

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on April 28, 2026 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	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
Gordon Lewis	Golf Course Architect
Shane Rodborn	Resident
Wendi Boyington	Resident
Matt Reed	Resident/HOA Board Member
Comcast Representatives	
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

Ms. Huff touched on recent comments within the CDD regarding disrespectful attitudes towards the Board Members and asked that everyone be respectful of both the residents, Board Members and Staff. She explained the protocols for public comments.

Resident Shane Radburn expressed his appreciation to the Board and golf course staff for their hard work and dedication. Regarding the golf course, he stated at least six tee boxes are very difficult to play and need to be upgraded. He thinks the thought of decreasing the public rates for golf are completely unacceptable and counterintuitive. Given the situation in Estero and in Southwest Florida, he thinks there are going to be very few accessible public golf courses who charge market rate to the public and Stoneybrook should charge whatever it wants, as long as the condition of the course continues to be great. He noted that the resident rate continues to increase and opined that that is unacceptable especially since residents are subject to special assessments. He concluded that it is important to remember that the fiduciary duty of the Board is to the homeowner of the CDD.

Resident Wendi Boyington thinks there are multiple issues with palm rats eating through the lanais of several homes. Upon reporting this issue, Staff informed her that the CDD no longer trims the palm trees that line the golf course properties. She stated this is costly and dangerous for homeowners and, in her opinion the decision not to trim the trees is unacceptable especially since the CDD prides itself on maintaining a certain standard of beauty.

Ms. Huff stated the palm rat issue will be addressed by Mr. Vuknic later in the meeting.

▪ **Golf Course Architect Report – Gordi Lewis**

This item was an addition to the agenda.

Mr. Lewis distributed a “Stoneybrook Golf Club Renovation Costs” handout and stated he drafted the estimate after the Committee asked him to explain what each item costs. The estimate is based on preliminary numbers submitted in January 2025, one of which was increased 14% if the renovations are done in 2027 or 18% if done in 2028. He reviewed the renovation costs of the greens, tees, bunkers, fairways and concrete paths with and without irrigation.

Ms. Huff stated it will cost \$6.5 million to \$7 million to renovate the golf course. Mr. Lewis’ estimate will be posted on the CDD website.

Discussion ensued regarding price increases, mobilization, irrigation totals, pump house, water pressure regulators, whether an LDO will be required by the Village of Estero, a survey, and the timing of the renovations, which will likely be in 2028.

Per Ms. Huff, Mr. Lewis will continue working with Mr. Syroczyński and the Committee and provide an update at the next meeting.

Mr. Zordan distributed an area map and reported the following:

- Staff recently met with Comcast Xfinity regarding the fiber installations and improvements. Comcast representatives discussed their scope of work. Staff is working with FL-GIS, Mr. Dalton, and other professionals to pull irrigation files to review the irrigation lines to limit potential conflicts from their installation.
- Mr. Vuknic provided the District Engineer with hand-sketched drawings of the irrigation locations, which were then transposed into a CAD file and sent to FL-GIS. The intent of the GIS portion of this project is to locate the irrigation lines and include them in a neighborhood map, as outlined by the blue lines in between. The lakes, interconnects and stormwater drainage systems were previously completed.

Mr. Dalton summarized that, at the previous meeting, the Board commissioned FL-GIS to produce a map and this is their first iteration and painted lines on the sidewalks and tiny flags were placed by Xfinity to eventually install fiber optics; the work has been deferred until the location of the underground irrigation and power lines are identified.

Resident and HOA Board Member Matt Reid stated the fiber installation simply adds to Xfinity's current infrastructure that is already in place; it has nothing to do with any potential agreement or renewal contracts. In response to a Board Member's question, Mr. Reid stated the Xfinity contract expires in May of 2028.

A Xfinity representative discussed the fiber optics project and explained that several vehicles with the Mastec logo are in the CDD because Mastec is a business partner of Xfinity, assisting with fiber construction. There is a pause on previous projects so all the irrigation and power lines can be located so the fiber can be installed without any incidents that would cause Xfinity crews to return to make repairs. Xfinity is negotiating a contract with the Master Board for additional fiber installation. Everything is at a standstill, on the construction side, until there is clarity regarding future accounts within the community.

The Xfinity representatives discussed the fiber optic upgrade scope of work, whether the nodes will impact the speed for the end residents, download/upload speed associated with the upgrade, abandoning current service lines to do the upgrade, repairing damage to the irrigation lines, if the project is contingent upon Xfinity signing a new agreement with the

Master Board, minimizing disruptions with cable and internet, project costs, project timeline, and if the project can be deferred until the start of the rainy season in June.

Ms. Huff stated it has been confirmed that the irrigation and power sources are on the utility lines and not under the homes.

Mr. Dalton asked Mr. Vuknic to identify a preferred supplier should there be any damage to the irrigation or power lines.

Mr. Vuknic asked for the flags to be removed for mowing purposes.

Mr. Pires noted that the map as to utility lines is a public record; it should be treated as confidential and cannot be disclosed to members of the public.

Mr. Zordan stated the GIS map is in the finishing stages and should be ready to be published and linked on the CDD website by mid-May. He provided updates regarding the timing of the Lancaster survey, sketches, and legal descriptions, the Cover14 patio covering project; specifically, the application for the LDO submittal, the redesign of the third intersection of the crosswalk on Brixham Run Loop, and the construction of a right turn lane on Golf Boulevard. He referenced a “Stormwater Structure and Pipe Televising and Reporting/Bid Tabulation Form” handout and reviewed the Bid Summary and the Bid Tracking data.

Asked if he is familiar with any of the bidders, Mr. Zordan stated he worked with all of them and highly recommends Shenandoah General Construction, LLC (Shenandoah) for the project. Asked if Shenandoah has the capability to produce the GIS data, Mr. Zordan replied affirmatively.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, awarding the Stormwater Pipe Inspection and Reporting project to Shenandoah General Construction, LLC, in a not-to-exceed amount of \$50,000, was approved.

Mr. Zordan stated he provided the Board Members with a copy of the GIS maps included in the bid solicitations, which contained the stormwater system, lakes, interconnect pipes, since this is a big part of the base that feeds into what FL-GIS is doing.

Mr. Zordan reported that he conferred with the HOA and Mr. Dalton about the Golf Drive sidewalk extension from the gate to the school driveway. The issue is securing an easement from the school property to construct the sidewalk and extend the pathway from the existing exit gate to the school, which is on the back side of the swale alongside the road. He

asked if the Board would like Staff to explore an easement. Ms. Huff stated this item can be put on hold for now.

Discussion ensued regarding a resident's suggestion to shift the sidewalk extension to the west side of the road owned by the CDD, the gate, the Master Board's position, Aldi's lack of interest in extending the sidewalk, polling residents for their opinion, project costs, and runoff from Aldi's.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Regarding the palms, Mr. Vuknic stated the Board decided two years ago not to trim the palms on the golf course. The cypress palms along the entryway are trimmed. If the Board would like to revisit this, it would cost approximately \$30,000 annually to trim all the palms on the golf course. He suggested residents with palm rat issues seek permission from Mr. Adams to engage an authorized contractor and apprise the Board of such transactions. Asked if residents have the right to trim palm fronds hanging over their lanais, Mr. Pires replied affirmatively; they can trim up to their property line and they are not responsible for damage to the tree, unless it dies as a result of the trimming.

Discussion ensued regarding it being the resident's responsibility to dispose of trimmed tree limbs, the number of palm trees that need to be trimmed, palms being self-pruning trees, and an Arborist' Report stating that the CDD was pruning its trees prematurely.

Ms. Boyington thinks it is a shame that tree trimming costs have been transferred to the residents, especially since she had to replace three lanai screens over the past two years.

Mr. Vuknic gave updates on staffing and the tee and junior tee resodding project. He discussed a recent pre-emergent treatment on the course, arrival of new leased equipment, a drainage repair on the #18 fairway, potential trip hazards on the walking path that should be addressed, the lights in the center median and upcoming projects.

Ms. Huff stated the ball field needs to be maintained and asked if the CDD can send the HOA a 90-day notice to hire a vendor to do the work, as the lack of maintenance is damaging the equipment. Mr. Pires will check the agreement and apprise the Board at the next meeting.

B. Golf Pro

Mr. Schulte reported the following:

- Staffing: Most of the seasonal employees will be leaving their positions.
- April revenues will end at approximately \$500,000, which is a 2% decrease from last year. An upcoming bridge payment will place expenses in the same range as the previous year.
- The end of the season starts the rate changes; tournaments and outings are starting to be booked. Three outings are scheduled for this weekend.
- In response to the Board's request to review last year's payroll information at the last meeting, the payroll total is at \$46,000, and \$32,000 of that was used to hire an attendant at the driving range to keep the ball machine full. Driving range revenue is up \$150,000.
- Mr. Schulte is coordinating with Chris Larsen and prepared an itemized price detail of the golf renovation project. He is working with Courtney to provide the Board with a 3-D video representation of the golf course redesign, which will be presented at the June or July Meeting.

Mr. Schulte discussed a meeting with Mr. Vuknic regarding potential summer projects. Staff will work as a team to make the golf course more enjoyable, prettier and easier to play in the upcoming season. In his opinion, the golf course renovation project should not start any later than 2028. He is confident that Stoneybrook Golf is in a good position to have a very lucrative summer.

Mr. Dalton stated he created a database for Mr. Vuknic and Mr. Schulte on every payroll from January 2024 to the present. He stated Mr. Pinder added the yearly budget as previously requested, which is great. He reviewed Mr. Vuknic and Mr. Schulte's payroll numbers and first half of the Fiscal Year 2026 budget. He stated payroll is not a big concern for Mr. Schulte.

Mr. Vuknic discussed incorrect cross-charges, how some of the golf payroll got re-allocated to the common grounds, and a double entry in February, which was a total of an \$84,000 difference. He went from \$54,000 overbudget in February to being \$26,000 or \$27,000 underbudget.

Mr. Dalton stated the Accounting Department will make the adjustments and the next time he meets with Mr. Vuknic and Mr. Schulte, they will go over the payroll and make sure the budgets are updated prior to submitting them to Mr. Pinder, so everything is accurate by the next meeting. Mr. Vuknic's payroll has been rectified this month, and Mr. Schulte's payroll is slightly over because of the driving range.

Discussion ensued regarding the ADP billing, notifying Accounting of all employee changes, and the increased costs from the driving range.

A. Phil Olive

- **Update: Duffy's**

Mr. Olive stated the team reached an agreement with Duffy's regarding the lease.

Mr. Pires stated a draft of the Second Amendment to the Lease regarding the use of the patio was forwarded; Duffy's Management added their comments and remitted a redlined version with significant changes. Mr. Olive stated Duffy's agreed to all the Board's requirements regarding the use of the patio and the pergola approvals are pending.

Ms. Huff asked if Duffy's will cater all Stoneybrook Golf events when the pergola is completed. Mr. Schulte replied yes. Mr. Olive felt that CDD should have greater latitude and control over the catering of golf events. Mr. Pires stated he and Ms. Paul will negotiate several points of contention on the amended lease with Duffy's Management prior to the next meeting.

Discussion ensued regarding the redlined version of the lease agreement, if Duffy's will take over the snack shop, whether to change the language regarding Duffy's being "the sole food and beverage services provider" for golf events, Duffy's business model, CDD liability, Duffy's control of the HVAC and patio cleanup after events, and when the lease will expire.

Mr. Pires will forward the redlined version of the Second Amendment to the Lease to Board Members.

B. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated he received approximately 20 thank-you cards from participants in a recent RF3 Tournament and a few questions regarding the landscaping; specifically, a power box on Brixham and the work on Lancaster.

Mr. Vuknic discussed the status of the work that is being done on Lancaster, the massive oak tree roots, the valley drains and gutters, sodding, work that must be done in the cul-de-sacs, the bushes on Brixham and on the south end on Windham.

Discussion ensued regarding the Xfinity project and the crosswalk repairs.

C. Adam Dalton

- **Update: Revenues**

STONEBROOK CDD

April 28, 2026

Mr. Dalton stated the most important item is the cash, which is at \$1.6 million compared to \$1.2 million in 2025. He inquired about interest rates and suggested investing \$1 million in an Insured Cash Sweep (ICS) account and paying off the bridges or the 2014 renovations. Mr. Adams stated the ICS rate is 3.2%. He will look into transferring the funds.

Mr. Dalton stated, in 2017, Lee County purchased a parcel of land directly south of the District for \$42 million. In 2020, the County cultivated a concept called the Larry Kiker Preserve, with 20+ miles of hiking trails, a guided tram tour, a campground, a nature center and five raised platforms. The final design went out to bid and has been awarded to a company who will help improve flood control, restore the flow ways, protect the habitat, improve water quality and enhance the aquifer recharge. Mr. Dalton stated, once completed, this project will attract millions of visitors per year, which is why he previously voted to install a 6’ fence.

D. Eileen Huff

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

Ms. Huff stated Mr. Vuknic provided a common grounds update. She is still having trouble access QuickBooks.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2026

Mr. Dalton reviewed the Unaudited Financial Statements as of March 31, 2026. The new Fore Up software will cost over \$100,000 annually, which is much costlier than Golf Now.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of March 24, 2026 Regular Meeting Minutes

The following changes were made:

Line 57: Change “Mr. Brady” to “Mr. Brady’s”

Line 64: Change “Mr. Brady” to “Ms. Huff”

Line 94: Change “Nick Holmes” to “Mr. Zordan”

Line 101: Change “Mr. Dalton” to “Mr. Olive”

Line 115: Insert "Engineering" after "Banks"

Line 234: Change "Mr. Schultz" to "Mr. Schulte"

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

I. Consideration of Second Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease

Mr. Pires stated he will continue working with Mr. Zordan on the turning lane.

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: May 26, 2026 at 6:00 PM [Presentation of FY2027 Proposed Budget]

○ QUORUM CHECK

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

NINTH ORDER OF BUSINESS

Supervisors' Requests

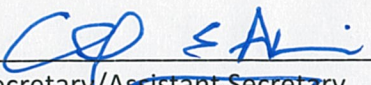
A Board Member asked why the golf rates cannot be lowered today instead of waiting until May 1, 2026.

Mr. Brady asked for a bridge update. Mr. Dalton stated he emailed Don Ferrar after the last meeting and followed up with a phone call prior to the meeting. As soon as he receives a response, he will update Mr. Adams.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at 11:24 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair