MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on May 26, 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 Syroczynski	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
Leanne O. (via telephone)	Apex
Joan Scharf	Resident
Other Residents	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:00 p.m. Supervisors Huff, Brady, Syroczynski and Olive were present at roll call. Supervisor Dalton was not present at roll call.

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

Resident Joan Scharf stated she recently moved into the CDD and was pleased until the vegetation on Lancaster Run was removed. She asked why perfectly healthy plants were removed and replaced with seemingly lifeless ones. She wanted to know if an Arborist or the Florida Wildlife Commission (FWC) were consulted prior to tree removals because several dead birds were found, as the work occurred during nesting season. She commented that she is a Certified Naturalist and voiced her opinion that the work should have been deferred until after nesting season. Ms. Huff stated the landscaping project commenced several years ago and Lancaster is one of the streets that is being enhanced. An Arborist was consulted and the landscaping vendor is qualified, certified and bonded to do all the work and they have been successful.

Discussion ensued regarding the landscape vendor, the FWC, permit requirements for certain projects, birds and deer, landscaping project scope of work, and if the trees and bushes were removed because they were damaged.

Mr. Dalton arrived at the meeting during this agenda item.

THIRD ORDER OF BUSINESS **Update: Golf Course Renovations**

Mr. Syroczynski stated he is looking into the fee for the Limited Development Order (LDO). He will coordinate with Mr. Lewis to go to the Village of Estero (VOE) in early June and provide an update at the next meeting. There was nothing else to report.

FOURTH ORDER OF BUSINESS **District Engineer Staff Report: Johnson Engineering, Inc.**

Mr. Zordan stated his firm's name formally changed from Johnson Engineering to Apex.

A. Consideration of Bid Summary and Proposals for Brixham Run Loop Pedestrian Crossing(s) & Sidewalk Improvements

Mr. Zordan stated 10 vendors received the bid package and Bonness and Collier Paving responded. Bonness submitted two bids; one with ornamental poles, which totals $85,380.06; and an alternate bid with galvanized steel, which totals $60,919.33. Collier's bid was $90,690.45.

Mr. Zordan stated the Board previously approved the pedestrian crossing at Brixham Run. Staff then went to the VOE to secure an LDO. Village officials stated, if one special high-emphasis pedestrian crossing will be installed, the other six mid-block crossings must also be done; meaning a total of seven high-emphasis mid-block crossings must be done.

Discussion ensued regarding the Portrush Pool, the ornamental poles, project costs, if the pedestrian crossings are warranted, trip generation, coordination with the HOA, the need to obtain an easement, the scope of work, and which bid to accept.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Bonness proposal for Brixham Run Loop Pedestrian Crossing(s) & Sidewalk

Improvements, in the amount of $85,380.06 with a not to exceed 20% contingency, was approved.

Mr. Zordan will email a sketch, the legal description and the folio for the parcel in question to Mr. Pires.

B. Updates

- **FLGIS – GIS System (under separate cover)**

Board Members were urged to contact Mr. Zordan with questions about the map.

- **Patio Covering: Cover 14 – Structural Engineering Plans**

Staff recently met with the Structural Engineer to review the plans and, once the final edits are made, the plans will be sent to Mr. Zordan, who will file the application for the LDO.

- **Stormwater System – Pipe Video Schedule (Shenandoah)**

The project will commence as soon as the water levels rise, which will likely be in June.

- **Golf Blvd Right Turn Lane Addition – Village of Estero Interlocal Agreement**

Communications with the VOE for the Interlocal Agreement are progressing slower than anticipated.

Mr. Zordan stated a potential trip hazard on the stairs near the patio was repaired.

C. Discussion: Pathways Observation

This is about the trip hazard that was just addressed. It was inadvertently placed on the agenda. The driving range mats will be installed this week.

FIFTH ORDER OF BUSINESS **Golf Course Staff Reports**

A. Golf Superintendent

Mr. Vuknic reported the following:

➢ Staffing: A new spray tech was recently hired. The golf course is fully staffed.

➢ The driving range mats will be installed this week.

➢ New irrigation system: If the CDD engages Toro, there are two financing options. One is a seven-year lease with a dollar option buyout and the other option is a five-year balloon. The current rates are 5% to 7%, excluding labor.

➢ Common grounds: New flowers will be installed tomorrow, including around the new Duffy's sign. Pine straw was installed last week.

Ms. Huff stated flowers are changed out three times per year because that is when they need to be redone.

- Lancaster Run renovations: The project commenced and will last three weeks. A plumber will be contacted to reduce flush-outs that are 3'-4' off the ground, to turf level.
- A $61,000 quote was received from Dorman and Morse to landscape the area from the back gate to the front of Lancaster, and the area around the lift station.
- The irrigation company will be on site to locate where meters need to be placed in front of the community center. Mr. Vuknic approved the $10,000 cost. The start date is unknown.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Dorman and Morse proposal for work, including around the lift station, in the amount of $61,000 and not to exceed $72,000, was approved.

Regarding the concrete debris on the bridge, Mr. Vuknic stated it was done.

B. Golf Pro

Mr. Schulte reported the following:

- Revenue: May revenues will end 2% or 3% ahead of last year.
- Monday closures will last from June 1 through September, 2026 for maintenance of the greens and tee boxes.
- The new GPS' will be delivered for the new golf cart fleet during the first week of June. This will be used as an opportunity to do an analysis of the check-in process to see how much labor hours could be saved with the new technology.
- Staffing: Several season employees are being removed from the payroll. In response to a question regarding tipped employees at the previous meeting, Mr. Schulte stated it was recommended to not approve half pay/half tip salaries, as processes are not in place to accommodate that.

Mr. Schulte reviewed the May and June events. He received several complaints from three long-term tournament organizers about their experience working with Duffy's, which is noteworthy because of the pergola project and ongoing contract negotiations. He noted an upcoming rate reduction. A new rate schedule will go into effect in a few days. He indicated that he recently submitted his proposed budget, with rate projections, to Mr. Pinder.

Mr. Schulte asked the Board to approve another driving range expansion, as there will no longer be a need for a golf course patio space with the forthcoming installation of the pergola.

The previous expansion cost $32,000 and, since this is a bigger area, Mr. Schulte anticipates it will cost $40,000.

Discussion ensued regarding paver removal and disposal, protecting the 18th Hole, and establishing a not to exceed amount.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with Mr. Dalton, Mr. Brady, Ms. Huff and Mr. Syroczynski in favor, and Mr. Olive dissenting, the driving range expansion, adding three new slots, in a not to exceed amount of $50,000, was approved. (Motion passed 4-1)

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, authorizing District Counsel to work with the Golf Course Staff to determine the estimated value of the pavers, was approved.

Mr. Syroczynski questioned the $70 PGA passes, asked about the veteran discount, and discussed the need to reduce prices to compete with neighboring golf courses.

Mr. Schulte will lower the rates to match neighboring golf courses.

SIXTH ORDER OF BUSINESS **Board Member Reports**

A. Phil Olive

- **Update: Duffy's**

Mr. Olive stated the new Duffy's sign at the entrance has the wrong color combinations and will be redone. He is finalizing a meeting with Duffy's Management for June 1, 2026, to discuss the current lease, which expires in 2028. The issue is that the Board cannot make too many demands on an existing lease. All that can be done is to amend the lease, allowing the CDD to have usage to the patio. Regarding event catering, Duffy's mentioned in a recent meeting that they can provide various cuisines, and there needs to be a separate catering contract for the expectation of the food and the service that will be provided for golf events.

Ms. Paul stated one of the HVAC units in the kitchen was clogged and subsequently repaired. Mr. Olive stated the CDD's goal is to maintain control of the HVAC in the new lease.

Mr. Dalton asked what happens if Mr. Schulte chooses not to use Duffy's catering for golf events. Mr. Olive stated all golf events on the patio must utilize Duffy's catering.

Mr. Dalton suggested stopping the pergola project until the lease expires. Mr. Pires stated from a management and operational perspective, anytime there is a default, Duffy's must be notified and given an opportunity to cure, and there are cure provisions outlined in the lease. They agreed to the lease in a material way and any breaches must be formaly noticed.

Mr. Schulte will send a current agreement form to Mr. Pires by the first week of June. He thinks the food and beverage issue needs to be discussed in a workshop.

Discussion ensued regarding the current lease terms and conditions, remedies, modifications, terminating the Duffy's lease and event contract expectations.

B. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated emails have slowed down and he was surprised no residents that emailed requests for a back entrance to Aldi's are in attendance. His response was that the Board does not currently have an appetite for such a project.

C. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated revenues are at $3.7 million versus $3.4 million in 2025.

The bank account has $1.4 million versus $1.2 million.

- **Update: Conceptual Plan for Recreational Amenities at Larry Kiker Preserve**

Mr. Dalton had no updates on the Conceptual Plan.

D. Eileen Huff

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

Ms. Huff stated, per Mr. Vuknic, the common grounds are in good condition and maintenance staffing is fine.

SEVENTH ORDER OF BUSINESS **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**

Mr. Adams presented Resolution 2026-04.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon for August 25, 2026, at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928, Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **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**

Mr. Adams presented Resolution 2026-05.

The following changes were made:

DATE: Change “November 23, 2026” to “November 24, 2026”

DATE: Change “December 8, 2026” to “December 15, 2026”

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2026**

Discussion ensued regarding a “Common ground oversight” at 2388%, on Page 2, the “Engineering” line item at 536%, the effluent water supply, wells, aquifers, insurance costs and coded and uncoded payroll items.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of April 30, 2026, were accepted.

TENTH ORDER OF BUSINESS **Approval of April 28, 2026 Regular Meeting Minutes**

The following changes were made:

Line 25: Change “Gordy” to “Gordon”

Line 26: Change “Radburn” to Rodbourn”

Line 28 and throughout: Change “Reid” to “Reed”

Line 62: Change “bids” to “numbers”

Line 86: Change “Brady” to “Dalton”

Line 112: Change “map is not a public record” to “map, as to utility lines, is a public record”

Line 237: Change “Keiker to “Kiker”

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the April 28, 2026 Regular Meeting Minutes, as amended, were approved.

ELEVENTH 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 the amended lease was forwarded to him by the Duffy’s attorney. A meeting to discuss the lease is being scheduled for June. He urged the Board to submit all questions and concernS to his attention before the next meeting.

II. Update: HOA Maintenance of Ball Field

- **Notice of Termination of Maintenance Services**

Mr. Pires recalled discussion at the last meeting regarding terminating providing maintenance services on and to the ball fields. The termination clause is for 90 days.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, termination of the Maintenance Services Agreement with the HOA and Staff’s and the Chair’s actions effectuating sending the termination letter to the HOA, was ratified.

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. 1,695 Registered Voters as of April 15, 2026

III. UPCOMING MEETINGS

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

- **QUORUM CHECK**

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

TWELFTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Dalton reported the following:

➢ He and Mr. Nixon recently requested a meeting with the State regarding remediating the invasives in Preserves D, E and G. Mr. Nixon provided proposals to bring machinery in to maintain the preserves this summer. The State requested additional details. It was doubtful that the work can commence this year; however, the plan is to obtain approval to commence remediation of the wetlands in January 2027.

➢ Residents recently asked about closure of the sidewalk on Corkscrew, from Duffy's to Aldi's. It is closed because Florida Power & Light (FPL) is doing work on the east side of Corkscrew. The sidewalk will remain closed until September, when the work will be completed.

➢ The HOA would like the Board's approval to hold a golf cart parade, with fireworks, on July 4, 2026, to celebrate the country's 250th Anniversary. They are also seeking approval from the Fire Marshall and will ensure that fireworks will go into the lake.

Discussion ensued regarding insurance, the need for more information and who will clean up the lake.

Ms. Huff thinks it is a great idea but has reservations on having the fireworks on CDD property.

Mr. Dalton stated there will be a workshop on June 9, 2026 regarding strategic planning for developing a long-term plan.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the meeting adjourned at 8:24 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair