

**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/>

May 19, 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 May 26, 2026 at 6:00 p.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. Update: Gold Course Renovations
4. District Engineer Staff Report: *Johnson Engineering, Inc.*
  - A. Consideration of Bid Summary and Proposals for Brixham Run Loop Pedestrian Crossing(s) & Sidewalk Improvements
  - B. Updates
    - FLGIS – GIS System (*under separate cover*)
    - Patio Covering: Cover 14 – Structural Engineering Plans
    - Stormwater System – Pipe Video Schedule (*Shenandoah*)
    - Golf Blvd Right Turn Lane Addition – Village of Estero Interlocal Agreement
  - C. Discussion: Pathways Observation
5. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
6. Board Member Reports
  - A. Phil Olive
    - Update: Duffy's

- B. Chris Brady
    - Update: Email and Other Communications
  - C. Adam Dalton
    - Update: Revenues
    - Update: Conceptual Plan for Recreational Amenities at Larry Kiker Preserve
  - D. Eileen Huff
    - Update: Common Ground
    - Update: Expenses via QuickBooks
    - Update: Maintenance Department
7. Discussion: Revised Irrigation User Rates
  8. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
  9. Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
  10. Acceptance of Unaudited Financial Statements as of April 30, 2026
  11. Approval of April 28, 2026 Regular Meeting Minutes
  12. Staff Reports
    - A. District Counsel: *Tony Pires, Esquire*
      - I. Consideration of Second Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease
      - II. Update: HOA Maintenance of Ball Field
        - Notice of Termination of Maintenance Services
    - B. District Manager: *Wrathell, Hunt and Associates, LLC*
      - I. Irrigation Reports
        - a. High Irrigation Users
        - b. Irrigation Disconnect
      - II. UPCOMING MEETINGS

- June 9, 2026 at 6:00 PM [Workshop]
- June 23, 2026 at 9:00 AM [Regular Meeting]
- QUORUM CHECK

SEAT 1	THOMAS SYROCYNSKI	<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


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

13. Supervisors' Requests

14. 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**