

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/>

July 21, 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 July 28, 2026 at 9:00 a.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: Golf Course Renovations
4. District Engineer Staff Report: *Apex Companies, LLC*
 - Update: Landcaster Run Conveyance (*with District Counsel*)
5. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
6. Board Member Reports
 - A. Phil Olive
 - Update: Duffy's
 - Discussion: Second Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease Agreement
 - B. Chris Brady
 - Update: Email and Other Communications
 - Discussion: Vegetation Behind 21201 Waymouth Run
 - C. Adam Dalton
 - Update: Conceptual Plan for Recreational Amenities at Larry Kiker Preserve

- Update: Infrastructure and Planning
- D. Eileen Huff
 - Update: Common Ground
 - Update: Maintenance Department
 - Update: Mission Statement and Planning
- 7. Continued Discussion: Fiscal Year 2027 Proposed Budget
- 8. Acceptance of Unaudited Financial Statements as of June 30, 2026
- 9. Approval of Minutes
 - A. June 9, 2026 Workshop
 - B. June 23, 2026 Regular Meeting
 - C. July 14, 2026 Workshop
- 10. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - I. Discussion: Agreement with Stoneybrook, a Golf Course Community of Estero, Inc.
 - II. Notice to Golf Now – Letter of Termination
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
 - II. NEXT MEETING DATE: August 25, 2026 at 6:00 PM [Adoption of FY2027 Budget]
 - QUORUM CHECK

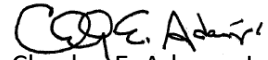
SEAT 1	THOMAS SYROCZYNSKI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CHRIS BRADY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	PHIL OLIVE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ADAM DALTON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	EILEEN HUFF	☐ IN PERSON	☐ PHONE	☐ NO
 - III. Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

11. Supervisors' Requests

12. 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**