

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on March 24, 2026 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present:**

Eileen Huff	Chair
Chris Brady (via telephone)	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
Stuart Sheppard	Cover14
George Popovich	Resident
Rich Stupak	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Huff, Dalton, Syroczyński and Olive were present. Supervisor Brady attended via telephone.

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

**SECOND ORDER OF BUSINESS**

**Public Comments (4 Minutes)**

Ms. Huff explained the protocols for public comments.

Resident George Popovich, of 11425 Stratham Loop, distributed materials from the Davey Tree Arborist that support removing three of the seven bald cypress trees on CDD property behind his pool cage, as the root system is damaging his irrigation and pool equipment. He presented the Village of Estero’s requirements to proceed with the project and stated it would be at his expense.

Ms. Huff discussed homeowner rights to maintain their property to either cut the tree roots up to their property line or initiate the CDD’s process to remove the existing CDD trees and replace them with tree(s) from the five pre-approved trees. Mr. Adams stated the Village of Estero approved removing the trees without replacement, as it would not violate the Lake Management Plan for Pond #7, as, based on its size, requires a minimum of 11 trees and the actual tree count is 52. Mr. Vuknic noted trip hazards in the area. Ms. Huff executed the CDD Approval Request Form and requested a copy for the CDD file.

**On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, authorizing homeowner George Popovich to remove three bald cypress trees and root systems at 11425 Stratham Loop, at his own expense, was approved.**

Resident Rich Stupak read excerpts from his email. He thinks the Board might be stuck as there is no agenda item related to Mr. Olive and Mr. Dalton’ previous suggestions to develop a five or ten-year Long-term Infrastructure Plan, engage a consultant, or Mr. Pires’ suggestion to hold a workshop and hire a facilitator. He discussed bond issues, assessments, and planning for future roof replacement. He implored the Board to vote today to implement this action.

Ms. Huff stated the Board Members are working on individual Infrastructure Plans and plans to schedule a workshop. She stated the bonds for the golf course are necessary due to the CDD’s inability to assess golf course members. She asked Mr. Stupak for his paperwork. Mr. Olive and Ms. Huff agreed to conducting a workshop. Mr. Zordan is working on a long-term capital maintenance schedule and action to approve the GIS Solutions Agreement, which will help document the CDD’s long-term planning. It was noted that the Board’s prior inaction was due to certain constraints. It was noted that the Golf Course is making money.

**THIRD ORDER OF BUSINESS**

**District Engineer Staff Report: Johnson Engineering, Inc.**

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

Mr. Zordan stated he confirmed with the Village of Estero that a Limited Development Order (LDO) is required to install R-Shades on the back of Duffy’s. The application fee is \$2,500.

**B. Consideration of Cover 14, LLC Service Agreement for R-Shades**

Mr. Zordan introduced Stuart Sheppard, of Cover 14, LLC. He presented the Service Agreement for Quote No.C14-262, in the amount of \$231,662, for R-Shades.

Discussion ensued regarding the project timeline, project scope, warranty terms, ancillary costs, renegotiating the payment terms to 60%/10%/30% and having the District Engineer inspect the structure before making the final payment.

Mr. Pires stated approval of the contract will be subject to the CDD finalizing a lease with Duffy’s, obtaining the LDO, and utilizing the standard required language for government construction contracts. A Board Member noted that reserves will fund this expense.

**On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Cover 14, LLC Service Agreement for Quote No.C14-262 in the amount of \$231,662 for R-Shades, subject to processing the LDO permit application in the amount of \$2,500 and obtaining the permit from the Village of Estero; the contract meeting the guidelines laid out by Mr. Pires; finalizing the Lease with Duffy’s and Johnson Engineering conducting a completion and inspection; and changing the contract pricing terms to 60%,10%/30%, all in a not-to-exceed amount of \$250,000, were approved.**

**C. Consideration of Professional Services Supplemental Agreement [Stoneybrook Golf Blvd Right Turn Lane PSSA]**

Mr. Zordan presented the Professional Services Supplemental Agreement for the Stoneybrook Golf Boulevard Right Turn Lane PSSA. Mr. Zordan stated the Village of Estero agreed to share the cost of this expense up to 50%. He and Mr. Pires will prepare the appropriate agreement between the two parties. He distributed the Right Turn Lane Addition Cost Estimate and responded to questions regarding project scope.

Discussion ensued regarding asking the Village of Estero to waive any LDO fees, agreement Mr. Olive approach CVS and Duffy’s to participate in the cost, and the Development Order plans to add signage and pavement marking in certain areas.

**On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the Professional Services Supplemental Agreement for the Stoneybrook Golf Boulevard Right Turn Lane PSSA, in a not to exceed amount of \$67,500 equating to 50% of the total \$135,000 cost, with at total not-to-exceed amount of \$140,000 for the total project, to incorporate the “No U-Turn” signs, stripes, DOT items to ease chaos at the intersection, engineering, and ancillary costs, was approved.**

- **Update: Pipe Video**

**This item was an addition to the agenda.**

Mr. Zordan discussed the progress on the Request for Proposals (RFP) for the Pipe Video Project and the project scope. He stated Extreme Divers will be on site to repair the pipe on Monday. He reviewed the construction document package and GIS plans. The Banks Master Plans obtained from the Village of Estero will be sent to him to incorporate in the GIS system. The GIS information will be posted on the CDD website.

**D. Consideration of FI GIS Solutions, LLC Professional Services Agreement**

Mr. Zordan presented the FI GIS Solutions, LLC Professional Services Agreement broken down into two phases.

Discussion ensued regarding revising the project scope to include any stand-alone easements that might have been granted separately. Felipe Lemus, the owner of FL GIS Solutions, LLC, has resided in Stoneybrook since last May. Viewing the GIS program on the BrooksCDD.net website will provide ideas for setting up the CDD’s GIS program.

**Mr. Brady left the meeting at 10:00 a.m.**

**On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the FI GIS Solutions, LLC Professional Services Agreement, in the amount of \$17,500, was approved.**

- **Update: Brixham Run Pedestrian Crossing**

**This item was an addition to the agenda.**

Mr. Zordan presented Brixham Run Pedestrian Crossing Design Plan #3 and noted Village Staff agreed to review the revised plans.

**On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the Brixham Run Pedestrian Crossing Design Plan #3, the costs to resubmit the LDO**

to the Village and the Johnson Engineering Professional Service Agreement, in the amount of \$29,150, was approved.

#### FOURTH ORDER OF BUSINESS

#### Golf Course Staff Reports

##### A. Golf Superintendent

Mr. Vuknic provided updates on staffing and upcoming projects. He distributed and presented leases for landscape equipment for the common grounds and the golf course; documents will not be released until the Board and Counsel's review.

Mr. Vuknic distributed and presented the proposed Golf Course Summer Schedule.

**On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Golf Course Summer Schedule, was approved.**

Mr. Vuknic stated a typographical error related to laser leveling the tees on #5 and #7 will be corrected.

Discussion ensued regarding adding sod replacement on Tee #14 to the project scope, opinion letters, and the Stratham Loop sodding project to commence Thursday.

**On MOTION by Mr. Olive and seconded by Mr. Syroczyński, with all in favor, the Sodding Plan for the Common Areas, as amended, was approved.**

Mr. Vuknic distributed and presented the Lancaster Landscape Plan and proposal. He was only able to obtain the Master Landscaping Plans from Lee County.

**On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Lancaster Landscape Plan, was approved.**

Mr. Zordan stated MRI completed the pump inspection. He suggested designating funds to replace it in the next couple of years.

##### B. Golf Pro

Mr. Schulte stated February revenues are \$660,000 and expenses, specifically power, are expected to increase \$10,000 more than last year. He discussed information obtained from Rich Huber, the Heritage Isles Golf & Country Club General Manager, regarding its program. He noted its accounting issues are similar to what District Management has encountered.

Ms. Huff asked Mr. Schulte find out when Mr. Huber can attend a CDD workshop.

Mr. Syroczyński recalled the Committee’s discussions in 2020 and 2025 about the Golf Course Plans and asked why the meetings stopped. He and others think the CDD should impose assessments to maintain and improve the golf course, as it did to improve the pickleball courts.

Discussion ensued regarding resident opinions about being assessed for amenities that they do not use, the potential for lower property values if the golf course is not kept up, leveling the golf course and starting new would cost more but is easier than trying to resurrect it from its current condition, surveying the course, designating funds in the Fiscal Year 2027 budget, fixing the business model, and educating homeowners.

Mr. Syroczyński was asked to have the Committee determine what projects need to be done, with input from Mr. Zordan, to present at the May meeting.

**FIFTH ORDER OF BUSINESS**

**Board Member Reports**

**A. Phil Olive**

- **Update: Duffy’s**

Mr. Olive stated he and others met Duffy’s representatives, Chris Ramero, Joe Webb and Joe Sanchez, who all expressed excitement about the CDD installing pergola on the back patio. They believe it will increase their revenues. They agreed to modify the exclusive use rights on the Lease, allowing certain parties to use the area subject to certain terms, and to modifying the menu.

Discussion ensued regarding considering Duffy’s request to contact the A/C contractor directly, subject to initiating a process and monthly maintenance schedule, changing the current A/C contractor, damage to the system and CDD property caused by Duffy’s actions, Mr. Pires’ input on the lease terms, and other businesses that expressed interest in the location.

Mr. Pires suggested sending a letter advising Duffy’s to repair the rusted pavers, which were installed only two years ago, and to improve the condition of the common areas.

**B. Chris Brady**

- **Update: Email and Other Communications**

There was no update.

**C. Adam Dalton**

- **Update: Revenues**

Mr. Dalton stated he will provide updates during the Eighth Order of Business.

**D. Eileen Huff**

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

These items were discussed throughout the agenda.

**SIXTH ORDER OF BUSINESS**

**Discussion: Revised Irrigation User Rates**

Mr. Adams presented the Revised Irrigation User Rates Analysis Spreadsheet and noted that the last rate adjustment was in 2005. He suggests deferring any action for the next 30 to 60 days, while Mr. Vuknic determines the golf course irrigation usage amount. A Public Hearing date to adopt the rate change will be determined at the May meeting.

**SEVENTH ORDER OF BUSINESS**

**Update: Response Letter Regarding Notice of Default and Deficiencies**

Mr. Dalton discussed Mr. Pinder’s responses to the points in the Notice of Default and Deficiencies letter that the CDD sent to District Management. He thinks the actions taken have improved but more needs to be done on the accounts payable process. Mr. Adams stated Mr. Wrathell is dedicated to remedying the accounts payable process to the Board’s satisfaction.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

The Board and Staff discussed line items in the February 28, 2026 Unaudited Financial Statements. Mr. Dalton asked Mr. Adams to confirm the \$118,566 in the Golf Course Balance Sheet “Due from general fund” line item involves payroll that has not been transferred. He asked for a column to be added to the Statement of Revenues, Expenses and Changes in Net Position-Proprietary Fund–Golf Course Consolidation, Page 12, to show the revenue amounts adopted for Fiscal Year 2026.

Mr. Olive motioned and Ms. Huff second the motion to conduct an audit on the number of employees currently under Mr. Vuknic and the Pro Shop’s purview and, if warranted, cut back the number of employees to the bare essentials. Mr. Schulte reviewed the number of personnel assigned inside and outside the Pro Shop. Ms. Huff and Mr. Dalton stated they will work with Mr. Vuknic and Mr. Schulte on updating the Staff Report. Mr. Dalton will reconcile the payroll account against the ADP Reports and ask Mr. Pinder how he is allocating personnel by the appropriate cost. Mr. Olive withdrew his motion.

Ms. Huff agreed with a comment that ADP needs to improve its services. Leslie is working with ADP to implement a process of sending two payroll checks, one for the common grounds staff and the other for the golf course staff. She is also looking into other firms.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of February 24, 2026 Regular Meeting Minutes**

The following changes were made:

Lines 26 and 35: Change “Gurdin” to “Girden”

Lines 25 and 41: Change “Whip” to “Webb”

Line 44: Change “Gurden’s” to “Girden’s”

Line 72: Insert “Ramero” after Chris” and “Webb” after “Joe”

Line 302: Insert “project is” after “fence” and delete “with Carter Fence”

**On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the February 24, 2026 Regular Meeting Minutes, as amended, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pires provided legislative updates on bills awaiting the Governor’s signature or veto. Bills passed are related to regulations on e-bikes, the sovereign immunity statute, and establishing a recall process for elected CDD Supervisors.

Mr. Pires is working with Mr. Olive and Lisa, at Duffy’s on amending the existing lease.

**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: April 28, 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 reported overuse of the ice machine by outside contractors, etc.

Mr. Dalton discussed the following:

- Based on the Accounts Payable Report from Leslie, as of October 1, 2025, the CDD paid about \$5,700 in late fees, return check fees, or interest charges.

Discussion ensued regarding Staff reviewing the accounts payable process for each contract in the future and ensuring vendors submit invoices to the proper mailing address, which ensures prompt payments.

Mr. Dalton stated he will speak to Mr. Pinder and ask the vendors to waive their fees.

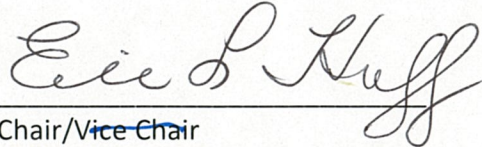
- A Long-Term Planning Workshop will be scheduled for June or July with the General Managers that reside in the CDD to provide input on what the Board should be looking into and to conduct a separate Workshop with Rich Unger, of Heritage Isles Golf and Country Club.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Syroczyński and seconded by Mr. Olive, with all in favor, the meeting adjourned at 12:12 p.m.**

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair