknic distributed proposals and discussed swapping tree removal and replacements with raising the canopy of the cypress trees around the lake; a dollar-for-dollar swap-out. He presented a \$7,638 proposal for tree trimming and debris removal from roof gutters of homes in the CDD.

Discussion ensued regarding tree trimming costs, areas with substantial overhang or overgrowth, the lake, streetlights, and safety concerns. It was noted that tree trimming is in Mr. Vuknic's budget so the Board does not need to vote on this item.

B. Golf Pro

Mr. Schulte reported the following:

- Earnings: February revenues are \$560,000 and are expected to be at \$650,000 by month end; this is a slight decrease from 2025 due to cool temperatures.
- Events: The golf course will host club championships for the Men's and Ladies in March.

Mr. Schulte stated he has been coordinating with Ms. Paul and Casey, at Duffy's, discussing delivering a country club atmosphere to golfers, indoor and outdoor furniture, and what a business model for a partnership would look like, including the new pergola, needing Duffy's to provide a menu that can be advertised, and investing in new furniture and upgrades that need to be done to have a return on investment (ROI) within two years. Mr. Schulte voiced his opinion that Duffy's should be contributing to the new pergola and should be increasing the standards and level of service.

Discussion ensued regarding a VIP menu at a Fort Lauderdale’s Duffy’s, maintenance, square footage of the patio, selling the event space, and the importance of the pergola to the success of the golf course.

Mr. Schulte stated that revenues are up for the fiscal year by approximately 5% and, although the golf course is operating at a profit, it could be doing even better. From the golf operations perspective, discussions that need to occur within the next few months include increasing revenues, aligning the business model, the lack of reserve funds for 30-year projects, determining if the golf course is a bundled community or a semi-private facility, subsidizing resident rates, and the public rates.

A resident stated he is a long-time golfer at the facility and he believes that, if the resident rate increases from \$70 to \$90 or more, Stoneybrook will lose several resident golfers.

Discussion ensued regarding a daily-fee business model, the most recent rate increase, raising the non-resident rate, what the \$1,400 CDD assessment covers, morning tee times, the cost of annual passes, cost-cutting measures in the summer, recognizing that the golf course is a business that needs to make money, rates at neighboring golf courses, issuing another bond to fund the renovation, and hiring an expert consultant to advise on these matters.

SIXTH ORDER OF BUSINESS

Board Member Reports

A. Phil Olive

- **Update: Duffy’s**

Mr. Olive stated the Duffy’s update will be provided at the next meeting. He discussed golf course issues, including GPS being off on Saturday, tee markers aiming randomly down the hole, the Pro Shop men’s restroom being out of order, two fountains on the range that are not operational, the need to resod the white tee par 3 on 14, and the bridges feeling loose.

Discussion ensued regarding the condition of the bridges and safety concerns.

Staff will ask the District Engineer to inspect the bridges.

B. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated there is nothing unusual to report. He contacted the company that inspected the condos and everything is satisfactory and Mr. Willis forwarded an email reviewing several of the issues that the Board discussed.

C. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated he worked with Mr. Pinder and had him make adjustments to the financials for the past four months. With the changes, the financials now have accrual accounting so depreciation schedules will be included. The prior year financials were pulled off a spreadsheet, which was changed at the audit, so the Board currently has the prior year's audited financial numbers. All reconciliations are done to the bank account and the financials in the agenda are satisfactory. Profit and loss data was moved to QuickBooks online.

D. Eileen Huff

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

Ms. Huff stated the common grounds and QuickBooks were previously reviewed.

SEVENTH ORDER OF BUSINESS

Discussion: Golf Course Financial Updates

Mr. Adams responded to Mr. Vuknic's question regarding the "Common ground oversight" line item at 1198%, in the January financials. He stated checks have yet to be deposited and there will be a cash infusion reflected in the February financials.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements

Mr. Dalton reviewed and the Board and Staff discussed the following financials:

A. as of September 30, 2025

Mr. Dalton asked Ms. Paul to bring a breakdown of Duffy's maintenance details to the next meeting, as the "Building maintenance" line item is over budget by 300%.

B. as of October 31, 2025

C. as of November 30, 2025

D. as of December 31, 2025

E. as of January 31, 2026

Mr. Vuknic addressed the "Fertilizers" and "Capital outlay-motors/ carts" line items, both at 0%.

Mr. Olive stated revenues are down compared to 2025. He noted these are the golf course’s surplus months and it is necessary to cut costs or the golf course will be at a deficit for 2026. He suggested payroll adjustments and asked why carts are out of the barn at 7:45 p.m.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

The following changes were made:

A. January 27, 2026 Regular Meeting

Line 19: Delete “via telephone”

Line 25 and throughout: Change “Schoer” to “Schober”

Line 27: Insert “Corkscrew Pines &” after “several”

Line 48: Insert “crossing” after “pedestrian”

Line 150: Change “Mr. Olive” to “Mr. Syroczyński”

Line 202: Change “Shulte” to “Schulte”

Line 236: Change “Strenghorn” to “Strayhorn”

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the January 27, 2026 Regular Meeting Minutes, as amended, were approved.

B. February 3, 2026 Continued Meeting

Line 22: Insert “& Corkscrew Pines” after “Aldi’s”

Line 29: Move the motion approving Mr. Olive’s attendance via telephone from lines 214 through 216 to Line 29 to 31.

Line 107: Insert “without prior written approval of grantor” after “improvements”

Line 142: Insert “JEI” after “the”

Line 172: Change “Mr. Dalton” to “Mr. Brady”

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the February 3, 2026 Continued Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires stated that he brought copies of final, clean versions of the various documents related to the Corkscrew Pines/Aldi’s matter for the Chair to execute. He distributed a handout

of a draft Notice of Default letter to District Management and asked if it should still be sent, given that the financials were adjusted. The Board consensus was to send the letter.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, authorizing District Counsel to finalize and send the Notice of Default letter to District Management and authorizing the Chair to execute, was approved.

Mr. Dalton proposed having the Auditor review the accounts payable process, including listing any business that threatened to delay or suspend business with the CDD in the past three years, produce a report identifying all late fees by vendor that the CDD has paid in the last fiscal year, and for the Auditor to suggest any improvements to the accounts payable process.

A. 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: March 24, 2026 at 9:00 AM

- o QUORUM CHECK**

III. Performance Measures/Standards & Annual Reporting Form (for informational purposes)

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Syroczyński voiced his opinion that traffic flow at Corkscrew is a mess and that a right turn lane is necessary in that location.


Mr. Dalton noted a House bill to potentially eliminate property taxes. He discussed the CDD's challenges, including the lack of the 10-year capital plan, aging irrigation system, the P&L, the Clubhouse, the golf course, and the need to appoint/hire one point of contact to support the Board Members, Staff and educate residents. He asked for an update on the fence.

Mr. Adams stated the fence under contract with Carter Fence and a schedule is pending.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the meeting adjourned at 9:46 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair