

# **STONEYBROOK**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 23, 2024**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**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**

January 16, 2024

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: 5-Minute Speaker Limit; 30-Minute Topic***

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on January 23, 2024 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 (*5 Minutes*)
3. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
4. Consideration of Award of Contract for Landscape Maintenance Services
5. Discussion/Consideration of Plans for Landscape Renovation Along Corkscrew Rd.
6. Consideration of Carter Fence Company, Inc. Revised Estimate #51862
7. Consideration of Links Bridges USA, Inc. Proposals to Demo/Install Fiberglass Bridges
8. Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
9. Update: Road Resurfacing and Sidewalk Repair Project
10. Update: Letter from Weymouth Run Residents Regarding Corkscrew Road Noise and Stoneybrook Golf Drive Security


11. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
12. Acceptance of Unaudited Financial Statements as of December 31, 2023
13. Approval of December 12, 2023 Regular Meeting Minutes
14. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
    - Update as to Research Regarding Lancaster Run Ownership
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Irrigation Reports
      - a. High Irrigation Users
      - b. Irrigation Disconnect
    - II. NEXT MEETING DATE: February 27, 2024 at 6:00 PM
      - o QUORUM CHECK

SEAT 1	PHILIP SIMONSEN	<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

15. Supervisors' Requests
16. 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

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## January CDD meeting

- Due to inclement weather conditions we have seen a downturn in the last 45 days. We are working hard to manage the issue as best as possible. Hoping that we will return to more Florida-like weather in the next couple of weeks.
- Installation of electricity on #5 bathroom is completed and water installation completed by this upcoming meeting. Installation of water and ice machine can go as completed.
- Please see your packet to see the examples of the hard work from commissioner Dalton on operation Slice and Dice which has given us a deep dive look into our revenue numbers.
- As of December 15<sup>th</sup>, we went to a 30 day in advance booking for general public, 45 days for annual pass holders and 60 days for Stoneybrook residents.
- Please join us on February 9<sup>th</sup> for a celebration with ESPN radio live remote 2pm-6pm and Chasing Denver live music 6pm-8pm on the beautiful new patio at Duffy's.

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**



Chelsey E. Adams Jr.

Thank you for inviting Estate Landscaping to submit a proposal for the landscape management of Stoneybrook CDD. After you review our presentation and proposal, you will see that Estate will offer many value-added benefits and provide the best services available for your landscaping investment. Estate Landscaping's *Award-winning services* offer many unique aspects for your community.

- Jump start the recovery of Stoneybrook CDD by prioritizing our services with our proven 30/60/90-day action plan. This will shorten the recovery period while maximizing the health and vigor of the landscape.
- Improve the color and quality of your turf with consistent use of high-end quality fertilizer.
- Promote flowering shrubs throughout the property by using selective pruning techniques.
- Improve client communication with daily conversations and weekly meetings.
- Deliver an on-time schedule while staying proactive to the needs of the property and our clients.

#### Estate Landscaping Core Values

- **Act Safe:**
- **Take Ownership (Do what you say you are going to do):**
- **Quality Costs Less:**
- **Teamwork:**
- **Make a Profit:**

The attached proposal was created using the pricing sheet provided by the district manager. There were a couple of differences between the RFP and the pricing sheet, the bid is based off the pricing sheet. Year 2 has a 3% increase in pricing. This proposal includes daily portering services Monday through Friday to remove any debris from the property.

We currently have 181 employees on staff. Stoneybrook would have a staff of 4 people 2 days per week mowing and treating weeds. Pruning will be performed by a separate crew of 3 people. Fertilization and IPM services performed by specialty crews.

Please review the enclosed presentation that highlights our services and industry expertise. Please contact me if you have any questions or require additional information. I can be reached at any time on my cell phone: (239) 340-3567 or email [jlucas@estatelandscaping.com](mailto:jlucas@estatelandscaping.com). We look forward to working with you to provide high-end landscape management services that represent the best overall value.

Thank you,

Justin Lucas  
Business Development  
(239) 340-3567  
[jlucas@estatelandscaping.com](mailto:jlucas@estatelandscaping.com)



2360 Prince Street • Fort Myers, FL 33916 • Phone: (239) 498-1187 • Fax: (239) 337-7093



The logo for Estate Landscaping & Lawn Management is centered in the upper half of the image. It features the word "ESTATE" in a large, bold, yellow-green font with a black outline. To the right of "ESTATE" is a small green leaf icon. Below "ESTATE" are the words "landscaping & lawn management" in a smaller, green, sans-serif font. The entire logo is enclosed in a green rectangular border with rounded corners. The background of the slide is a photograph of a lush green lawn with several palm trees in the distance under a clear blue sky.

# ESTATE

landscaping & lawn  
management

*Superior Service From The Ground Up*

**Creating partnerships that  
manage your budget and  
exceed service requirements**



# Estate Landscaping & Lawn Management



- **Over 30 years experience**
  - Financially secure, family-owned business with a proven track record
- **Full-service landscaping company**
  - Landscape Grounds Management Program to meet all your needs
- **Award Winning Company**
  - Florida and National Award of Excellence in Landscape Maintenance
- **Expert Staff**
  - Home Owner Association Specialists
  - Certified Florida Horticulturists
  - Licensed Pest Control Professionals
  - Certified Arborist Specialists





# Why Estate Landscaping

What makes us different from other landscape companies is our People and Value-Added Services. Estate is a **FULL-SERVICE LANDSCAPE COMPANY**. With Estate, an experienced Certified Florida Horticulturist will oversee day to day operations involving your property and assist you in meeting your landscape goals within budget. Our team of experts also include Florida Certified Pest Control Operators (CPCOs), Landscape Designers, Arborists, and Irrigation Specialists.

How will we make your life easier that will result in a beautiful "Clean & Green" looking landscape?

- Our Team of Experts
- Excellent Communication
- Superior Customer Care
- Consistent Performance of High-Quality Work
- Flexible and "Easy to do Business With" Customer
- Multiple Client Partnerships Since 2001



# Estate Landscaping - Core Behaviors

- *Act Safe*
- *Take Ownership (Do What You Say You Are Going To Do)*
- *Quality Costs Less (Produce Quality Work)*
- *Teamwork*
- *Make A Profit*





# Landscape Grounds Management Program

*Programs grounded in best practice*

Our four management programs combine to produce the finest landscape solutions for your community.

**Service Order System**

**Site Management Program**

**Hurricane Crisis Response**

**Proactive Care Commitment**





# Site Maintenance Program

*Reduces your long-term maintenance costs*

- Irrigation approach minimizes water and chemical consumption
- Pruning process increases plant flowering and life
- Soil & water testing programs calibrates chemical application for maximum turf health and color
- Plant cycling process reduces replacement costs





**Estate specializes in Maintaining high end properties  
throughout Southwest Florida, just like yours.  
Therefore, you should choose Estate.**



Miromar Lakes Beach & Golf Club  
Proud Client Since 2001



Esplanade Golf & Country Club  
Proud Client Since 2020



# **1. Jump start the Recovery**

*Implement our 30-60-90 day start up plan for new clients.*

## **First 30 Days.**

- First 30 days begins *immediately* upon board approval of Estate Landscaping partnership.
- Walking property and documenting underlying issues
- Developing calendar of services and operational procedures to make sure there is an easy transition.

## **First 60 Days**

- Turf Fertilization Treatment.
- Inspect/Treat for weeds in turf and beds
- First prune cycle.
- Begin monthly walkthroughs of property.

## **First 90 Days**

- Normal Every mowing and pruning service.
- Continued monthly walkthroughs.
- Continue our award-winning service and constantly looking to improve landscaping.





## 2. Improve the color & quality of your turf

### *Fertilization, Weed & IPM Treatment Plan*



- **Turf Recovery**
  - Your fertilizer is custom blended to protect the health and appearance of your lawn, plants and trees year-round.
  - Using our recovery rate fertilization immediately during the first month of service.
- **Chemical weed, insect and disease control**
  - We proactively manage weeds and disease with high quality pre and post emergent formulas.
  - Use pre-emergent to control winter weeds.





### **3. Promote Flowering Shrubs** ***Using Selective Pruning Techniques***



- **Improve Pruning Techniques**
  - Understanding shrub pallet to make sure proper pruning techniques are being used.
  - Lengthen of the life cycle of the plant by only using Hedge Trimmers on the appropriate plants to reduce crows' foot and stem/leaf damage.
  - Selective interior pruning of plants during peak growing season to promote terminal blooming.
  - Retain budding and blooming of plants without over trimming

# 4.Improve Client Communication

- Multiple ways to contact us:
  - Service request form from Estate website: [Estatelandscaping.com](http://Estatelandscaping.com)
  - Aspire portal: Real Time access for property manger for issues, proposals and billing.
  - Daily direct contact with On-Site Manager
- Issue tracking system for quality follow up:
  - All Issues tracked in Customer Portal system
  - Reviewed Daily by Account Manager and Department Heads
  - Reviewed by Branch Manager weekly
- Weekly property review with Account Manager:
  - Review Horticulture Reports and Property Improvement ideas
  - Review completed and outstanding Issues
  - Upcoming month Schedules.





# Resident Issue Examples

Aspire | Properties x +

← → ↺ 🏠 🔒 https://app.youraspire.com/Aspire 🔍 ☆ 🌐 📄 R ⋮

Apps Other bookmarks

📁 Issue | #6165 - Leaking Head @ 7436 Sika Deer Way

Created By	Todd Hendricks	Created Date	06/20/19 04:24 PM
Assigned To	William Kollmann X RAFAEL DAVILA X Todd Hendricks X		
Regarding	Casa Del Lago	Priority	Normal
Subject	Leaking Head @ 7436 Sika Deer Way		
Due Date	06/21/2019	Category	Irrigation
Complete Date	06/21/19 08:04 AM	Attachments	0 📎 🔍
Opportunity	<a href="#">Create New Opportunity...</a>	Include Client	<input type="checkbox"/>

Public

Public	Created Date/By	Comment
<input type="checkbox"/>	06/21/19 8:04 AM RAFAEL DAVILA	Replaced leaking rotor and spray head in front yard Changes Status   'Open' to 'Completed'
<input type="checkbox"/>	06/21/19 6:06 AM William Kollmann	Changes Assigned To Added   RAFAEL DAVILA
<input type="checkbox"/>	06/20/19 4:24 PM Todd Hendricks	Submitted that a head at the end of her driveway is leaking into the gutter and wasting water. It might be a head that isweeping, just check.



# Completed Issues examples

## 30 Day History

Aspire | Properties x +

← → ↺ 🏠 https://app.youraspire.com/Aspire ☆ 🔗 ⓘ

Apps Other bookmark

### Completed Issues (30 days)

Created ↑	Issue #	Status	Category	Property	Subject
06/05/19	6063	Completed	Call Back	Casa Del Lago	7583 Sika Deer - Drain
06/07/19	6078	Completed	Irrigation	Casa Del Lago	irrigation coverage
06/10/19	6082	Completed	Irrigation	Casa Del Lago	11520 axis deer lane
06/11/19	6095	Completed	Irrigation	Casa Del Lago	irrigation coverage at 7536 Sika deer
06/14/19	6126	Completed	Call Back	Casa Del Lago	7592 Sika Deer
06/19/19	6155	Completed	Service Request	Casa Del Lago	7575 Sika Deer Way
06/20/19	6165	Completed	Irrigation	Casa Del Lago	Leaking Head @ 7436 Sika Deer Way
06/24/19	6179	Completed	Irrigation	Casa Del Lago	New plants @ 7530 Sika Deer Way
06/24/19	6187	Completed	Irrigation	Casa Del Lago	5 Irrigation Issues
06/26/19	6206	Completed	Pest Control	Casa Del Lago	House # 7437 Key Deer Court has sod web worms
06/27/19	6225	Completed	Irrigation	Casa Del Lago	Need to check irrigation @ 7431 Sika Deer Way
06/27/19	6226	Completed	Call Back	Casa Del Lago	Payment for Repair
07/01/19	6247	Completed	Call Back	Casa Del Lago	7567 key Deer Court
07/03/19	6258	Completed	Irrigation	Casa Del Lago	7587 key deer court
07/03/19	6260	Completed	Irrigation	Casa Del Lago	7407 key deer court



# What customers are saying about Estate.

*"Nick and his crew are doing a fantastic job and I am getting remarks from board members and owners how good a job they are doing. All 3 places are showing a significant improvement in a short period of time.*

*The communication with Nick is great and any requests or issues are handled very professional.*

*Text messages and or calls are answered promptly or call backs in a very short time frame.*

*I highly recommend Estate Landscaping".*

**Gabriela Oetting Property Manager Hayden & Associates**

*"Our property looks great and our rep is very helpful and doing an excellent job. Our Account Manager and Crew are awesome, and I was complimenting them".*

**Elaine Board member Estero Beach and Tennis Club Ft. Myers Beach**

*"Charlie wanted to let you know that Hector was riding by my property, stopped and began inspecting some small areas that seem to be struggling. I did not approach him, until he was done. He explained in detail what he felt was the problem, is concerned it could spread and plans on reviewing with you his proposed plan.*

*Why am I telling you this? Because far too often people like to complain about what does not get done to their satisfaction and not enough times do people take time to recognize people that are pro-active in their approach.*

*I wanted you to know that Hector was pro-active and seems to be knowledgeable and concerned."*

**Ed Capezzutta President Bella Terra Single Family Home's**

*"I worked with Estate for a length of time, they treat their employees quite well I enjoyed my time with the company. I would highly recommend them to anyone, commercial or residential, looking for a very good landscaping company. I would also recommend them highly to anyone looking for work".*

**Joshua Glidden Previous Employee**

*"Estate Landscaping and Lawn Management is the best. Explained exactly what was needed to be done. I feel like they exceeded the task. I do recommend this company for services. Very happy with the work performed. Great Employees also.*

**Timothy Worthington Cypress Cove President**





# References

We have been in business for over 25 years and pride ourselves on our customer service and quality. We strive to ensure that our clients are completely satisfied at all times. Below is a list of our references. Please feel free to contact them as they will give you their candid opinion of our performance.

## **Miromar Lakes CDD**

Heather Chapman-Wagner

Property Manager

(239) 908-2061

[hchapman@miromarlakes.com](mailto:hchapman@miromarlakes.com)

## **Flow-Way CDD**

Richard Freeman

Property Manager

(954) 766-2709

## **Bella Terra CDD**

Chris Pepin

Property Manager

(239) 690-7100 x102

[cpepen@cddmanagement.com](mailto:cpepen@cddmanagement.com)



# Awards



## LANDSCAPE AWARDS

**FNGLA's 2015 Award of Excellence for Commercial Landscape Management**

**PLANET's 2014 National Landscaping Award of Excellence.**

Grand Award – Estate Landscaping Lawn Management for the Miromar Lakes, Beach and Golf club



## COMMUNITY AWARDS

**Sand Dollar Best Community Awards**(2017, 2014, 2009, 2008, 2007, 2006, 2004, 2003)

**Pinnacle Best Community Awards**  
(2009, 2008, 2007, 2006)



## SAFETY AWARDS

**PLANET's 2013 Bronze Safety Award**

**Overall Safety Achievement Award**

**PLANET Safety Awards**

(2018, 2016, 2014, 2013, 2012, 2010, 2009, 2008)

**National Association of Landscape Professionals 2019**





# Safety & Training Philosophy

*Our Employees make us who we are, the best in the business*

- **Safety**

- Safety & Training: As a National Safety Award Winner, Star Safety participant and NALP Safety Award winner, Estate Landscape employs the following procedures:
- “Safety First” is a company motto and can be found on our company uniforms
- All Estate company vehicles are equipped with First Aid kits and updated on an annual basis
- Weekly Safety meetings with all Estate Employees held every Monday morning. Each meeting details a certain safety aspect from our company handbook. Meeting are held in both English & Spanish for clear understanding by employees.

- **Training**

- All Employees follow a “90 Day Maintenance & On-boarding process” handbook. This handbook covers everything from proper equipment use, training, plant & shrub identification, equipment storage, etc.
- Estate University happens once a year with industry experts brought in to cover all horticultural practices.
- Pest Control & BMP training is done twice annually in house. (Calibration, proper spray technique, etc.)
- Continuing Education for all employee is offered: Irrigation, FCHP, Arborists and Spray ID cards for all employees.
- Certified CPCO & BMP trainers are employed by Estate and training performed in house



# Certifications & Licenses

## Certifications

- ISA Certified Arborist
- Pest Control Operators
- Florida Green Industries Best Management Practices
- FNGL Certified Horticulture Professionals
- University of Florida Landscape Maintenance
- Kohler Certified Service Technician
- Qualified Stormwater Management Inspector

## Business and Contractor Licenses

- Collier County Irrigation Sprinkler Contractor #C35028
- Collier County Landscaping Contractor #C31825
- Lee County Professional Landscaping #0703306
- Lee County Irrigation Contractor #LS09-00780
- Pest Control #JB142000
- Dealer In Agriculture #115944
- Stock Dealer Registration #FLA48001268





# Affiliations & Memberships



BUILDING MANAGERS INTERNATIONAL





# What sets Estate apart.



- 100% family owned and operated with no corporate oversight setting financial goals.
- Long Term Partnerships with our customers.
- Highly focused on Customer Service and communication.
- Continuous Horticultural and Safety training for our expert staff.
- All work is performed in house. No finger pointing.
- Award winning company for high end properties.
- We are not a 100-million-dollar 'Big Box Company'.



# What's holding you back from getting Estate quality??

**Justin Lucas**

Sales Manager

[jlucas@estatelandscaping.com](mailto:jlucas@estatelandscaping.com)

Mobile: (239) 340-3567

**Estate Landscaping & Lawn Management**

Telephone: (239) 498-1187      Fax: (239) 337-7093

Website: [www.EstateLandscaping.com](http://www.EstateLandscaping.com)





**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**

Bid Schedule for Landscape Maintenance

**1st Year**

**Feb thru Jan 2025**

Item	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<b>Turf Maint.</b>														
Mowing	l/s	\$ -	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14	\$ 6,265.14
Edging	l/s	\$ -	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89	\$ 3,091.89
St. Augustine Fertilization	l/s	n/a	\$ 6,903.42	n/a	n/a	\$ 6,903.42	n/a	n/a	n/a	n/a	\$ 6,903.42	n/a	n/a	n/a
Bahia Fertilization	l/s	n/a	n/a	\$ 1,100.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 1,100.00	n/a	n/a	n/a
Weed Control	l/s	\$ -	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Insect Control	l/s	\$ -	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83	\$ 670.83
Disease Control	l/s	\$ -	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00	\$ 175.00
Sub-Total	l/s	\$ -	\$ 18,306.28	\$ 12,502.86	\$ 11,402.86	\$ 18,306.28	\$ 11,402.86	\$ 11,402.86	\$ 11,402.86	\$ 11,402.86	\$ 19,406.28	\$ 11,402.86	\$ 11,402.86	\$ 11,402.86
<b>Tree Maint.</b>														
Fertilization	l/s	n/a	\$ 250.00	n/a	n/a	\$ 250.00	n/a	n/a	n/a	n/a	\$ 250.00	n/a	n/a	n/a
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 19,240.00	n/a	n/a	n/a
Insect Control	l/s	\$ -	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Weed Control	l/s	\$ -	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71	\$ 139.71
Disease Control	l/s	\$ -	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Mulch Inst.	l/s	n/a	n/a	\$ 4,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 8,000.00	n/a	n/a	n/a
Sub-Total	l/s	\$ -	\$ 439.71	\$ 4,189.71	\$ 189.71	\$ 439.71	\$ 189.71	\$ 189.71	\$ 189.71	\$ 189.71	\$ 27,679.71	\$ 189.71	\$ 189.71	\$ 189.71
<b>Shrub Maint.</b>														
Fertilization	l/s	n/a	\$ 1,000.00	n/a	n/a	\$ 1,000.00	n/a	n/a	n/a	n/a	\$ 1,000.00	n/a	n/a	n/a
Pruning	l/s	\$ -	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37	\$ 3,878.37
Insect Control	l/s	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Weed Control	l/s	\$ -	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00
Disease Control	l/s	\$ -	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
Mulch Inst.	l/s	n/a	n/a	\$ 24,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 41,567.98	n/a	n/a	n/a
Sub-Total	l/s	\$ -	\$ 8,808.37	\$ 31,808.37	\$ 7,808.37	\$ 8,808.37	\$ 7,808.37	\$ 7,808.37	\$ 7,808.37	\$ 7,808.37	\$ 50,376.35	\$ 7,808.37	\$ 7,808.37	\$ 7,808.37

**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**  
 Bid Schedule for Landscape Maintenance

**1st Year**

**Feb thru Jan 2025**

Item	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<b>Palm Maint.</b>														
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 10,315.00	n/a	n/a	n/a	n/a
Fertilization	l/s	n/a	\$ 475.00	n/a	n/a	\$ 475.00	n/a	n/a	n/a	n/a	\$ 475.00	n/a	n/a	n/a
Insect Control	l/s	\$ -	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Disease Control	l/s	\$ -	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Mulch Inst.	l/s	n/a	n/a	\$ 1,271.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 2,542.00	n/a	n/a	n/a
Sub-Total	l/s	\$ -	\$ 525.00	\$ 1,321.00	\$ 50.00	\$ 525.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 10,365.00	\$ 3,067.00	\$ 50.00	\$ 50.00	\$ 50.00
<b>Annuals</b>														
Installation	l/s	n/a	n/a	n/a	n/a	\$ 12,800.00	n/a	n/a	n/a	n/a	n/a	\$ 12,800.00	n/a	n/a
Fertilization	l/s	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Insect Control	l/s	\$ -	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92
Weed Control	l/s	\$ -	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00
Disease Control	l/s	\$ -	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92	\$ 39.92
Sub-Total	l/s	\$ -	\$ 259.84	\$ 259.84	\$ 259.84	\$ 13,059.84	\$ 259.84	\$ 259.84	\$ 259.84	\$ 259.84	\$ 259.84	\$ 13,059.84	\$ 259.84	\$ 259.84
<b>Miscellaneous</b>														
Monday-Friday Trash/Debris	l/s	\$ -	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33
Sub-Total	l/s	\$ -	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33	\$ 1,685.33
<b>Total</b>		\$ -	\$ 30,024.53	\$ 51,767.11	\$ 21,396.11	\$ 42,824.53	\$ 21,396.11	\$ 21,396.11	\$ 21,396.11	\$ 31,711.11	\$ 102,474.51	\$ 34,196.11	\$ 21,396.11	\$ 21,396.11
<b>Grand Total</b>		\$ 421,374.56												

Legend                                      n/a-not applicable                                      l/s-lump sum                                      ea-each

Note: FOR QUANTITIES AND DETAIL ITEMS, REFER TO THE SPECIFICATIONS. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH MAINTENANCE SPECIFICATIONS. THIS SCHEDULE REFLECTS PAYMENT PROCESS ONLY.

**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**

Bid Schedule for Landscape Maintenance

**2nd Year Option - 12 Months**

Feb thru Jan 2026

Item	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<b>Turf Maint.</b>														
Mowing	l/s	\$ -	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09	\$ 6,453.09
Edging	l/s	\$ -	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65	\$ 3,184.65
St. Augustine Fertilization	l/s	n/a	\$ 7,110.52	n/a	n/a	\$ 7,110.52	n/a	n/a	n/a	n/a	\$ 7,110.52	n/a	n/a	n/a
Bahia Fertilization	l/s	n/a	n/a	\$ 1,133.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 1,133.00	n/a	n/a	n/a
Weed Control	l/s	\$ -	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00	\$ 1,236.00
Insect Control	l/s	\$ -	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95	\$ 690.95
Disease Control	l/s	\$ -	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25	\$ 180.25
Sub-Total	l/s	\$ -	\$ 18,855.46	\$ 12,877.94	\$ 11,744.94	\$ 18,855.46	\$ 11,744.94	\$ 11,744.94	\$ 11,744.94	\$ 11,744.94	\$ 19,988.46	\$ 11,744.94	\$ 11,744.94	\$ 11,744.94
<b>Tree Maint.</b>														
Fertilization	l/s	n/a	\$ 257.50	n/a	n/a	\$ 257.50	n/a	n/a	n/a	n/a	\$ 257.50	n/a	n/a	n/a
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 19,817.20	n/a	n/a	n/a
Insect Control	l/s	\$ -	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75
Weed Control	l/s	\$ -	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90	\$ 143.90
Disease Control	l/s	\$ -	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75
Mulch Inst.	l/s	n/a	n/a	\$ 4,120.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 8,240.00	n/a	n/a	n/a
Sub-Total	l/s	\$ -	\$ 452.90	\$ 4,315.40	\$ 195.40	\$ 452.90	\$ 195.40	\$ 195.40	\$ 195.40	\$ 195.40	\$ 28,510.10	\$ 195.40	\$ 195.40	\$ 195.40
<b>Shrub Maint.</b>														
Fertilization	l/s	n/a	\$ 1,030.00	n/a	n/a	\$ 1,030.00	n/a	n/a	n/a	n/a	\$ 1,030.00	n/a	n/a	n/a
Pruning	l/s	\$ -	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72	\$ 3,994.72
Insect Control	l/s	\$ -	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00
Weed Control	l/s	\$ -	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00	\$ 3,914.00
Disease Control	l/s	\$ -	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90
Mulch Inst.	l/s	n/a	n/a	\$ 24,720.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 42,815.05	n/a	n/a	n/a
Sub-Total	l/s	\$ -	\$ 9,072.62	\$ 32,762.62	\$ 8,042.62	\$ 9,072.62	\$ 8,042.62	\$ 8,042.62	\$ 8,042.62	\$ 8,042.62	\$ 51,887.67	\$ 8,042.62	\$ 8,042.62	\$ 8,042.62



**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
 Bid Schedule for Landscape Maintenance

**2nd Year Option - 12 Months**

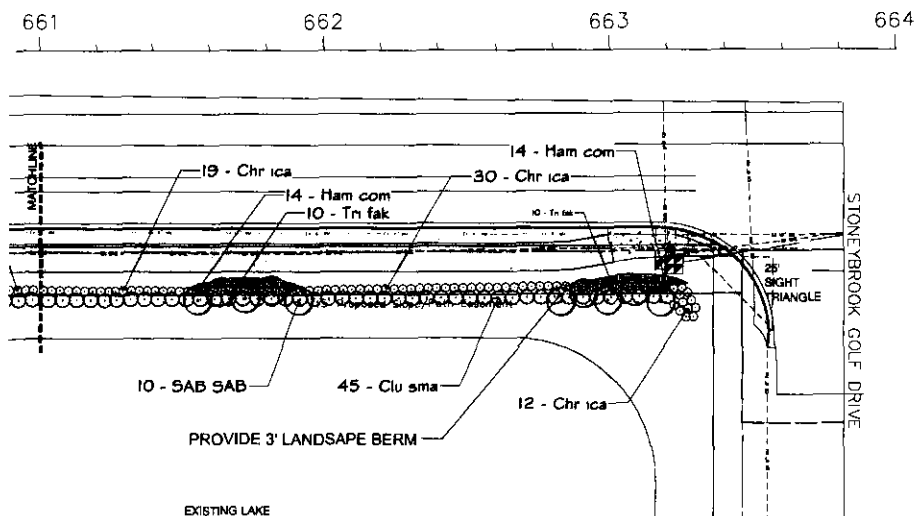
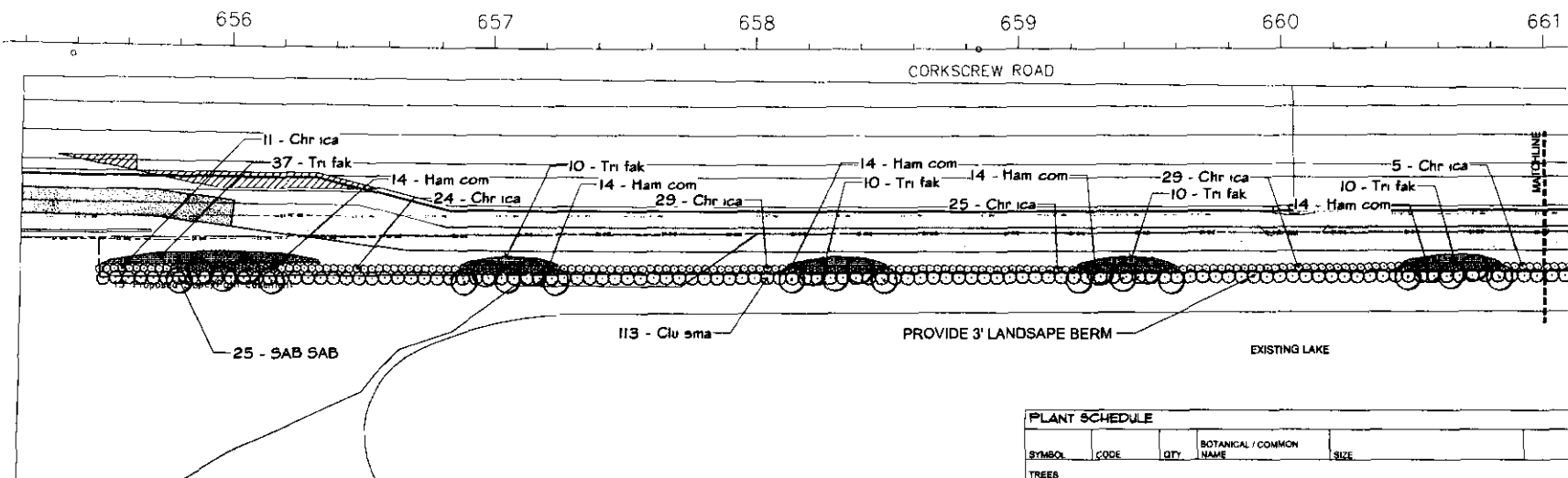
Feb thru Jan 2026

Item	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
<b>Palm Maint.</b>														
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 10,624.45	n/a	n/a	n/a	n/a
Fertilization	l/s	n/a	\$ 489.25	n/a	n/a	\$ 489.25	n/a	n/a	n/a	n/a	\$ 489.25	n/a	n/a	n/a
Insect Control	l/s	\$ -	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75
Disease Control	l/s	\$ -	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75	\$ 25.75
Mulch Inst.	l/s	n/a	n/a	\$ 1,309.13	n/a	n/a	n/a	n/a	n/a	n/a	\$ 2,618.26	n/a	n/a	n/a
Sub-Total	l/s	\$ -	\$ 540.75	\$ 1,360.63	\$ 51.50	\$ 540.75	\$ 51.50	\$ 51.50	\$ 51.50	\$ 10,675.95	\$ 3,159.01	\$ 51.50	\$ 51.50	\$ 51.50
<b>Annuals</b>														
Installation	l/s	n/a	n/a	n/a	n/a	\$ 13,184.00	n/a	n/a	n/a	n/a	n/a	\$ 13,184.00	n/a	n/a
Fertilization	l/s	\$ -	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00	\$ 103.00
Insect Control	l/s	\$ -	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12
Weed Control	l/s	\$ -	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40	\$ 82.40
Disease Control	l/s	\$ -	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12	\$ 41.12
Sub-Total	l/s	\$ -	\$ 267.64	\$ 267.64	\$ 267.64	\$ 13,451.64	\$ 267.64	\$ 267.64	\$ 267.64	\$ 267.64	\$ 267.64	\$ 13,451.64	\$ 267.64	\$ 267.64
<b>Miscellaneous</b>														
Monday-Friday Trash/Debris	l/s	\$ -	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89
Sub-Total	l/s	\$ -	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89	\$ 1,735.89
<b>Total</b>		\$ -	\$ 30,925.26	\$ 53,320.12	\$ 22,037.99	\$ 44,109.26	\$ 22,037.99	\$ 22,037.99	\$ 22,037.99	\$ 32,662.44	\$ 105,548.77	\$ 35,221.99	\$ 22,037.99	\$ 22,037.99
<b>Grand Total</b>		\$ 434,015.80												

Legend                                      n/a-not applicable                                      l/s-lump sum                                      ea-each  
 Note: FOR QUANTITIES AND DETAIL ITEMS, REFER TO THE SPECIFICATIONS. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH MAINTENANCE SPECIFICATIONS. THIS SCHEDULE REFLECTS PAYMENT PROCESS ONLY.

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**



PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
<b>TREES</b>					
	SAB SAB	35	Sabal palmetto Cabbage Palmetto NATIVE	12'-18' CT STAGGERED	
<b>SHRUBS</b>					
	Chr ica	184	Chrysobalanus icaco Coco Plum NATIVE	3 gal., 24" ht	36" o.c.
	Clu sma	158	Clusia guiblera Small Leaf Clusia	6' HT, FULL TO BASE, 25 GALLON	60" o.c.
	Ham com	98	Hamelia patens 'Compact' Dwarf Firebush NATIVE	3 gal., 24" ht	36" o.c.
<b>SHRUB AREAS</b>					
	Tri fak	97	Tripsacum dactyloides Fakahatchee Grass	Min. 24" Ht., 3 Gallon	36" o.c.

#### BUFFER REQUIREMENTS:

##### PROJECT BUFFER

ADJENCT TO R.O.W.  
15' MINIMUM WIDTH, TYPE 'B' BUFFER  
WITH 5 TREES, 66 SHRUBS PER 100 LINEAL FOOT.

780 LF. / 100 X 5 = 39 TREES REQUIRED AND PROVIDED.

780 LF. / 3 X 2 = 520 SHRUBS REQUIRED AND PROVIDED.

#### NOTES:

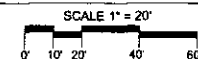
PLANT LIST IS PRELIMINARY ONLY.  
ADDITIONAL PLANT SPECIES MAY BE  
PROVIDED AT TIME OF SITE PERMITTING.

CONTRACTOR SHALL SOO ALL DISTURBED  
AREAS WITH St. sod, verify sod species/variety  
with owner.

ALL PLANTINGS TO BE MULCHED WITH 3"  
DARK BROWN ORGANIC MULCH GRADE B  
OR BETTER. Cypress mulch prohibited.

PLANTINGS TO BE IRRIGATED PER  
OWNERS SPECIFICATIONS. COORDINATED  
IRRIGATION SYSTEM WITH OWNER.

#### BUFFER LANDSCAPE PLAN



PLAN SCALE REDUCED WHEN PRINTED 11x17



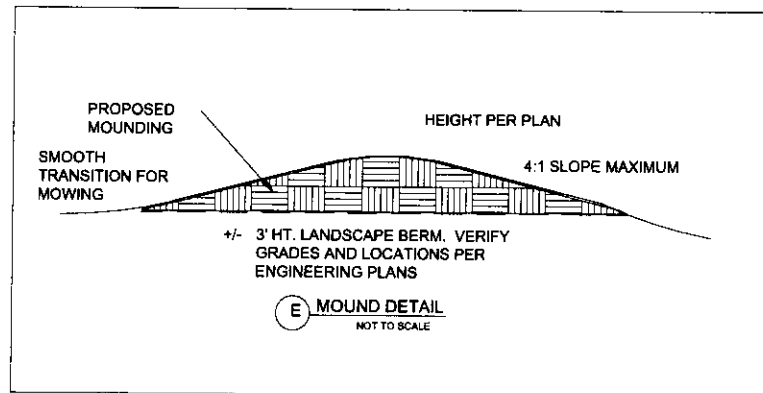
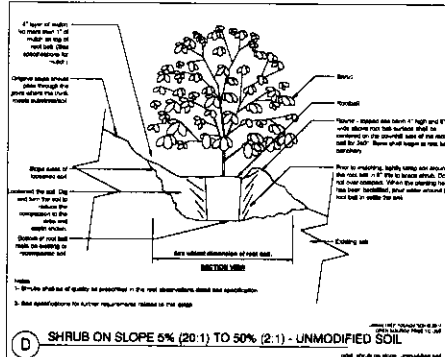
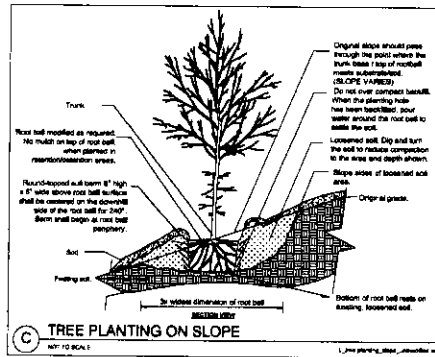
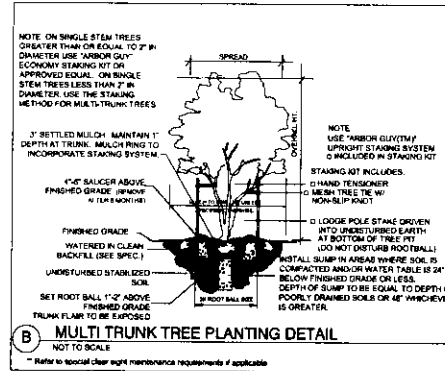
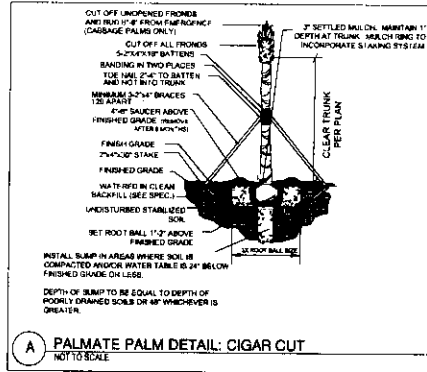
**MECA Engineering Corporation**  
5237 Summerlin Court, Suite 460  
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T: (239) 252-2588 F: (239) 962-3969  
www.mecaengineering.com



**DMJA**  
LANDSCAPE ARCHITECTS  
AND PLANNERS  
2227 MacGregor Blvd.  
Fort Myers, FL 33907  
PHONE: (239) 337-0805

**STONEBROOK  
LANDSCAPE BUFFER  
PLAN**  
ESTERO-FLORIDA

Project No. 2232225  
Drawn GJD Checked GJD  
Date 12/14/23  
Scale AS-NOTED  
Sheet 104  
LANDSCAPE BUFFER  
PLAN  
Sheet Notes  
L-1



#### GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
8. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
9. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
12. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
13. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED.
14. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
15. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
16. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE REQUIREMENTS PROVIDED BY OWNER, IF APPLICABLE.
18. PLANS PREPARED FOR PERMIT COMPLIANCE ONLY.

Project No.	2232225
Drawn by	GJD
Check by	GJD
Date	12/14/23
Scale	AS-NOTED
Sheet No.	LANDSCAPE DETAILS AND NOTES
Sheet Count	L-2

**MECA Engineering Corporation**  
 5237 S. University Avenue, Suite 400  
 Fort Myers, FL 33907  
 T: (239) 275-2598 F: (239) 962-9569  
 www.mecaengineering.com



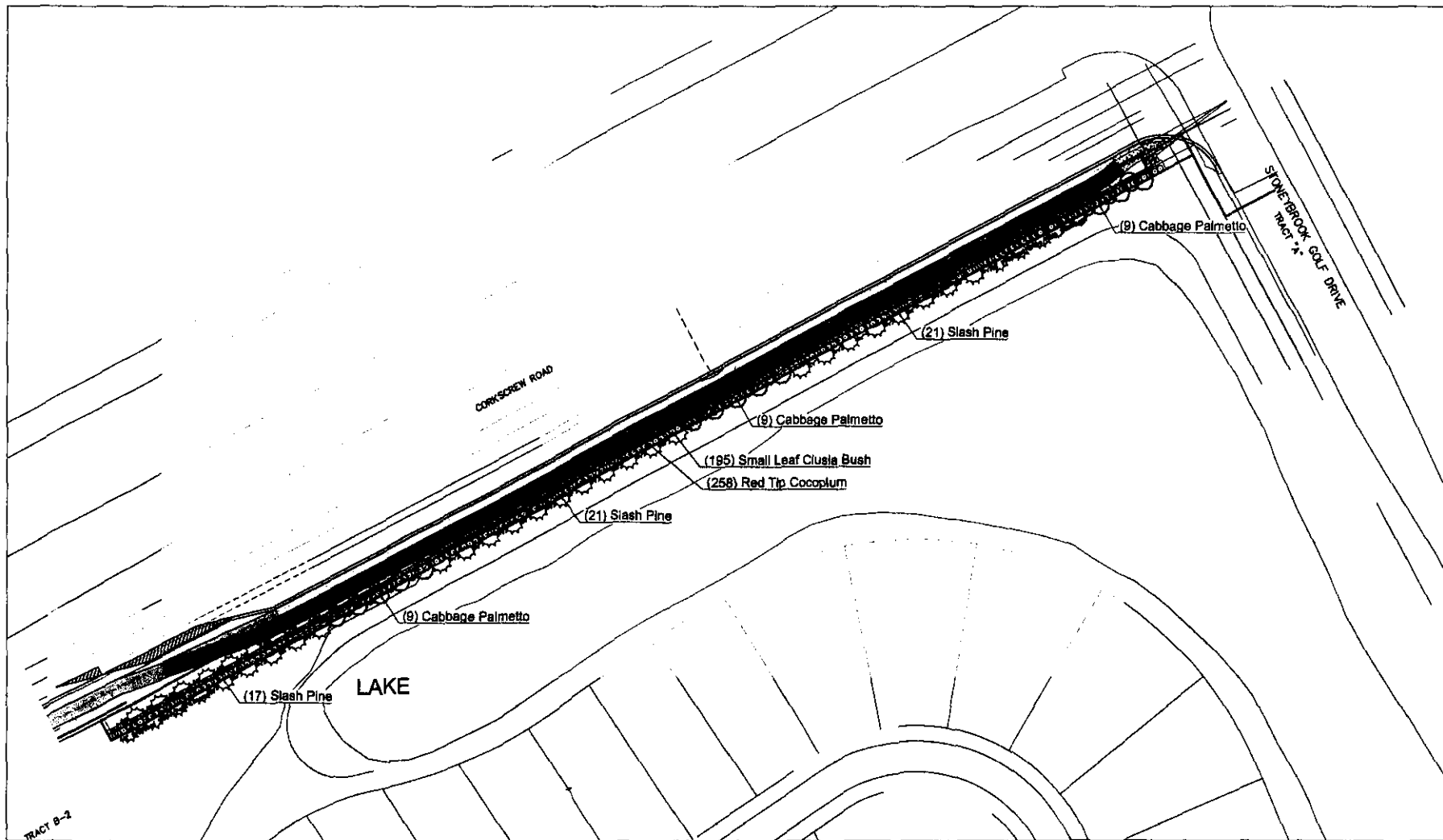
**DMJA**  
 LANDSCAPE ARCHITECTS  
 AND PLANNERS  
 2201 N. W. 13th Avenue, Suite 200  
 Fort Lauderdale, FL 33304  
 PHONE: (754) 337-0050

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 Fort Lauderdale, FL 33304  
 PHONE: (754) 337-0050

**STONEBROOK LANDSCAPE BUFFER PLAN**  
 ESTERO-FLORIDA

Project No. 2232225  
 Drawn by GJD  
 Check by GJD  
 Date 12/14/23  
 Scale AS-NOTED  
 Sheet No. LANDSCAPE DETAILS AND NOTES  
 Sheet Count L-2

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# PLANT SCHEDULE ROAD BUFFER

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	REMARKS
56	Slash Pine	Pinus slashii densa	48g	2" cal. min.	12-14' oe	Native	
PALM TREE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	NATIVE	REMARKS
27	Cabbage Palmetto	Sabal palmetto	F.G.		10'-16' CT	Native	
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE		
258	Red Tip Coccolupum	Chrysobalanus icaco	03g		Native		
195	Small Leaf Clusia Bush	Clusia guiffiera	07g		Non-Native		
MULCH	COMMON NAME	BOTANICAL NAME	UNITS	SIZE	DEPTH	SPACING	
5,303 sf	Coco Brown Mulch	Hardwood Mulch	SF				Bag



5880 Shady Road | Fort Myers, FL 33903  
www.juniperlandscape.com | 238-481-1888  
FLSA 10/2012

REG. LANDSCAPE ARCHITECT  
PERMIT NO. SC0015871, FLA.

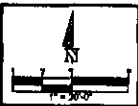
## REVISIONS

DATE	DESCRIPTION

## STONEYBROOK

ESTERO, FLORIDA  
CORKSCREW ROAD BUFFER

STONEYBROOK COMMUNITY  
DEVELOPMENT DISTRICT  
2121 STONEYBROOK GOLF BLVD  
ESTERO, FL 33929



L1-01

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

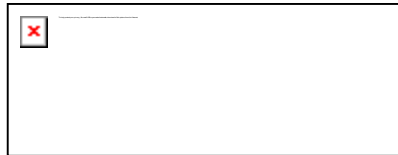
**7**

**daltonac@yahoo.com**

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**From:** Donald Ferrar <dferrar@linksbridges.com>  
**Sent:** Monday, December 18, 2023 6:46 AM  
**To:** John Vuknic; Adam Dalton  
**Cc:** Jacinto Navarro  
**Subject:** Quotes for Demolition and Installation  
**Attachments:** QUOTE TO INSTALL BRIDGES.docx; quote for demo bridges.docx  
  
**Flag Status:** Flagged

*Don*



*Donald G Ferrar*

President/CEO  
Links Bridges USA, Inc. (USA)  
Links Bridges, Inc. (Canada)

Mobile: US -561-344-7720 Canada -613-769-8090 TF: [1-888-444-0277](tel:1-888-444-0277) Email: [dferrar@linksbridges.com](mailto:dferrar@linksbridges.com) Web  
site: [www.linksbridges.com](http://www.linksbridges.com)  
US Headquarters - 1 SE Ocean Blvd, Stuart, FL 34994  
Canada Office - 54 Rowe Drive, Kanata, ON K2L 3Y7

*Affiliate Member - Golf Course Superintendents Association of America*

*Member - Golf Course Builders Association of America*

*Industry Provider - American Society of Golf Course Architects*

*Corporate Member - American Society of Landscape Architects*

*Recognized by Golf, Inc. Magazine - on their list of "Most Influential Companies in Golf Construction"*

To: Stoneybrook

# QUOTE

Date:12/15/2023

SCC CONCRETE  
340 West Pierce St.  
Lake Alfred Fl. 33850  
863-934-6708

Salesperson	Job	Payment Terms	Due Date
Jacinto Navarro	Stoneybrook	Due on receipt	

Item#	Description	QTY	Unit Price	Line Total
01	Hole 4 (10x70) demo/remove bridge	700 SF	\$8/SF	\$5,600.00
02	Hole 5 (10x121) demo/remove bridge	1,210 SF	\$8/SF	\$9,680.00
03	Hole 5 (10x75) demo/remove bridge	750 SF	\$8/SF	\$6,000.00
04	Hole 513 (10x65) demo/remove bridge	650 SF	\$8/SF	\$5,200.00
05	Hole 9 (12x121) demo/remove bridge	1,452 SF	\$8/SF	\$11,616.00
06	Hole 8 (12x71) demo/remove bridge	852 SF	\$8/SF	\$6,816.00
07				
08				\$44,912.00
			15% DISCOUNT	\$38,175.2
			Subtotal	
			Sales Tax	
			Total	\$38,175.20

Make all checks payable to Company Name



To: Stoneybrook

# QUOTE

Date:12/15/2023

SCC CONCRETE  
340 West Pierce St.  
Lake Alfred Fl. 33850  
863-934-6708

Salesperson	Job	Payment Terms	Due Date
Jacinto Navarro	Stoneybrook	Due on receipt	

Item#	Description	QTY	Unit Price	Line Total
01	Hole 4 (10x70) install/secure bridge	700 SF	\$9/SF	\$6,300.00
02	Hole 5 (10x121) install/secure bridge	1,210 SF	9/SF	\$10,890.00
03	Hole 5 (10x75 install/secure bridge	750 SF	\$9/SF	\$6,000.00
04	Hole 513 (10x65) install/secure bridge	650 SF	\$9/SF	\$5,850.00
05	Hole 9 (12x121) install/secure bridge	1,452 SF	\$9/SF	\$13,068.00
06	Hole 8 (12x71) install/secure bridge	852 SF	\$9/SF	\$7,668.00
07				
08				\$49,776.00
			15% DISCOUNT	\$42,309.6
			Subtotal	
			Sales Tax	
			Total	\$42,309.60

PRICE INCLUDES ALL EQUIPMENT AND MATERIALS NEEDED FOR PROJECT

**From:** Donald Ferrar <dferrar@linksbridges.com>  
**Sent:** Monday, December 18, 2023 6:44 AM  
**To:** John Vuknic; Adam Dalton  
**Cc:** Conrad Ferrar; Regina Sosing; Jacinto Navarro  
**Subject:** Bridge Quote Package  
**Attachments:** Quote - 24 - 024 - Stoneybrook Golf Club - FL.pdf; 24-024-TP1-H8-10X71TC-2.pdf; 24-024-TP1-H13-10X65TC-2.pdf; Agreement - 24 - 024 - Stoneybrook Golf Club - FL.pdf; W9.pdf

**Flag Status:** Flagged

**To: The Management Board of Stoneybrook Golf Club, Estero, FL**

Thank you for choosing Links Bridges to quote on the Bridge requirements for the Stoneybrook Golf Club. Attached to this email is the following:

- A Quote for 553' of 10' X 10' Bridges & 121' of 12' wide Bridges.
- A 'sample' engineering package of the proposed design.
- An Agreement which provides the basis for this transaction to proceed.
- Links Bridges' W9 for your accounting records.

In a separate email, we will send the Quotes that we have received for the Site Work - including demolition/removal of existing bridges and installation of the bridges quoted here. The details of those Quotes are included in this email.

We were grateful for the opportunity to meet with the Board last week. It allowed us to discuss and explain the unique solution that we are offering Stoneybrook to upgrade their extensive bridge infrastructure.

Since our meeting last week, we have had our Engineering and Manufacturing Teams fully engaged in determining optimum design to minimize costs while achieving the structural capacity and integrity required.

We have based all design and engineering calculations on the basis of bridges being required to handle 10,000 lb. vehicle loads. Note that final designs of bridges and anchoring systems will also take into account local wind loads and seismic loads. We understand that this is a coastal location with exposure to hurricane wind loads.

The offer presented here is the result of the engineering analysis noted above.

The Pricing is as follows:

- \$450,000 for Engineering, all Materials (553' of 10'X10' Bridges, 121' of 12'X10' Bridges, 75 Fiberglass Beams, 150 Fiberglass Collars, Hardware) and Delivery of all Materials to Site.
- From Contractor:
  - \$38,175 for removal of existing Bridges.
  - \$42,309 for installation of new Bridges.
- The combined Total is \$530,484

- There are extensive discounts included in all of the prices. We really want to work with Stoneybrook on this project.

I can promise you that we are offering this at the best price we possibly can. It is just a fact that all of the materials involved are premium materials that are proven to resist rot, rust and any other form of deterioration. There is no 'cheap' way to provide solutions that will last for multiple generations of golfers at Stoneybrook.

The Bridges and all collars, beams are made of 100% Fiberglass - one of the world's strongest and most durable building materials. We have even decided to do fiberglass 'curbs' for these bridges as compared to the 'recycled plastic' planks that were used for curbs on the sample we brought to your office last week.

This whole package is a 'business' offer to Stoneybrook Golf Club. We recognize that you folks have a fiduciary responsibility to act in the best business interests of the Stoneybrook Golf Club. You are faced with a major purchase decision where the solutions before you have significantly different costs.

There are many advantages offered by our solution as compared to the much less expensive alternative of replacing the rotted wood substructures and decks with new wood. We believe strongly that on many levels the solution offered here by Links Bridges really best serves the short, medium and long term business interests for Stoney Creek.

The points to support that are listed below, but in summary: any objective analysis will confirm that the 100% Fiberglass solution will cost less in the longer term. Additionally, for the foreseeable future there will not be a need to impact golf course operations with a (money-losing) closure to deal with bridge repairs and replacements (other than this one time) and the proven long term structural integrity of the Fiberglass Bridge product removes some level of risk for Golf Course operation.

To further elaborate, following are some of the advantages offered with the 100% Fiberglass solution:

- Longevity: Our 100% Fiberglass solution is built to last 75+ years. If you would like further details on the basis of that claim, let me know. By comparison, it is increasingly well known that the wood available today is of a lesser quality than the wood that was available when these original bridges were built. Lumber experts have told us that the wood is harvested from fast growth plantations (as compared to old-growth forests). The wood is not as dense as it was in the past. Additionally, there are new restrictions on the materials allowed for pressure-treating. In practical terms, that means that new wood decks probably have a useful life of 4 to 5 years. The predicted life of the structural joists and beams is harder to forecast but 'best-case' is probably 10 to 12 years.
- Maintenance: If you check with our customers they will tell you that their maintenance costs on our bridges are zero. It is generally true that before wood decks are replaced completely, the Superintendents team is out there replacing individual planks for the sake of safety.
- Appearance: The Fiberglass solution will never look like rotted wood. By comparison, wood bridges look their best on day 1 and deteriorate from there.
- For Stoneybrook where we are re-using existing Piles, our bridges will be able to be removed and re-used in the event the Piles deteriorate and need to be replaced. That is not the case with wood. This could be a big deal. If in 10, 20, 30 years it becomes apparent that the Piles need replacement, Stoneybrook will have documents showing future Board Members/Superintendents how to easily remove the 10' bridge sections and replace them once new piles are installed.

- Structurally, the Fiberglass bridges will weigh less than half of the wood bridges meaning that the dead loads on the Piles are actually reduced with the wood solution.
- The Fiberglass Bridge decks have been professionally tested for 'Slip Resistance' (Co-efficient of Friction tests). They exceed the commercial standards by a wide margin. As wood ages, it is notoriously slippery when wet, posing a potential liability concern for the Golf Course.
- Because we are supplying a solution that is manufactured and delivered in 10' long sections, the amount of site work (and down time for the golf course) for demolition and installation will be <3 weeks. We understood you to indicate that you believe the wood bridge solution is a 10 to 12 week project.
- It is just true that everywhere we have supplied our bridges, we get great feedback that the golfers/members really like the bridges. You can expect the same reaction at Stoneybrook.
- Structural integrity. Our bridges are designed by professional engineers who then certify their structural capacities through actual factory tests before any bridge is shipped. The structural integrity of a wood bridge is really only known when it is first installed. Wood loses its structural qualities as it is affected by UV and moisture deterioration. Even a 2 year old wood bridge would not measure the same deflections under load as a new one. By contrast, Fiberglass that is properly manufactured retains its structural capacities unless compromised by gross mis-use (overloading).
- Branding features. Included in our offer is embossing the Stoneybrook logo on strategically chosen sections of the Bridge Decks. That is a feature that is unique to our Fiberglass Bridge product.

Finally, I want to state that this offer is not an 'all or nothing'. Should Stoneybrook wish to go part way with some portion of these bridges, we are prepared to work with you on that basis. We know from experience that if you get one or more of our bridges, you will want to do the rest. We have never had a buyer do otherwise - our bridges really are that good.

Thanks again for choosing Links Bridges to quote on this project. I am available to meet and discuss. Please keep us posted on your decision process so we can be sure not to take on any work which would get in the way of doing this work on the schedule indicated.

All the best,

**Don**



**Donald G Ferrar**

President/CEO

Links Bridges USA, Inc. (USA)

Links Bridges, Inc. (Canada)

Mobile: US -561-344-7720 Canada -613-769-8090 TF: [1-888-444-0277](tel:1-888-444-0277) Email: [dferrar@linksbridges.com](mailto:dferrar@linksbridges.com) Web site: [www.linksbridges.com](http://www.linksbridges.com)

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Stuart, FL 34994

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(TF) 1.888.444.0277  
[www.linksbridges.com](http://www.linksbridges.com)

# BRIDGE QUOTE

December 18, 2023,

File # 24 – 024 – Replacement Bridges

Prepared for: Management Board  
Stoneybrook Golf Club  
Estero, FL

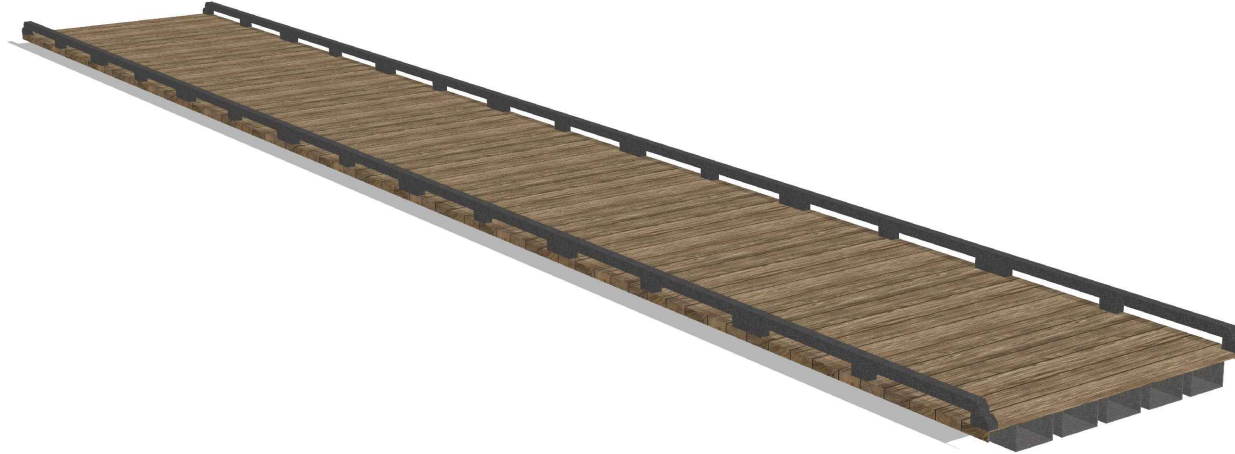
Prepared by: Donald G Ferrar  
[dferrar@linksbridges.com](mailto:dferrar@linksbridges.com) (T) 561-344-7720

Q	QUOTE
<b>ENGINEERING SERVICES:</b> <ul style="list-style-type: none"><li>Bridge Design &amp; Certification</li><li>Full Drawing package with removal instructions</li></ul> <b>BRIDGES:</b> <ul style="list-style-type: none"><li>553' of 10' Wide Bridges &amp; 121' of 12' Wide Bridges delivered in 10' sections or other custom lengths to fit existing Pile foundation structures.</li><li>Guard Rail: Curbs – see drawings</li><li>Vehicular Live Load: 10,000 lbs.</li><li>Deck Finish: Wood</li><li>Bridge Style: Woody - arched profile</li><li>Optional Extra: Golf Course Logos embossed on Bridge Decks in strategic locations (Buyer's option)</li></ul> <b>SHIPPING:</b> – Delivery of Bridges to Site <b>SITE SERVICES:</b> <ul style="list-style-type: none"><li>Quote for demolition of existing structures and installation of Bridges to be supplied by others.</li></ul>	<b>Engineering Services:</b> \$5,000  <b>Bridge Sections:</b> <b>544' @ 10' Wide:</b> \$403,000 <b>121' @ 12' Wide:</b> \$98,000 <b>75 Fiberglass Beams:</b> \$15,000 <b>150 Fiberglass Collars:</b> \$15,000  <b>Delivery to site – 3 loads @ \$3,800:</b> \$11,400  <b>Sub-TOTAL:</b> \$547,400 <b>Volume Discount:</b> (-\$97,400) <b>TOTAL:</b> \$450,000

Florida Sales Tax is extra.  
Quote is valid for 30 days.

**WARRANTY:** Material and workmanship are warrantied to be free from any defects. Warranty is valid for 5 years from time of delivery of material.





# THE TIMBER

## STONEYBROOK GOLF CLUB - FL

### HOLE #8 - (10' x 71') - **Option 2**

#### CONTENTS

E.01 ENGINEERING: BRIDGE DETAILS - 01  
 E.02 ENGINEERING: BRIDGE DETAILS - 02  
 E.03 ENGINEERING: BRIDGE DETAILS - 03  
 E.04 ENGINEERING: BRIDGE DETAILS - 04  
 E.05 ENGINEERING: BRIDGE DETAILS - 05  
 E.06 ENGINEERING: BEAM COVER DETAILS  
 R.01 BRIDGE RENDERING  
 R.02 SITE RENDERING



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

#### SPECIFICATION

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

01 PRELIMINARY ENGINEERING

DRAWING

#### TITLE PAGE

DATE	07 DEC. 2023	SHEET #
SCALE	N/A	<b>E.00</b>
DRAWN BY	CLC	
FILE #	24-024-TP1-H8-10X71TC-2	



1 SE OCEAN BLVD., STUART, FL 34994 USA

PO BOX 235, 11-300 EARL GREY DRIVE,  
KANATA, ON K2T 1C1

PHONE: 1-888-444-0277  
 EMAIL: INFO@LINKSBRIDGES.COM  
 WWW.LINKSBRIDGES.COM



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BRIDGE DETAILS - 01**

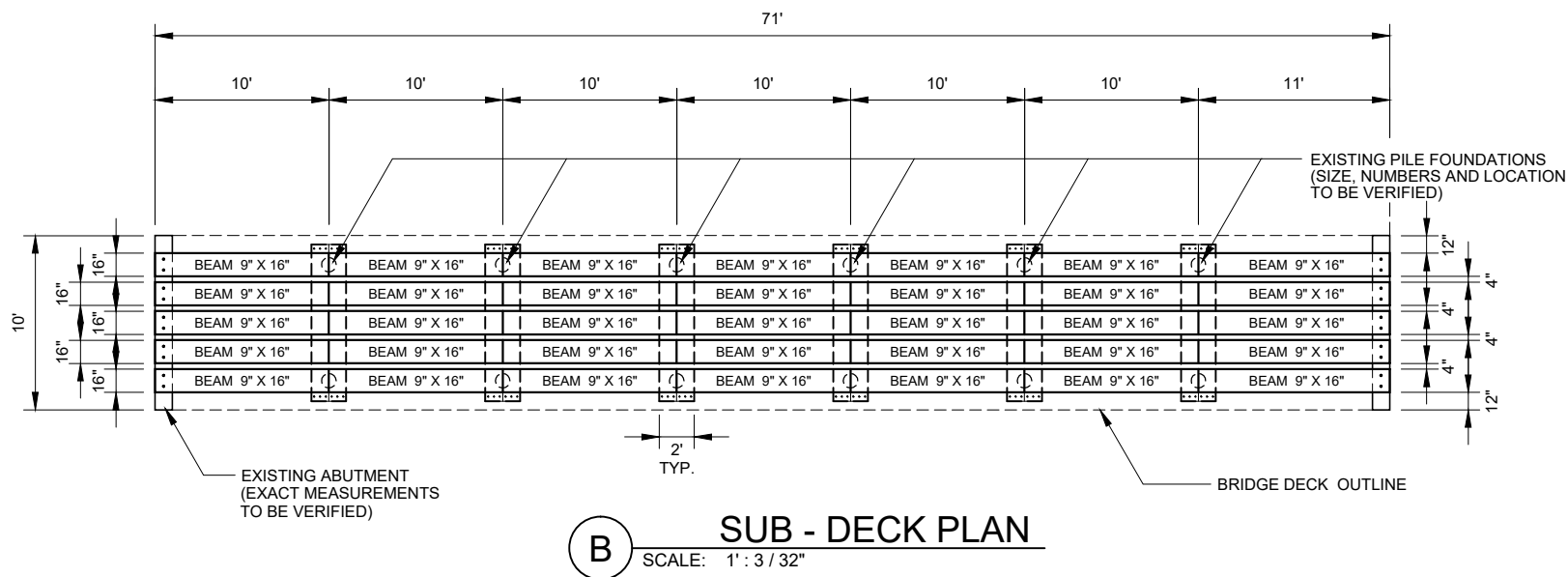
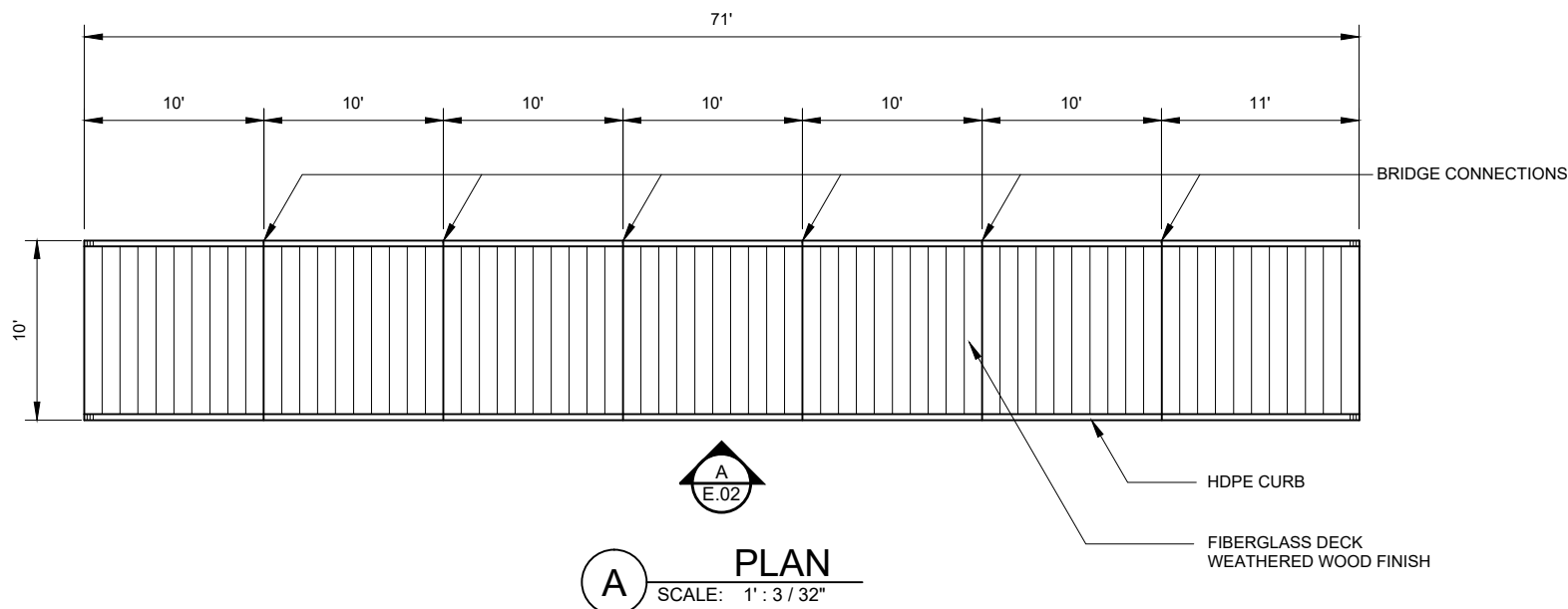
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WWW.LINKSBRIDGES.COM







CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BRIDGE DETAILS - 02**

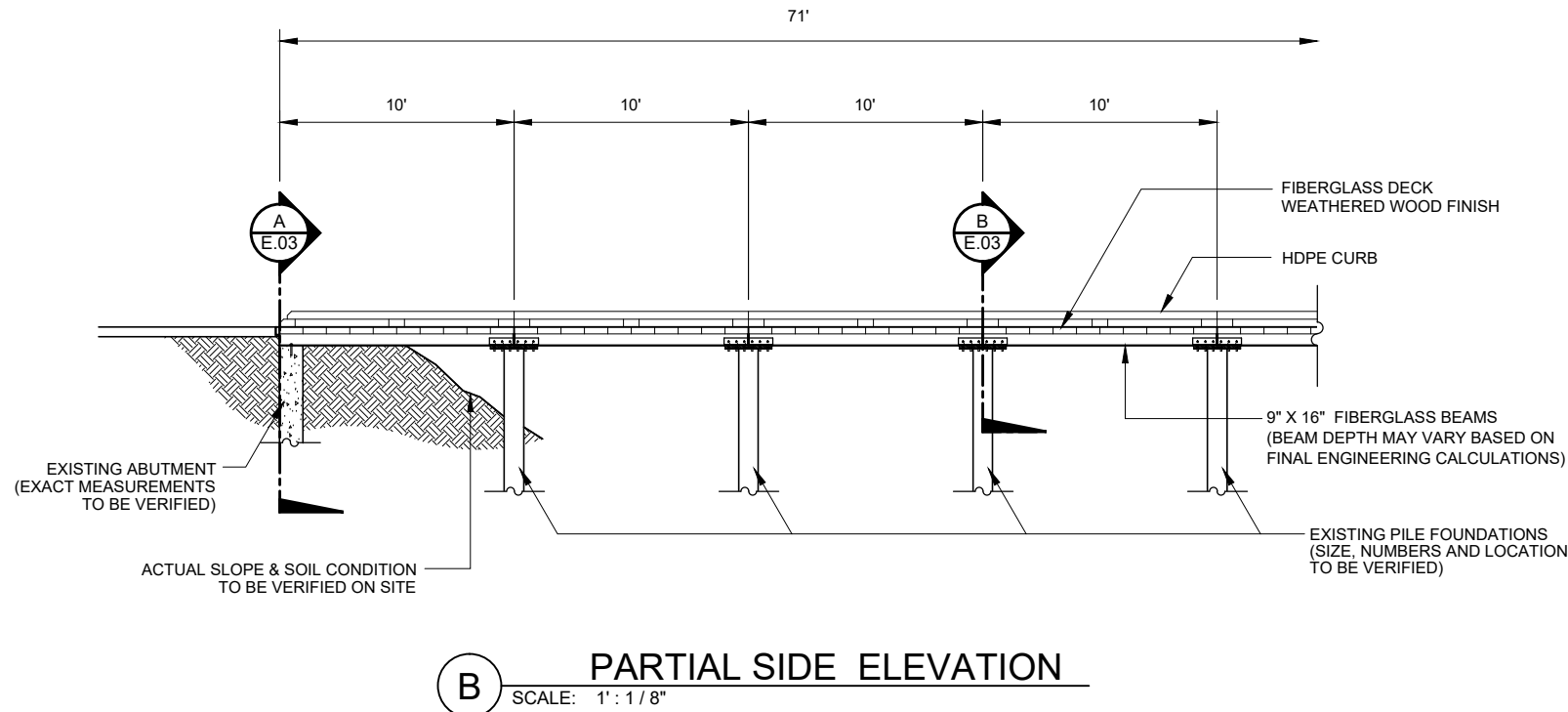
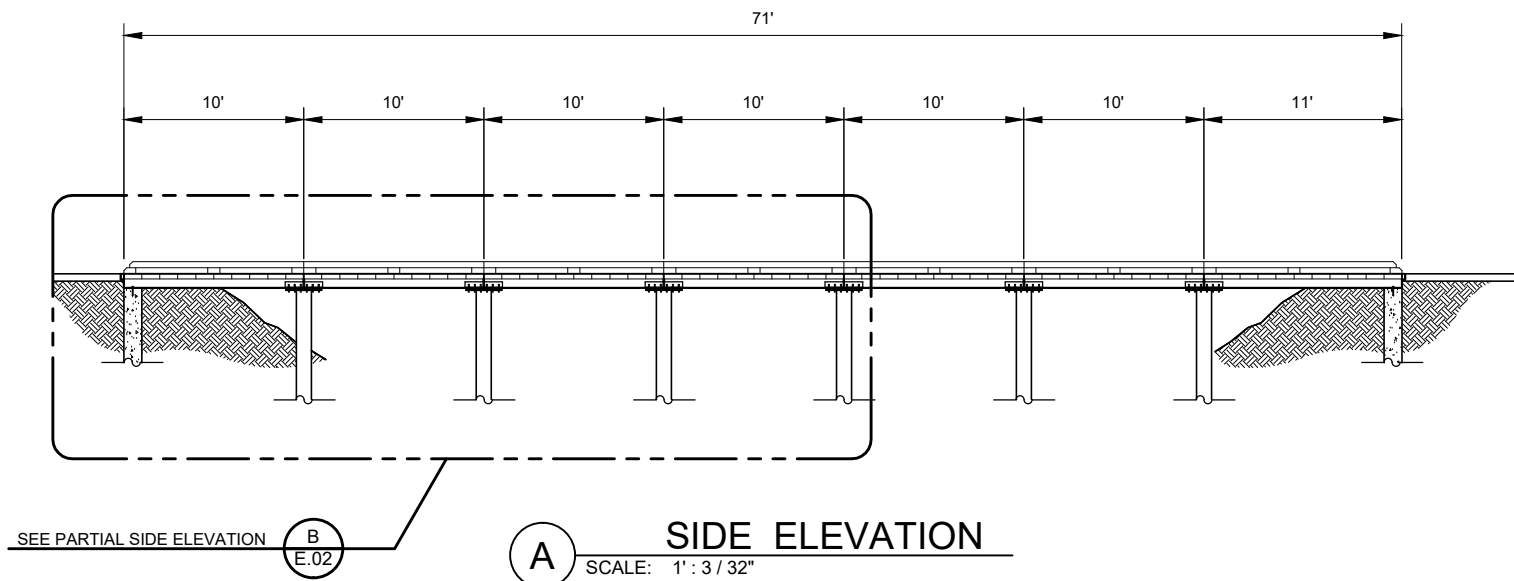
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WWW.LINKSBRIDGES.COM







CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BRIDGE DETAILS - 03**

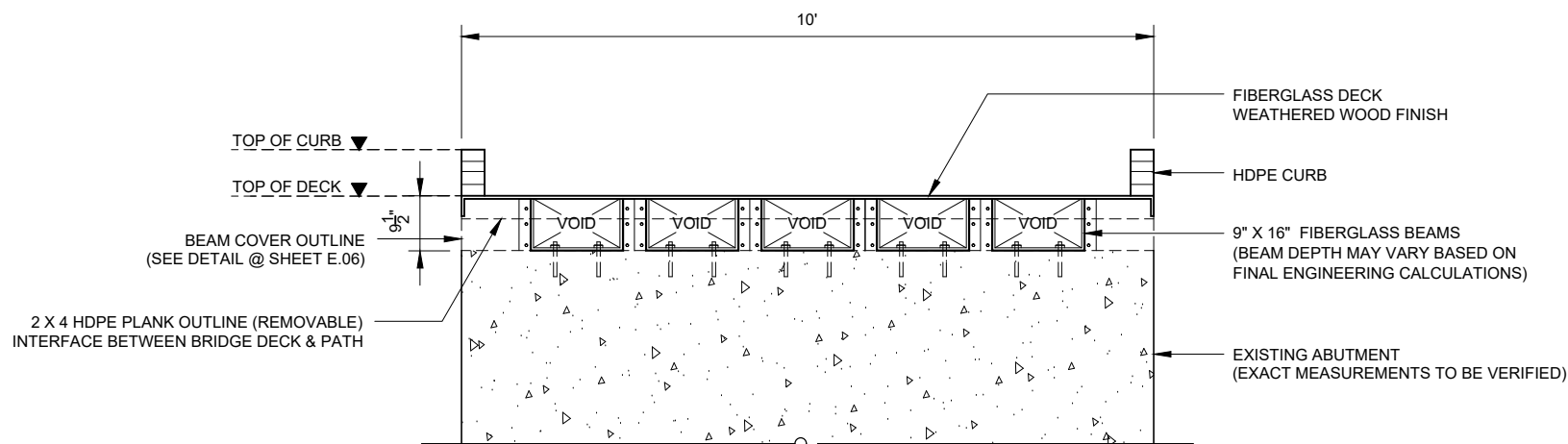
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FILE #	24-024-TP1-H8-10X71TC-2	



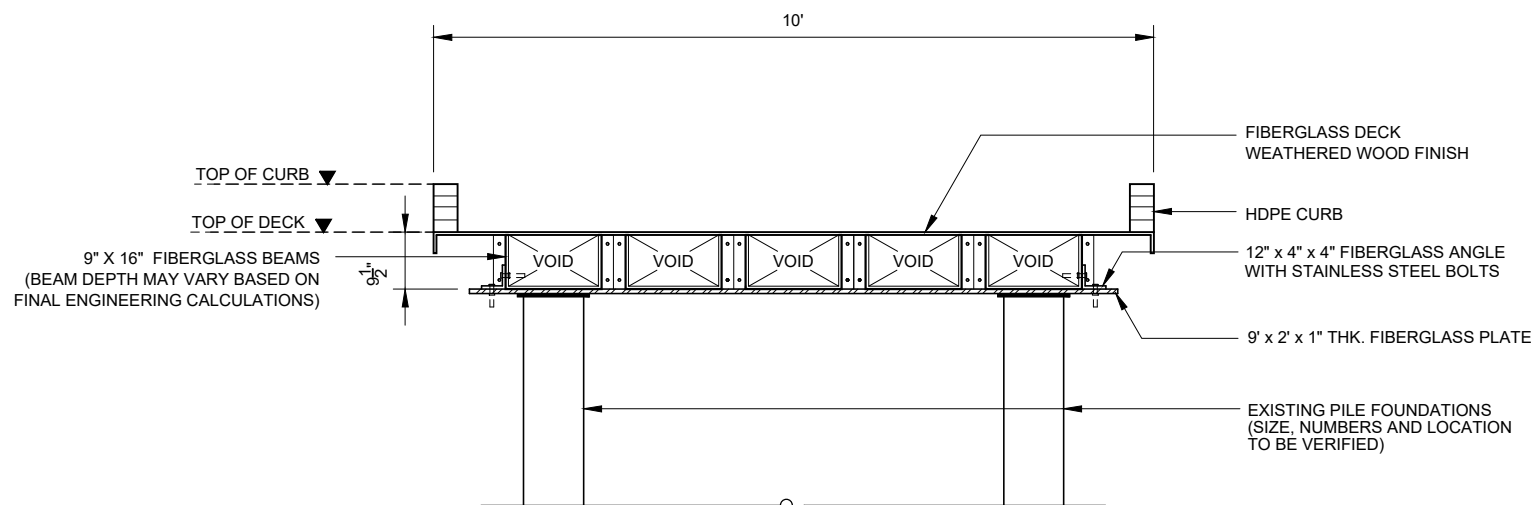
1 SE OCEAN BLVD., STUART, FL 34994 USA

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KANATA, ON K2T 1C1

PHONE: 1-888-444-0277  
EMAIL: INFO@LINKSBRIDGES.COM  
WWW.LINKSBRIDGES.COM



**A** **SECTION @ BRIDGE END**  
SCALE: 1' : 3 / 8"



**B** **SECTION @ BRIDGE CONNECTION**  
SCALE: 1' : 3 / 8"



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BRIDGE DETAILS - 04**

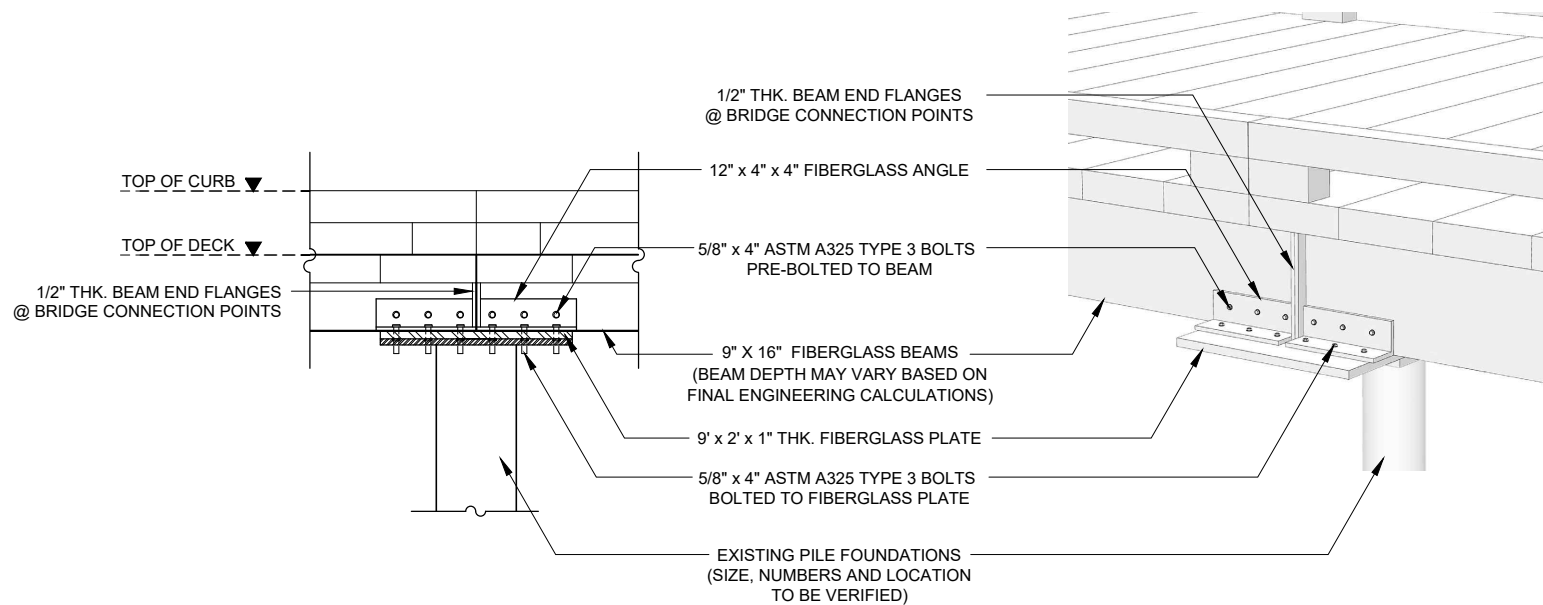
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FILE #	24-024-TP1-H8-10X71TC-2	



1 SE OCEAN BLVD., STUART, FL 34994 USA

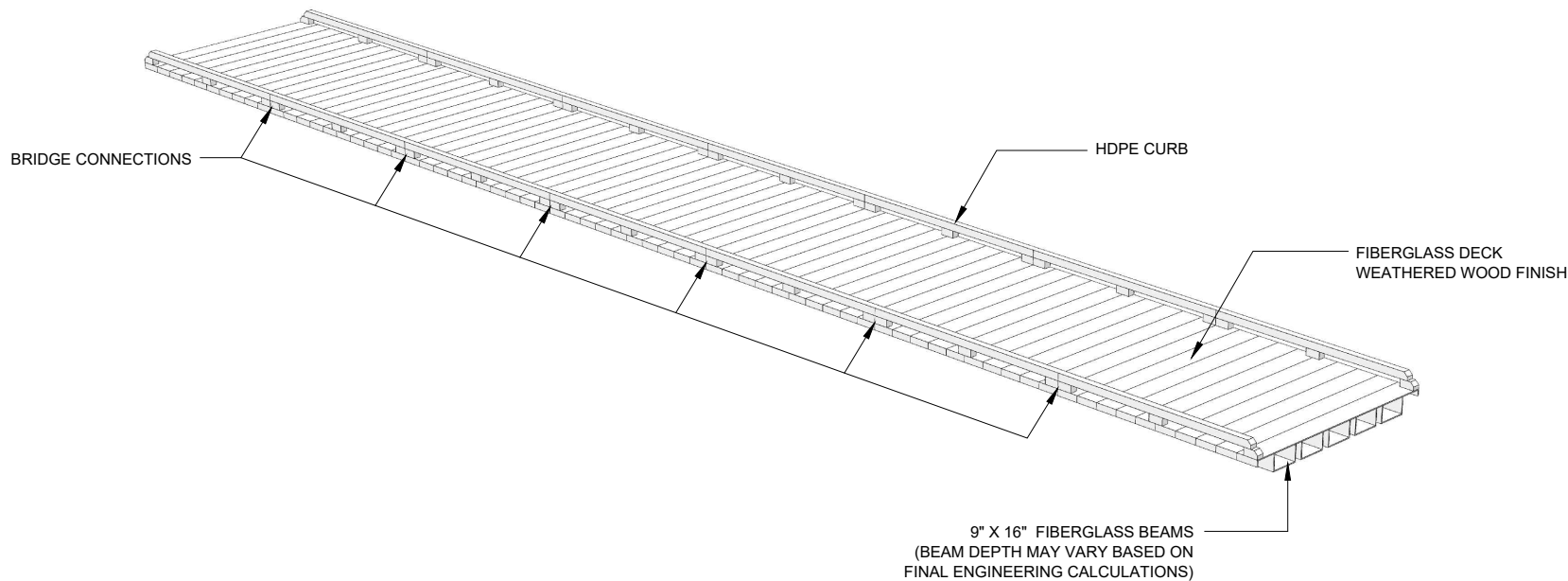
PO BOX 235, 11-300 EARL GREY DRIVE,  
KANATA, ON K2T 1C1

PHONE: 1-888-444-0277  
EMAIL: INFO@LINKSBRIDGES.COM  
WWW.LINKSBRIDGES.COM

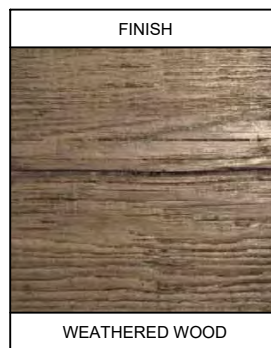


**A** **DETAILS @ BRIDGE CONNECTION**

SCALE: NTS



**A** ISOMETRIC VIEW  
SCALE: NTS



**B** MATERIAL FINISH (DECK)  
SCALE: NTS



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BRIDGE DETAILS - 05**

DATE **07 DEC. 2023**

SHEET #

SCALE **NTS**

DRAWN BY **CLC**

**E.05**

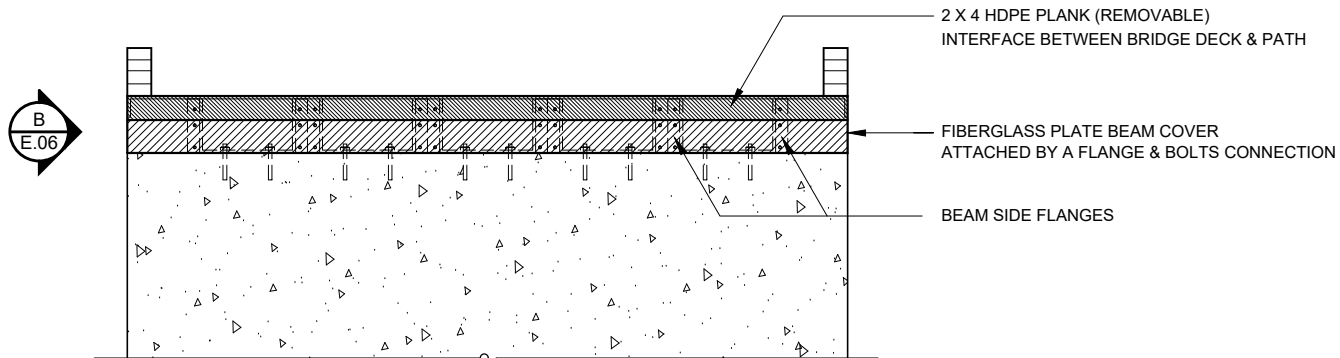
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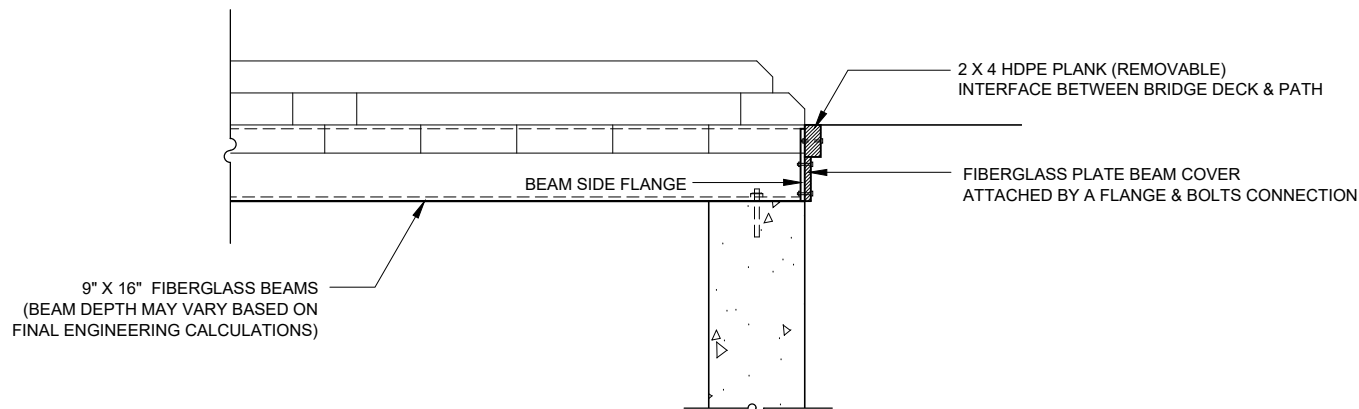
1 SE OCEAN BLVD., STUART, FL 34994 USA

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**A** **REAR ELEVATION**  
SCALE: 1" : 3/8"



**B** **SIDE ELEVATION**  
SCALE: 1" : 1/2"

**\*NOTES:**

FIBERGLASS PLATE BEAM COVERS ARE ATTACHED TO BEAMS AFTER BEAMS ARE COMPLETELY SECURED TO THE FOUNDATIONS.



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BEAM COVER DETAILS**

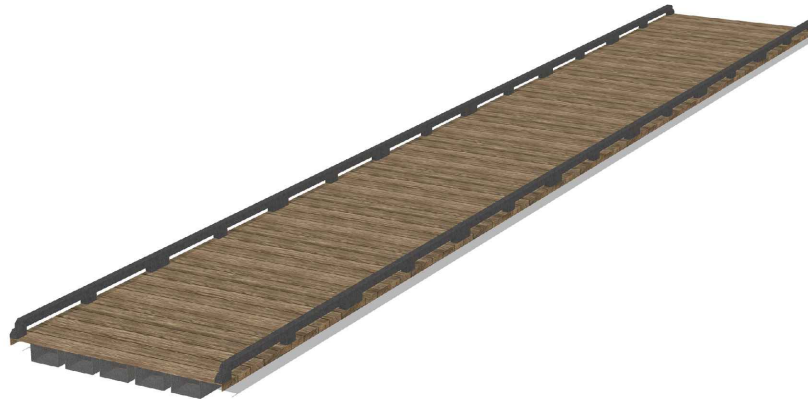
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FILE #	24-024-TP1-H8-10X71TC-2	



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KANATA, ON K2T 1C1

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A

## BRIDGE RENDERING

SCALE: NTS



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #8**

### SPECIFICATION

TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

01 PRELIMINARY ENGINEERING

DRAWING

### BRIDGE RENDERING

DATE	07 DEC. 2023	SHEET #
SCALE	NTS	<b>R.01</b>
DRAWN BY	CLC	
FILE #	24-024-TP1-H8-10X71TC-2	



1 SE OCEAN BLVD., STUART, FL 34994 USA

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KANATA, ON K2T 1C1

PHONE: 1-888-444-0277  
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WWW.LINKSBRIDGES.COM





**A** **SITE PHOTO**  
SCALE: NTS



**B** **SITE RENDERING**  
SCALE: NTS



CLIENT  
**STONEYBROOK GOLF CLUB**

SITE  
21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE  
**HOLE #8**

SPECIFICATION	
TYPE	TIMBER
SIZE	10' X 71'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #	01	PRELIMINARY ENGINEERING
---------	----	-------------------------

DRAWING  
**SITE RENDERING**

DATE	07 DEC. 2023	SHEET #
SCALE	NTS	<b>R.02</b>
DRAWN BY	CLC	
FILE #	24-024-TP1-H8-10X71TC-2	



1 SE OCEAN BLVD., STUART, FL 34994 USA

PO BOX 235, 11-300 EARL GREY DRIVE,  
KANATA, ON K2T 1C1

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WWW.LINKSBRIDGES.COM



# THE TIMBER

## STONEYBROOK GOLF CLUB - FL

### HOLE #13 - (10' x 65') - Option 2

#### CONTENTS

- E.01 ENGINEERING: BRIDGE DETAILS - 01
- E.02 ENGINEERING: BRIDGE DETAILS - 02
- E.03 ENGINEERING: BRIDGE DETAILS - 03
- E.04 ENGINEERING: BRIDGE DETAILS - 04
- E.05 ENGINEERING: BRIDGE DETAILS - 05
- E.06 ENGINEERING: BEAM COVER DETAILS
- R.01 BRIDGE RENDERING
- R.02 SITE RENDERING



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #13**

#### SPECIFICATION

TYPE	TIMBER
SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

01 PRELIMINARY ENGINEERING

DRAWING

#### TITLE PAGE

DATE	07 DEC. 2023	SHEET #
SCALE	N/A	<b>E.00</b>
DRAWN BY	CLC	
FILE #	24-024-TP1-H13-10X65TC-2	

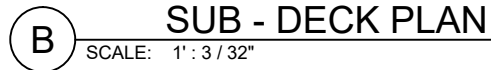


1 SE OCEAN BLVD., STUART, FL 34994 USA

PO BOX 235, 11-300 EARL GREY DRIVE,  
KANATA, ON K2T 1C1

PHONE: 1-888-444-0277  
EMAIL: INFO@LINKSBRIDGES.COM  
WWW.LINKSBRIDGES.COM







CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #13**

**SPECIFICATION**

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SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #	01 PRELIMINARY ENGINEERING
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**ENGINEERING:  
BRIDGE DETAILS - 02**

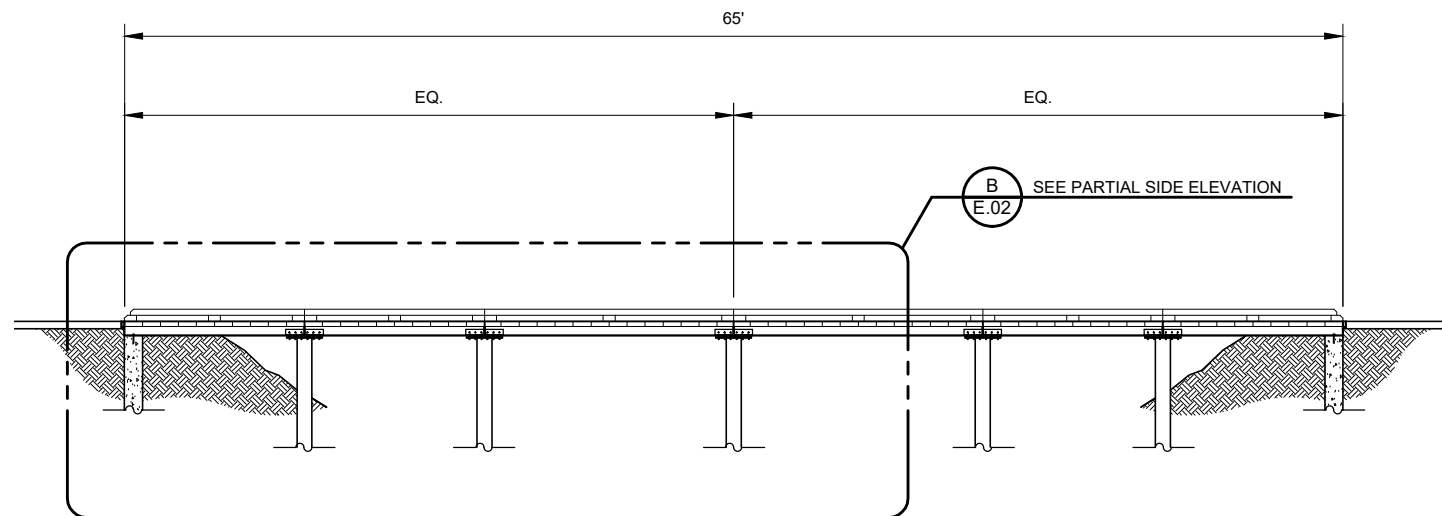
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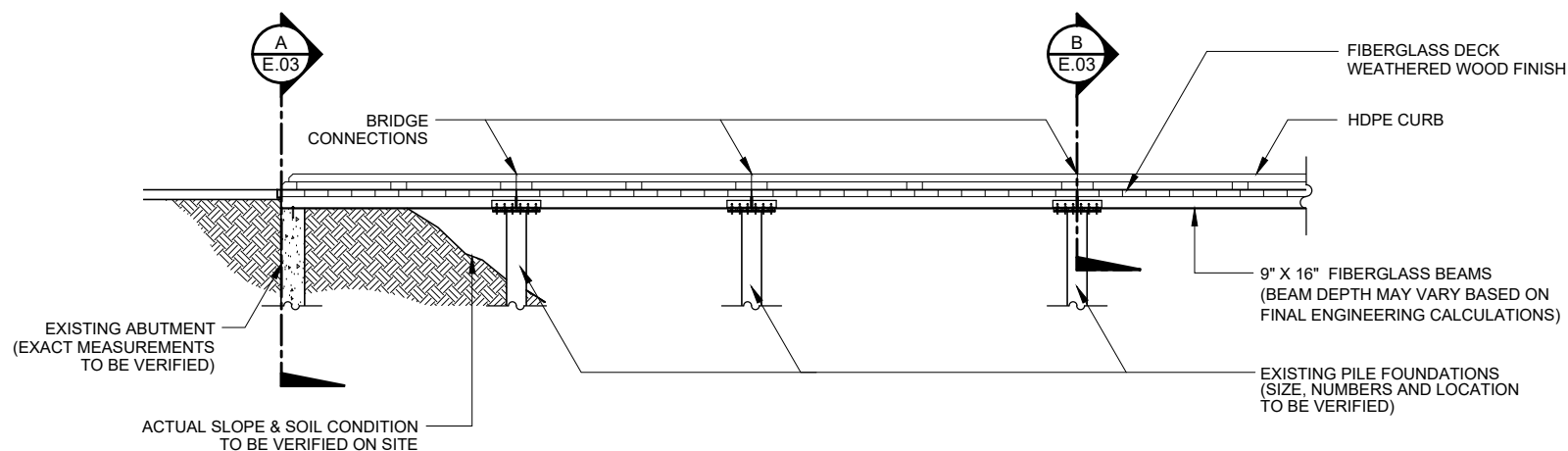
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KANATA, ON K2T 1C1

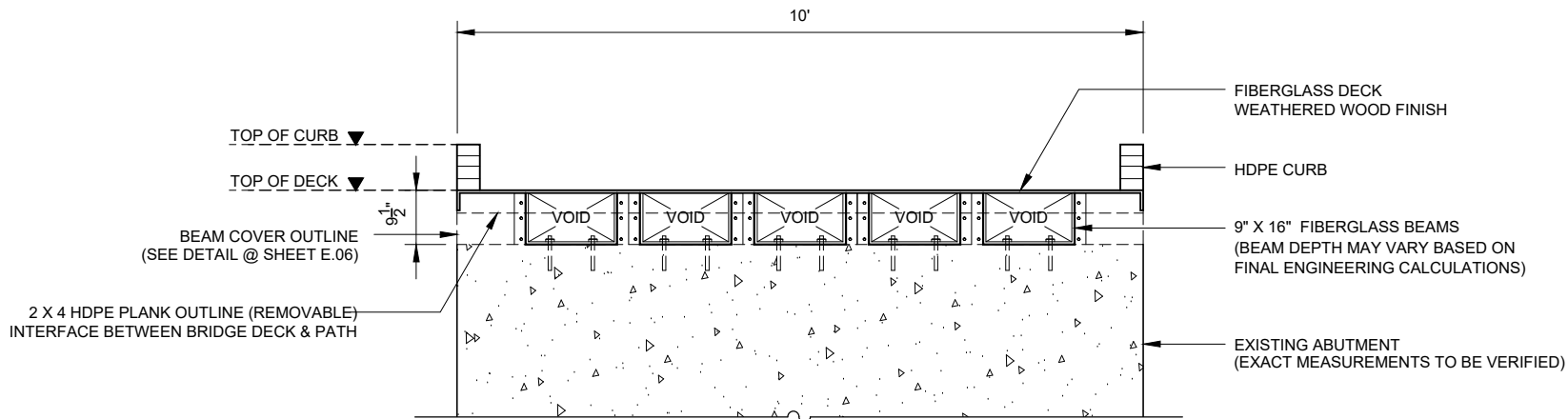
PHONE: 1-888-444-0277  
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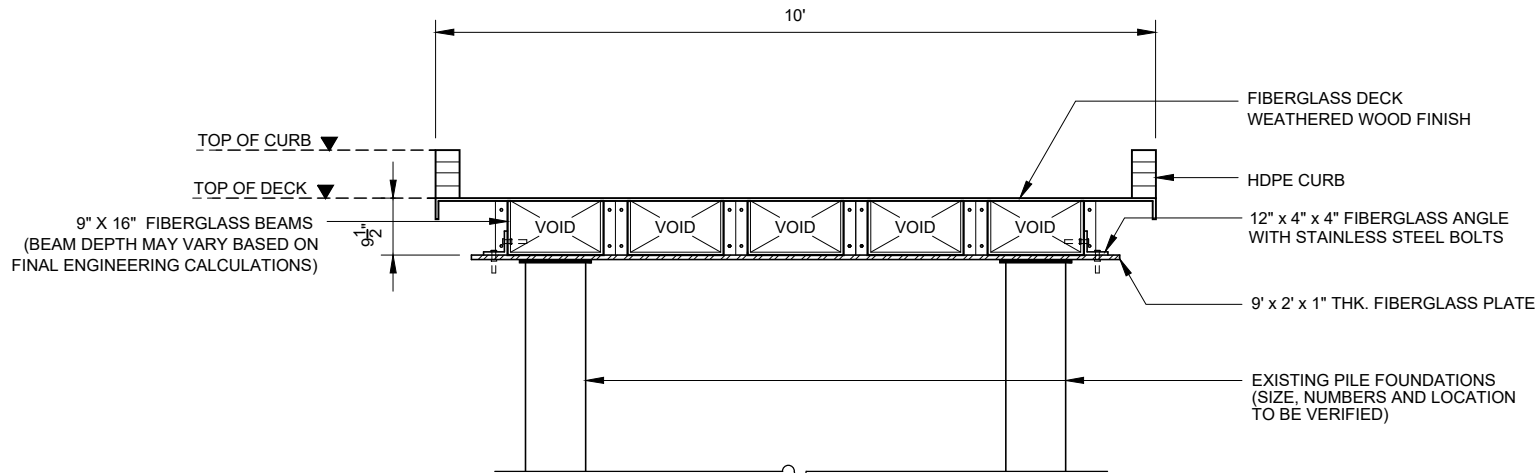
**A SIDE ELEVATION**  
SCALE: 1' : 3 / 32"



**B PARTIAL SIDE ELEVATION**  
SCALE: 1' : 1 / 8"



**A** SECTION @ BRIDGE END  
SCALE: 1' : 3/8"



**B** SECTION @ BRIDGE CONNECTION  
SCALE: 1' : 3/8"



CLIENT  
**STONEYBROOK GOLF CLUB**

SITE  
21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE  
HOLE #13

SPECIFICATION	
TYPE	TIMBER
SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #	01	PRELIMINARY ENGINEERING
---------	----	-------------------------

DRAWING  
**ENGINEERING:  
BRIDGE DETAILS - 03**

DATE	07 DEC. 2023	SHEET #
SCALE	1'-0" : 3/8"	<b>E.03</b>
DRAWN BY	CLC	
FILE #	24-024-TP1-H13-10X65TC-2	



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CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #13**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BRIDGE DETAILS - 04**

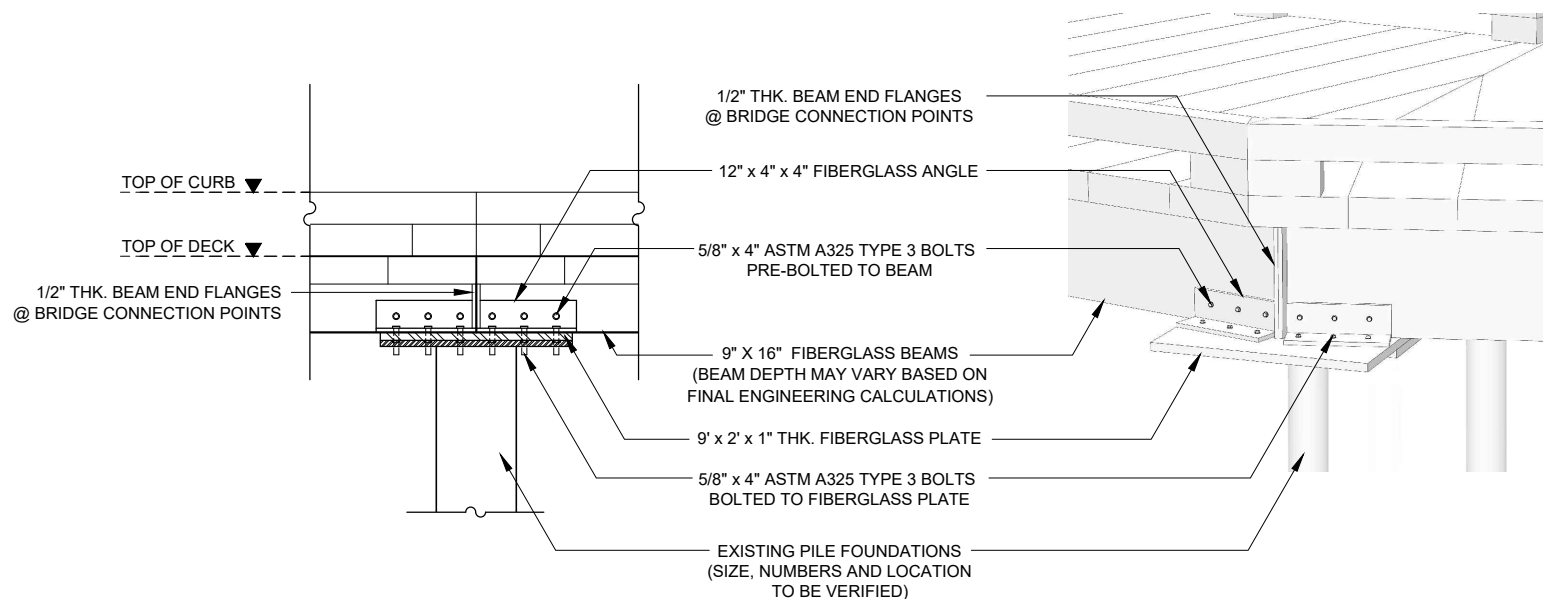
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FILE #	24-024-TP1-H13-10X65TC-2	



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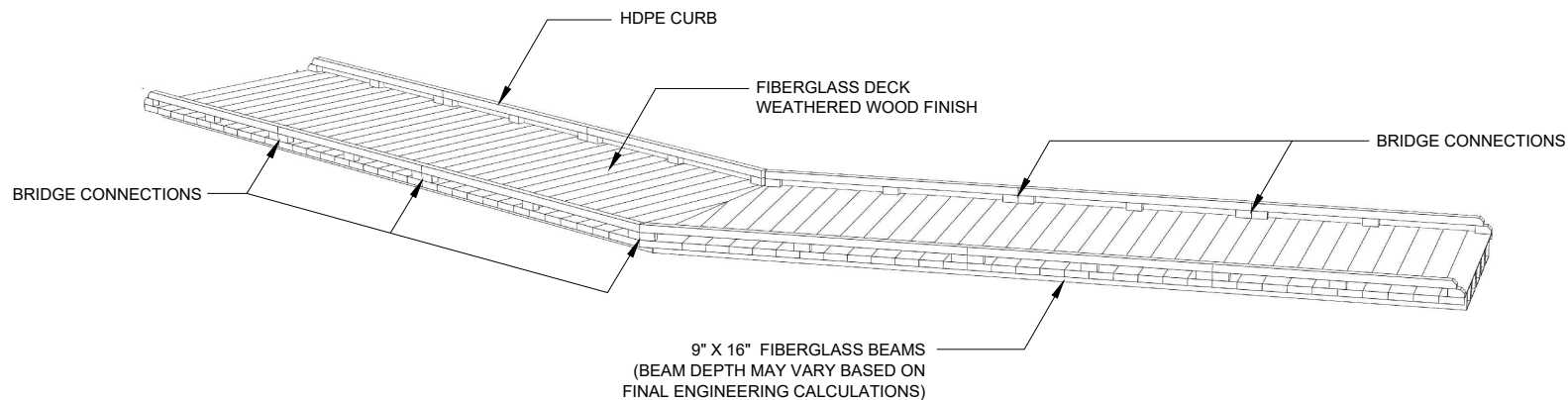
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**A**

**DETAILS @ BRIDGE CONNECTION**

SCALE: NTS



**A** ISOMETRIC VIEW  
SCALE: NTS



**B** MATERIAL FINISH (DECK)  
SCALE: NTS



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #13**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**ENGINEERING:  
BRIDGE DETAILS - 05**

DATE	07 DEC. 2023	SHEET #
SCALE	NTS	<b>E.05</b>
DRAWN BY	CLC	
FILE #	24-024-TP1-H13-10X65TC-2	

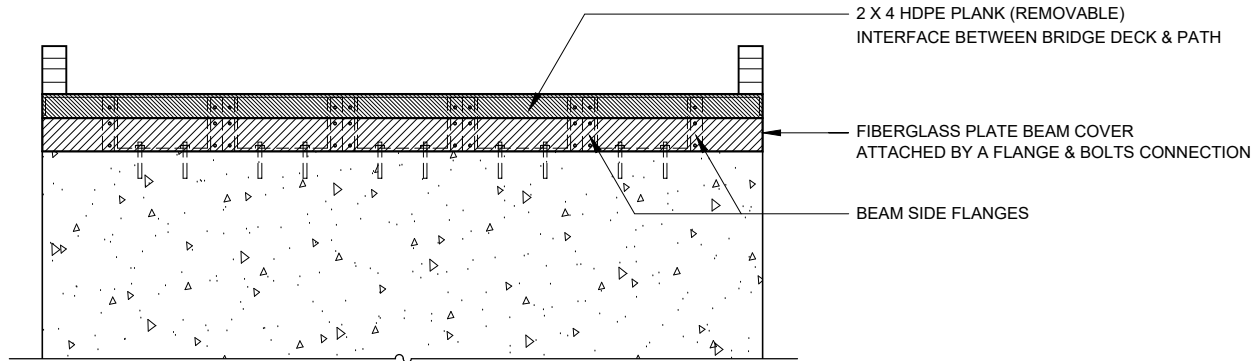


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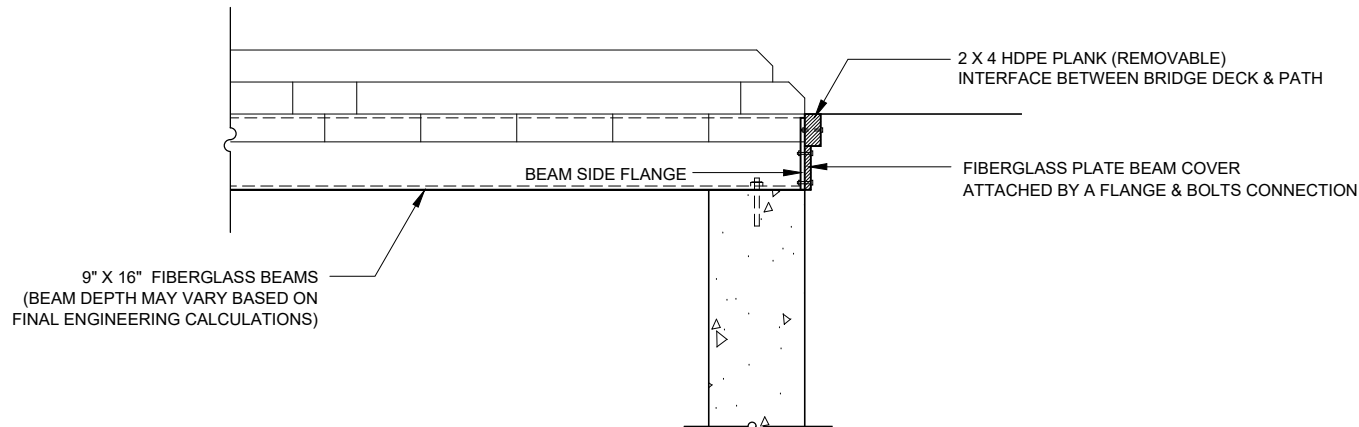




A

## REAR ELEVATION

SCALE: 1' : 3/8"



B

## SIDE ELEVATION

SCALE: 1' : 1/2"

### \*NOTES:

FIBERGLASS PLATE BEAM COVERS ARE ATTACHED TO BEAMS AFTER BEAMS ARE COMPLETELY SECURED TO THE FOUNDATIONS.



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #13**

### SPECIFICATION

TYPE	TIMBER
SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

### ENGINEERING: BEAM COVER DETAILS

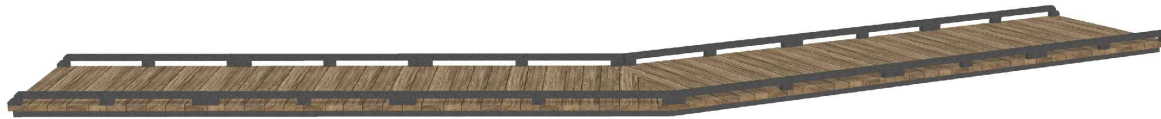
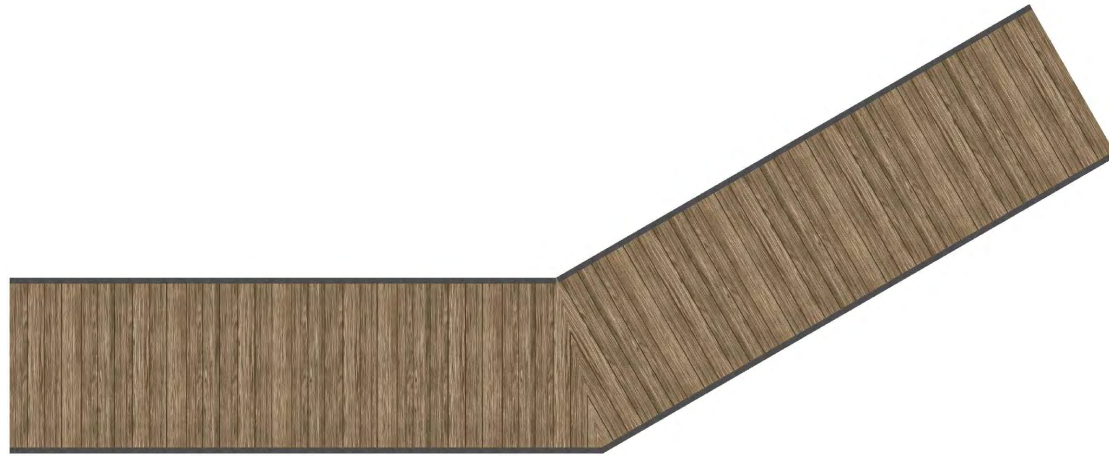
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A

## BRIDGE RENDERING

SCALE: NTS



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #13**

### SPECIFICATION

TYPE	TIMBER
SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

01 PRELIMINARY ENGINEERING

DRAWING

### BRIDGE RENDERING

DATE 07 DEC. 2023

SHEET #

SCALE NTS

DRAWN BY CLC

**R.01**

FILE # 24-024-TP1-H13-10X65TC-2



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KANATA, ON K2T 1C1

PHONE: 1-888-444-0277  
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**A** SITE PHOTO  
SCALE: NTS



**B** SITE RENDERING  
SCALE: NTS



CLIENT

**STONEYBROOK GOLF CLUB**

SITE

21251 Stoneybrook Golf Blvd.,  
Estero, FL 33928

LOCATION ON SITE

**HOLE #13**

**SPECIFICATION**

TYPE	TIMBER
SIZE	10' X 65'
FINISH	WEATHERED WOOD
GUARD RAIL	CURB
ULL	--
VLL	10,000 LBS

ISSUE #

**01** PRELIMINARY ENGINEERING

DRAWING

**SITE RENDERING**

DATE	07 DEC. 2023	SHEET #
SCALE	NTS	<b>R.02</b>
DRAWN BY	CLC	
FILE #	24-024-TP1-H13-10X65TC-2	



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KANATA, ON K2T 1C1

PHONE: 1-888-444-0277  
EMAIL: INFO@LINKSBRIDGES.COM  
WWW.LINKSBRIDGES.COM





# CONTRACT FOR THE SALE OF GOODS AND SERVICES

**MADE ON:** December\_\_\_\_, 2023

**BETWEEN:** **Links Bridges USA Inc.** (the 'Seller'), a corporation organized and existing under the laws of the State of Florida with its head office located at: 1 SE Ocean Blvd, Stuart, FL 34994 and

**AND:** **Stoneybrook Golf Club** (the 'Buyer'), located at 21251 Stoneybrook Drive, Estero, FL 33928

## 1. SALE OF GOODS & SERVICES

Seller shall provide Goods & Services as detailed in the attached Offer dated December 18, 2023 (quote for Engineering, Manufacture and Delivery of Bridge Panels). This Offer and all specified therein constitutes an integral part of this Contract Agreement.

## 2. CONSIDERATION

Seller agrees to Design, Manufacture and Deliver 553' of 10' X 10' Bridges, 121' of 10' X 12' and Fiberglass Beams and Collars (for bridge/pile interface) and Buyer agrees to pay \$450,000. Florida Sales Tax is extra.

## 3. PAYMENT TERMS

Payment terms under this Agreement are as follows:

- 15% Down Payment on signing to lock in price and schedule.
- 25% by March 1, 2024 to initiate custom fabrication.
- 50% Upon Delivery and Inspection of Materials.
- 10% Upon Completion of Installation.

All invoices become due upon receipt. Should any delays in Installation due to the performance of others, Buyer agrees to not withhold payment from Seller if Seller has performed its obligations under this Agreement.

Payment may be made in either of the following methods:

- By Corporate Check made out to: Links Bridges USA Inc. If this method is selected, checks will be sent to Links Bridges corporate headquarters (address above) via Fed Ex using Links Bridges USA account # 903348003
- By electronic funds transfer. If this method is selected, Seller will supply required information on the receiving bank.

## 4. TIME IS OF THE ESSENCE

Seller and Buyer will establish a mutually agreed delivery target date and Seller will be bound by that. As of the date of this Agreement, it is understood that Installation is targeted for July 2024.



## 5. RISK OF LOSS

The risk of loss from any casualty to the goods, regardless of the cause, shall be on Seller until the goods have been delivered to the Buyer's site. Buyer is responsible for damage or loss of goods due to theft, vandalism or natural disasters once the goods have been delivered to the Buyer's site.

## 6. WARRANTY

Seller warrants that the goods are free of design or manufacturing defects for a period of 5 years from the date of delivery.

Any use of the bridges outside of normal, intended uses releases the Seller from any warranty obligations. Any damages or liabilities arising from use of the bridge for non-conventional uses are the responsibility of the Buyer.

## 7. RIGHT OF INSPECTION

Buyer shall have the right to inspect the goods on arrival and, within 5 business days after delivery, Buyer must give notice to Seller of any claim for damages due to condition, quality or grade of the goods, and Buyer must specify the basis of the claim of Buyer in detail. The failure of Buyer to comply with these conditions shall constitute irrevocable acceptance of the goods by Buyer.

## 8. CONTRACT TERMINATION

If the Buyer terminates the contract at any point for any reason other than 'failure to deliver' by the Seller, Seller is entitled to compensation equal to the prorated value of goods manufactured and prorated value of services completed. Buyer will then be entitled to ownership of all such Goods & Services. The parties have executed this agreement at Stuart, FL (Seller) and Estero, FL (Buyer) the day and year first above written.

**SELLER**

**BUYER**



Authorized Signature

Authorized Signature

**Donald G Ferrar**

Print Name

Print Name





# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

LINKS BRIDGES U.S.A., INC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► \_\_\_\_\_

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1 SE OCEAN BLVD

Requester's name and address (optional)

6 City, state, and ZIP code

STUART, FL 34994

7 List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_

or

Employer identification number

61 - 1906996

## Part II Certification

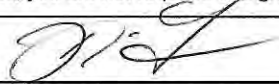
Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►



Date ►

JAN 16 / 2019

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

**STONEBROOK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

## RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, the Stoneybrook Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of Stoneybrook Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Elections ("General Election").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT:**

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Philip Simonsen, Seat 2, currently held by Chris Brady, and Seat 3, currently held by Phil Olive, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 23RD DAY OF JANUARY, 2024.**

**STONEBROOK COMMUNITY DEVELOPMENT  
DISTRICT**

---

**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

---

**SECRETARY/ASSISTANT SECRETARY**

## Exhibit A



NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
STONEBROOK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Stoneybrook Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Stoneybrook Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager  
Stoneybrook Community Development District

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GOLF FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2023**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	Major Funds						Total
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	Governmental Funds
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 809,501	\$ 340,785	\$ -	\$ -	\$ -	\$ -	\$ 1,150,286
Finemark - MMA	50,105	-	-	-	-	-	50,105
Revenue	-	-	215,721	476,629	-	-	692,350
Reserve	-	-	127,683	271,734	-	-	399,417
Construction	-	-	-	-	3,641,157	7,829	3,648,986
Undeposited funds	80,456	-	-	-	-	-	80,456
Due from other funds							
General fund	-	-	10,083	21,672	-	-	31,755
Irrigation fund	71,156	-	-	-	-	-	71,156
Due from enterprise fund (golf course)	-	35,062	-	-	-	-	35,062
Total assets	<u>\$ 1,011,218</u>	<u>\$ 375,847</u>	<u>\$ 353,487</u>	<u>\$ 770,035</u>	<u>\$ 3,641,157</u>	<u>\$ 7,829</u>	<u>\$ 6,159,573</u>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ 4,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,373
Sales tax payable	-	1,255	-	-	-	-	1,255
Due to other funds							
Debt service series 2022-1	10,083	-	-	-	-	-	10,083
Debt service series 2022-2	21,672	-	-	-	-	-	21,672
Enterprise fund: golf course	60,328	-	-	-	-	-	60,328
Total liabilities	<u>96,456</u>	<u>1,255</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>97,711</u>
<b>Fund balances:</b>							
Restricted:							
Debt service	-	-	353,487	770,035	-	-	1,123,522
Capital projects	-	-	-	-	3,641,157	7,829	3,648,986
Assigned:							
Assigned - catastrophe response	250,000	-	-	-	-	-	250,000
Assigned - working capital	664,762	-	-	-	-	-	664,762
Assigned - CAM reserves	-	18,333	-	-	-	-	18,333
Assigned - Common area maint	-	94,150	-	-	-	-	94,150
Unassigned	-	262,109	-	-	-	-	262,109
Total fund balances	<u>914,762</u>	<u>374,592</u>	<u>353,487</u>	<u>770,035</u>	<u>3,641,157</u>	<u>7,829</u>	<u>6,061,862</u>
Total liabilities and fund balances	<u>\$ 1,011,218</u>	<u>\$ 375,847</u>	<u>\$ 353,487</u>	<u>\$ 770,035</u>	<u>\$ 3,641,157</u>	<u>\$ 7,829</u>	<u>\$ 6,159,573</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 25,318	\$ 555,139	\$596,231	93%
Interest and miscellaneous (incl. FEMA)	200	578	1,000	58%
Total revenues	<u>25,518</u>	<u>555,717</u>	<u>597,231</u>	93%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,826	3,274	12,918	25%
Management	4,093	12,281	49,123	25%
Accounting	416	1,248	4,991	25%
Assessment roll preparation	1,122	3,365	13,461	25%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	250	1,000	25%
Trustee fees - series 2014 resident	-	4,246	3,000	142%
Audit	-	-	4,330	0%
Legal	1,624	2,786	20,000	14%
Engineering	(800)	220	5,000	4%
Postage	163	474	2,000	24%
Insurance	-	4,153	4,500	92%
Printing and binding	142	425	1,700	25%
Legal advertising	-	1,067	2,000	53%
Contingencies	530	1,087	2,000	54%
Annual district filing fee	-	175	175	100%
Total administrative	<u>9,199</u>	<u>35,051</u>	<u>128,198</u>	27%
<b>Landscape Maintenance</b>				
Other contractual				
Personnel services	17,417	53,399	292,350	18%
Capital outlay-mowers/carts	-	-	15,000	0%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	1,110	3,500	32%
Chemicals	-	450	7,500	6%
Fertilizers	1,559	1,559	18,000	9%
Annals	2,943	7,293	12,000	61%
Fuel	-	700	9,000	8%
Irrigation parts	952	1,289	6,000	21%
Parts and maintenance	457	737	8,000	9%
Horticultural debris and trash disposal	329	1,060	6,000	18%
Uniforms	55	275	3,500	8%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	4,500	20,000	23%
Golf maintenance management	2,084	6,252	25,008	25%
Tree trimming	5,880	5,880	30,000	20%
Mulch	-	15,333	40,000	38%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	449	1,347	7,000	19%
LM line repair/labor	366	366	-	N/A
Total landscape maintenance	<u>33,991</u>	<u>101,550</u>	<u>516,138</u>	20%
<b>Other fees and charges</b>				
Tax collector	-	2,063	1,737	119%
Property appraiser	-	-	1,158	0%
Total other fees and charges	<u>-</u>	<u>2,063</u>	<u>2,895</u>	71%
Total expenditures	<u>43,190</u>	<u>138,664</u>	<u>647,231</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(17,672)	417,053	(50,000)	-834%
Fund balance - beginning	932,434	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	250,000	250,000	250,000	
Assigned - working capital	664,762	664,762	186,837	
Fund balance - ending	<u>\$ 914,762</u>	<u>\$ 914,762</u>	<u>\$436,837</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - SPECIAL REVENUE FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 14,786	\$ 44,640	\$ 179,124	25%
Duffy's % of sales	-	-	66,638	0%
Stoneybrook Golf	-	10,018	57,351	17%
Cam reserves				
Duffy's	1,193	3,601	14,460	25%
Stoneybrook Golf	-	646	3,876	17%
Common area maintenance				
Duffy's	4,932	14,890	59,748	25%
Stoneybrook Golf	-	5,734	34,404	17%
Total operating revenues	<u>20,911</u>	<u>79,529</u>	<u>415,601</u>	19%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Trustee fee	-	4,246	-	N/A
Taxes & assessments: Lee County	-	2,070	16,727	12%
Office supplies	-	-	250	0%
Miscellaneous	112	2,497	500	499%
Total administrative expenses	<u>112</u>	<u>8,813</u>	<u>17,477</u>	50%
<b>Maintenance Services</b>				
Property management	1,400	4,200	16,800	25%
Electricity	37	112	600	19%
Repairs & maintenance	1,020	3,909	100,000	4%
Irrigation	351	351	2,400	15%
Building maintenance	7,705	7,705	15,000	51%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>10,513</u>	<u>16,277</u>	<u>139,800</u>	12%
Total operating expenses	<u>10,625</u>	<u>25,090</u>	<u>157,277</u>	16%
Operating gain/(loss)	10,286	54,439	258,324	
Total net position - beginning	<u>364,306</u>	<u>320,153</u>	<u>315,607</u>	
Total net position - ending	<u>\$ 374,592</u>	<u>\$ 374,592</u>	<u>\$ 573,931</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022-1  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 10,082	\$ 220,260	\$ 252,842	87%
Interest	533	2,180	4,838	N/A
Total revenues	<u>10,615</u>	<u>222,440</u>	<u>257,680</u>	0%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ -	\$ 80,000	0%
Principal prepayment	-	-	200,000	0%
Interest	-	85,820	167,623	51%
Total expenditures	<u>-</u>	<u>85,820</u>	<u>447,623</u>	19%
Excess (deficiency) of revenues over (under) expenditures	10,615	136,620	(189,943)	
Fund balance - beginning	342,872	216,867	397,497	
Fund balance - ending	<u>\$ 353,487</u>	<u>\$ 353,487</u>	<u>\$ 207,554</u>	



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022-2  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 21,672	\$ 473,438	\$ 543,471	87%
Interest	1,167	4,783	-	N/A
Total revenues	<u>22,839</u>	<u>478,221</u>	<u>543,471</u>	88%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ -	\$ 110,000	0%
Interest	-	216,063	432,125	50%
Total expenditures	<u>-</u>	<u>216,063</u>	<u>542,125</u>	40%
Excess (deficiency) of revenues over (under) expenditures	22,839	262,158	1,346	
Fund balance - beginning	747,196	507,877	507,257	
Fund balance - ending	<u>\$ 770,035</u>	<u>\$ 770,035</u>	<u>\$ 508,603</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022-1  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 14,966	\$ 45,250
Total revenues	<u>14,966</u>	<u>45,250</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>14,775</u>	<u>36,675</u>
Total expenditures	<u>14,775</u>	<u>36,675</u>
Excess (deficiency) of revenues over (under) expenditures	191	8,575
Fund balance - beginning	<u>3,640,966</u>	<u>3,632,582</u>
Fund balance - ending	<u><u>\$ 3,641,157</u></u>	<u><u>\$ 3,641,157</u></u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022-2  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	273	1,249
Total revenues	<u>273</u>	<u>1,249</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	273	1,249
Fund balance - beginning	7,556	6,580
Fund balance - ending	<u>\$ 7,829</u>	<u>\$ 7,829</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - IRRIGATION  
DECEMBER 31, 2023**

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	\$ 174,371
Accounts receivable	4,089
Less allowance for doubtful accounts	<u>(14,704)</u>
Total current assets	<u>163,756</u>
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	<u>(636,667)</u>
Total capital assets, net of accumulated depreciation	<u>307,200</u>
Total noncurrent assets	<u>307,200</u>
Total assets	<u>470,956</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	6,385
Customer deposits	12,322
Due to golf fund	18,201
Due to general fund	<u>71,155</u>
Total current liabilities	<u>108,063</u>
<b>Noncurrent liabilities:</b>	
Total noncurrent liabilities	<u>-</u>
Total liabilities	<u>108,063</u>
<b>NET POSITION</b>	
Net investment in capital assets	(141,859)
Unrestricted	<u>504,752</u>
Total net position	<u><u>\$ 362,893</u></u>



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - IRRIGATION  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ 5,023	\$ 109,723	\$ 125,950	87%
Direct bill: golf course	4,980	14,939	59,756	25%
Irrigation revenue	16,942	44,465	170,000	26%
Total revenues	<u>26,945</u>	<u>169,127</u>	<u>355,706</u>	48%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	-	4,635	0%
Accounting	728	2,185	8,742	25%
Utility billing	-	7,405	31,500	24%
Miscellaneous	245	858	2,500	34%
Total professional fees	<u>973</u>	<u>10,448</u>	<u>47,377</u>	22%
<b>Irrigation services</b>				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	6,193	12,144	55,000	22%
Insurance	-	-	15,228	0%
Effluent water supply	-	12,913	115,000	11%
Electricity	3,430	5,607	30,000	19%
Pumps & machinery	500	2,600	20,000	13%
Depreciation	3,383	10,151	40,603	25%
Personnel	1,771	5,314	27,000	20%
Total utility expenses	<u>15,277</u>	<u>48,729</u>	<u>305,831</u>	16%
Operating gain/(loss)	10,695	109,950	2,498	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	<u>2</u>	<u>4</u>	<u>100</u>	4%
Total nonoperating revenues (expenses)	<u>2</u>	<u>4</u>	<u>100</u>	4%
Change in net position	10,697	109,954	2,598	
Total net position - beginning	<u>352,196</u>	<u>252,939</u>	<u>268,452</u>	
Total net position - ending	<u>\$ 362,893</u>	<u>\$ 362,893</u>	<u>\$ 271,050</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
DECEMBER 31, 2023**

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 328,370
SunTrust acct #7736 (petty cash)	4,687
SunTrust acct #3187 (petty cash)	501
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	331
Reserve - series 2014	211,377
Interest - series 2014	14,943
Sinking - series 2014	89,785
Reserve - series 2019	10,003
Inventory*	
Pro shop	
Accounts receivable	4,302
Bags & accessories	7,943
Balls	8,504
Clubs	744
Gloves	8,310
Headwear	14,002
Ladies wear	14,468
Mens wear	6,265
Shoes	6,844
Miscellaneous	4,082
Concession	
Food	6,657
Beer	9,512
Soft beverages	1,793
Due from general fund	64,461
Due from irrigation fund	18,201
Due from other governments	
Lease deposit	860
Deposits	
Coastal Beverage	2,250
FP&L	8,100
JJ Taylor	3,500
TAQ	
Reserves	38,163
Rental clubs inventory	42,565
Capital improvements	59,144
Total current assets	<u>991,167</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
DECEMBER 31, 2023**

<b>Noncurrent assets:</b>	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,483,910
Furniture & equipment	677,752
Accumulated depreciation	(4,273,085)
Total capital assets, net of accumulated depreciation	<u>4,528,832</u>
Total noncurrent assets	<u>4,528,832</u>
Total assets	<u>5,519,999</u>
 <b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	44,004
Gratuities payable	28,168
Sales tax payable	21,613
Rainchecks	6
Due to special revenue fund	35,062
Due to others	10
Gift certificates	69,402
Accrued interest - series 2014	37,567
Total current liabilities	<u>235,832</u>
 <b>Noncurrent liabilities:</b>	
Capital leases payable	17
Bonds payable - series 2014	805,000
Note payable - series 2019	64,796
Total noncurrent liabilities	<u>869,813</u>
Total liabilities	<u>1,105,645</u>
 <b>NET POSITION</b>	
Net investment in capital assets	4,525,988
Unrestricted	(111,634)
Total net position	<u><u>\$ 4,414,354</u></u>

\*Inventory is overstated and will be written down in a future period when the Auditor completes their analysis.

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONSOLIDATED**  
**FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month						Year to Date					
	December	December		December		Variance Budget to Actual	December		December		Variance Budget to Actual	Variance Budget to Actual
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual		FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget		
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ -	\$ -	\$ (30)	\$ -	N/A	\$ -	606	\$ 2,060	\$ 1,454	-	N/A	2,060
Administrative	738	33	(705)	-	N/A	33	54,839	99	(54,740)	-	N/A	99
Golf course	327,731	316,441	(11,290)	427,147	74%	(110,706)	798,255	875,230	76,975	888,436	99%	(13,206)
Pro shop	18,009	15,270	(2,739)	15,663	97%	(393)	52,232	52,568	336	53,349	99%	(781)
Concession	17,544	15,870	(1,674)	17,064	93%	(1,194)	47,770	43,927	(3,843)	53,334	82%	(9,407)
Total consolidated revenues	364,022	347,614	(16,438)	459,874	76%	(112,260)	953,702	973,884	20,182	995,119	98%	(21,235)
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	11,563	13,844	2,281	7,665	181%	6,179	34,761	50,219	15,458	29,916	168%	20,303
Concession	4,527	10,550	6,023	4,249	248%	6,301	12,462	16,722	4,260	11,368	147%	5,354
Total consolidated cost of sales	16,090	24,394	8,304	11,914	205%	12,480	47,223	66,941	19,718	41,284	162%	25,657
Gross consolidated earnings	347,932	323,220	(24,742)	447,960	72%	(124,740)	906,479	906,943	464	953,835	95%	(46,892)
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	43,794	52,577	5,951	39,207	134%	13,370	166,535	149,474	(17,061)	196,457	76%	(46,983)
Concession	7,931	9,603	1,672	8,239	117%	1,364	17,433	26,018	8,585	21,791	119%	4,227
Golf course	165,995	144,710	(21,285)	151,590	95%	11,333	482,351	474,367	(7,984)	496,069	96%	(21,702)
Pro shop	99,332	80,251	(19,081)	111,715	72%	(31,464)	240,824	251,782	10,958	280,871	90%	(29,089)
Total consolidated expenses	317,052	287,141	(32,743)	310,751	92%	(5,397)	907,143	901,641	(5,502)	995,188	91%	(93,547)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(6,154)	(4,696)	1,458	(6,154)	76%	1,458	(17,062)	(42,262)	(25,200)	(18,462)	229%	(23,800)
Total other financing sources/(uses)	(6,154)	(4,696)	1,458	(6,154)	76%	1,458	(17,062)	(42,262)	(25,200)	(18,462)	229%	(23,800)
Change in net position	24,726	31,383	\$ 9,459	131,055		\$ (117,885)	(17,726)	(36,960)	\$ (19,234)	(59,815)		\$ 22,855
Total net position - beginning	4,449,488	4,382,971		4,155,117			4,491,970	4,451,314		4,345,987		
Total net position - ending	\$ 4,474,214	\$ 4,414,354		\$ 4,286,172			\$ 4,474,244	\$ 4,414,354		\$ 4,286,172		

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**ADMINISTRATIVE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
Unclassified revenue	\$ 30	\$ -	\$ (30)	\$ -	N/A	\$ -	606	\$ 2,060	\$ 1,454	\$ -	N/A	\$ 2,060
<b>Administrative</b>												
Other	\$ -	\$ 30	30	-	N/A	30	-	\$ 90	90	-	N/A	90
Insurance proceeds	-	-	-	-	N/A	-	53,028	-	(53,028)	-	N/A	-
Interest	738	3	(735)	-	N/A	3	1,811	9	(1,802)	-	N/A	9
Total administrative revenues	738	33	(705)	-	N/A	33	54,839	99	(54,740)	-	N/A	99
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	291	0%	(291)	-	-	-	873	0%	(873)
Accounting services	-	4,083	4,083	-	N/A	4,083	-	12,250	12,250	-	N/A	12,250
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	2,943	0%	(2,943)
Building maintenance	2,652	18,254	15,602	-	N/A	18,254	47,956	34,979	(12,977)	70,000	50%	(35,021)
Copy machine lease	496	1,212	716	660	184%	552	908	3,959	3,051	1,980	200%	1,979
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	75	0%	(75)
Depreciation	16,500	16,500	-	16,500	100%	-	49,500	49,500	-	49,500	100%	-
Insurance	9,168	9,238	70	8,640	107%	598	27,497	27,733	236	25,920	107%	1,813
Management fee	4,083	-	(4,083)	4,084	0%	(4,084)	12,250	-	(12,250)	12,250	0%	(12,250)
Pest control	165	165	-	167	99%	(2)	442	330	(112)	501	66%	(171)
Meeting expenses, travel expenses	1,308	-	(1,308)	125	0%	(125)	1,757	-	(1,757)	375	0%	(375)
Postage	-	-	-	250	0%	(250)	-	-	-	750	0%	(750)
Window cleaning	358	-	(358)	50	0%	(50)	358	-	(358)	100	0%	(100)
Utilities (Electricity paid to FP&L)	859	292	(567)	416	70%	(124)	1,267	1,274	7	1,248	102%	26
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	7,221	0%	(7,221)
Lease	8,199	-	(8,199)	4,561	0%	(4,561)	23,985	16,398	(7,587)	13,683	120%	2,715
Trustee fees	-	-	-	-	N/A	-	-	-	-	5,388	0%	(5,388)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	6	1	(5)	-	N/A	1	40	34	(6)	-	N/A	34
Miscellaneous	-	2,832	-	-	N/A	2,832	575	3,017	2,442	-	N/A	3,017
Total administrative expenses	43,794	52,577	5,951	39,207	134%	13,370	166,535	149,474	(17,061)	196,457	76%	(46,983)
Net administrative earnings	(43,056)	(52,544)	(9,488)	(39,207)	134%	(13,337)	(111,696)	(149,375)	(37,679)	(196,457)	76%	47,082



**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	3,860	2,897	(963)	4,010	72%	(1,113)	9,503	7,407	(2,096)	13,010	57%	(5,603)
Food cart sales	-	-	-	281	0%	(281)	-	-	-	1,326	0%	(1,326)
Beer sales	10,664	10,066	(598)	10,020	100%	46	29,459	27,154	(2,305)	30,520	89%	(3,366)
Beer cart sales	-	-	-	242	0%	(242)	-	-	-	1,177	0%	(1,177)
Soft beverage sales	3,020	2,907	(113)	2,250	129%	657	8,808	9,366	558	5,750	163%	3,616
Soft beverage cart sales	-	-	-	261	0%	(261)	-	-	-	1,551	0%	(1,551)
Total concession revenues	17,544	15,870	(1,674)	17,064	93%	(1,194)	47,770	43,927	(3,843)	53,334	82%	(9,407)
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	673	3,680	3,007	996	369%	2,684	1,491	5,652	4,161	2,665	212%	2,987
Beer	3,288	4,572	1,284	2,324	197%	2,248	9,668	7,133	(2,535)	6,217	115%	916
Soft beverage	566	2,298	1,732	929	247%	1,369	1,303	3,937	2,634	2,486	158%	1,451
Total cost of goods sold	4,527	10,550	6,023	4,249	248%	6,301	12,462	16,722	4,260	11,368	147%	5,354
Gross concession earnings	13,017	5,320	(7,697)	12,815	42%	(7,495)	35,308	27,205	(8,103)	41,966	65%	(14,761)
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	427	-	(427)	400	0%	(400)	1,280	-	(1,280)	1,200	0%	(1,200)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	75	0%	(75)
Payroll concession	6,552	7,812	1,260	6,300	124%	1,512	13,933	21,247	7,314	16,380	130%	4,867
Payroll taxes/concession	606	1,704	1,098	1,014	168%	690	1,056	2,913	1,857	2,636	111%	277
Pay related 401(k)	216	22	(194)	-	N/A	22	285	68	(217)	-	N/A	68
Cash over/short	-	(35)	(35)	-	N/A	(35)	-	(397)	(397)	-	N/A	(397)
Supplies	130	100	(30)	500	20%	(400)	879	2,187	1,308	1,500	146%	687
Total concession expenses	7,931	9,603	1,672	8,239	117%	1,364	17,433	26,018	8,585	21,791	119%	4,227
Net concession earnings	5,086	(4,283)	(9,369)	4,576	-94%	(8,859)	17,875	1,187	(16,688)	20,175	6%	(18,988)

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Golf Course</b>												
Annual pass	8,400	7,128	(1,272)	50,500	14%	(43,372)	67,675	86,248	18,573	50,500	171%	35,748
Green fees + gps	297,161	284,783	(12,378)	354,306	80%	(69,523)	667,837	706,064	38,227	777,810	91%	(71,746)
Range fees	18,171	20,258	2,087	18,251	111%	2,007	51,347	71,101	19,754	48,476	147%	22,625
Club rentals	3,881	3,113	(768)	2,240	139%	873	7,638	6,923	(715)	6,213	111%	710
Handicaps	98	-	(98)	458	0%	(458)	2,538	245	(2,293)	1,306	19%	(1,061)
Lake ball	-	-	-	250	0%	(250)	-	-	-	712	0%	(712)
Irrigation - Stoney Master	-	-	-	42	0%	(42)	-	-	-	119	0%	(119)
Sbjrgolf	20	-	(20)	400	0%	(400)	220	-	(220)	1,200	0%	(1,200)
Pga staff	-	-	-	200	0%	(200)	-	-	-	600	0%	(600)
Miscellaneous	-	1,159	1,159	500	232%	659	1,000	4,649	3,649	1,500	310%	3,149
Total golf course	327,731	316,441	(11,290)	427,147	74%	(110,706)	798,255	875,230	76,975	888,436	99%	(13,206)
<b>Pro Shop</b>												
Bags & accessories	694	880	186	1,283	69%	(403)	3,433	3,655	222	6,968	52%	(3,313)
Balls	6,577	5,404	(1,173)	8,991	60%	(3,587)	18,227	16,994	(1,233)	24,176	70%	(7,182)
Clubs	-	-	-	-	N/A	-	-	-	-	565	0%	(565)
Gloves	2,068	1,393	(675)	1,163	120%	230	4,959	5,045	86	3,224	156%	1,821
Headwear	1,959	1,898	(61)	1,460	130%	438	7,238	6,330	(908)	4,946	128%	1,384
Ladies wear	624	822	198	463	178%	359	1,937	3,092	1,155	1,944	159%	1,148
Mens wear	4,637	3,505	(1,132)	1,689	208%	1,816	12,417	10,945	(1,472)	6,997	156%	3,948
Shoes	1,450	1,368	(82)	614	223%	754	4,021	6,507	2,486	4,529	144%	1,978
Total pro shop	18,009	15,270	(2,739)	15,663	97%	(393)	52,232	52,568	336	53,349	99%	(781)
Total revenues	345,740	331,711	(14,029)	442,810	75%	(111,099)	850,487	927,798	77,311	941,785	99%	(13,987)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	-	-	384	0%	(384)	317	873	556	3,484	25%	(2,611)
Balls	3,309	3,582	273	2,438	147%	1,144	9,926	11,151	1,225	11,137	100%	14
Clubs	-	383	383	393	97%	(10)	-	383	383	765	50%	(382)
Gloves	573	574	1	589	97%	(15)	1,718	2,079	361	1,695	123%	384
Headwear	1,534	1,113	(421)	783	142%	330	4,603	3,671	(932)	3,016	122%	655
Ladies wear	977	1,169	192	948	123%	221	2,930	3,488	558	2,039	171%	1,449
Mens wear	3,651	5,481	1,830	1,660	330%	3,821	10,954	13,118	2,164	5,116	256%	8,002
Shoes	1,207	1,125	(82)	637	177%	488	3,621	11,089	7,468	3,165	350%	7,924
Miscellaneous	317	537	220	-	N/A	537	952	4,681	3,729	-	N/A	4,681
Discounts earned	(5)	(120)	(115)	(167)	72%	47	(260)	(314)	(54)	(501)	63%	187
Total cost of goods sold	11,563	13,844	2,281	7,665	181%	6,179	34,761	50,219	15,458	29,916	168%	20,303
Gross earnings	334,177	317,867	(16,310)	435,145	73%	(117,278)	815,726	877,579	61,853	911,869	96%	(34,290)

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	1,100	1,100	-	1,100	100%	-	2,200	2,200	-	3,300	67%	(1,100)
Alarm	735	234	(501)	77	304%	157	843	352	(491)	231	152%	121
Association dues	150	150	-	500	30%	(350)	150	150	-	500	30%	(350)
Credit card expense**	10,715	11,173	458	18,076	62%	(6,903)	25,902	30,048	4,146	39,251	77%	(9,203)
Bank charges	586	357	(229)	2,500	14%	(2,143)	1,344	1,208	(136)	2,500	48%	(1,292)
Cart lease	13,358	13,358	-	13,153	102%	205	39,867	39,867	-	39,459	101%	408
Cart maintenance	341	-	(341)	250	0%	(250)	400	429	29	750	57%	(321)
Cash (over)/short	332	-	(332)	-	N/A	-	488	48	(440)	-	N/A	48
Commission	-	-	-	615	0%	(615)	-	-	-	1,905	0%	(1,905)
Computer support (IBS)	880	385	(495)	-	N/A	385	3,316	4,843	1,527	-	N/A	4,843
Electric cart barn	3,573	(998)	(4,571)	1,037	-96%	(2,035)	5,000	2,804	(2,196)	3,236	87%	(432)
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	261	0%	(261)
Handicap system/GHIN	-	-	-	67	0%	(67)	-	-	-	190	0%	(190)
Internet access	-	-	-	132	0%	(132)	-	-	-	396	0%	(396)
Office supplies	413	15	(398)	95	16%	(80)	1,829	1,803	(26)	285	633%	1,518
Payroll	47,950	43,605	(4,345)	52,226	83%	(8,621)	113,882	135,296	21,414	130,867	103%	4,429
Payroll taxes & fees	4,410	3,033	(1,377)	8,408	36%	(5,375)	10,563	11,666	1,103	21,069	55%	(9,403)
Pay related group insurance	2,341	864	(1,477)	5,223	17%	(4,359)	7,820	2,590	(5,230)	13,087	20%	(10,497)
Pay related 401k match	779	2,095	1,316	580	361%	1,515	1,770	5,755	3,985	1,508	382%	4,247
Printing	-	-	-	95	0%	(95)	-	-	-	95	0%	(95)
Range	5,328	753	(4,575)	6,000	13%	(5,247)	15,943	1,209	(14,734)	12,000	10%	(10,791)
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	167	0%	(167)
Scorecards/pencils	1,994	-	(1,994)	-	N/A	-	1,994	-	(1,994)	2,500	0%	(2,500)
Storage unit	108	134	26	81	165%	53	324	402	78	243	165%	159
Supplies	1,244	1,112	(132)	-	N/A	1,112	1,244	1,670	426	1,000	167%	670
Telephone	891	517	(374)	208	249%	309	17	2,187	2,170	624	350%	1,563
Towels	868	389	(479)	432	90%	(43)	2,051	2,137	86	1,296	165%	841
Trash removal	1,155	1,488	333	600	248%	888	3,461	4,440	979	1,800	247%	2,640
Uniforms	-	399	399	-	N/A	399	-	399	399	2,000	20%	(1,601)
Water & sewer	81	88	7	62	142%	26	237	279	42	186	150%	93
Website	-	-	-	55	0%	(55)	179	-	(179)	165	0%	(165)
Total pro shop	99,332	80,251	(19,081)	111,715	72%	(31,464)	240,824	251,782	10,958	280,871	90%	(29,089)

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>Golf course</b>												
Alarm	63	34	(29)	65	N/A	(31)	126	165	39	65	254%	100
Annals	479	-	(479)	-	N/A	-	1,154	-	(1,154)	2,500	0%	(2,500)
Association dues & seminars	225	750	525	1,111	68%	(361)	2,349	1,045	(1,304)	3,707	28%	(2,662)
Bridge maintenance	-	-	-	-	N/A	-	-	14,281	14,281	-	N/A	14,281
Building maintenance	1,702	525	(1,177)	-	N/A	525	2,172	525	(1,647)	10,000	5%	(9,475)
Chemicals	5,219	24,937	19,718	5,154	484%	19,783	32,707	72,279	39,572	48,760	148%	23,519
Contract labor	325	335	10	1,150	29%	(815)	975	6,727	5,752	5,320	126%	1,407
Cart path fill	-	2,401	2,401	-	N/A	2,401	-	4,147	4,147	1,500	276%	2,647
Electricity maintenance bldg	499	226	(273)	450	50%	(224)	725	810	85	1,350	60%	(540)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	4,850	0%	(4,850)
Equipment lease Toro Fiscal Year 2019	6,909	6,909	-	-	N/A	6,909	20,727	20,727	-	-	N/A	20,727
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	719	959	240	750	128%	209
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	32,400	0%	(32,400)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	9,864	9,864	-	10,150	97%	(286)
Equipment Lease-TCF Toro Lease 115	746	746	-	-	N/A	746	2,237	2,237	-	-	N/A	2,237
Equipment Lease-TCF Toro Lease 116	467	467	-	-	N/A	467	1,402	1,402	-	-	N/A	1,402
Equipment rental	2,045	1,023	(1,022)	-	N/A	1,023	3,068	3,068	-	3,000	102%	68
Equipment repair	3,730	3,122	(608)	4,500	69%	(1,378)	9,361	22,202	12,841	13,500	164%	8,702
Fertilizer	31,052	7,990	(23,062)	26,202	30%	(18,212)	35,433	16,697	(18,736)	34,755	48%	(18,058)
Fuels/lubricants \$4.00 avg/gal	260	2,819	2,559	5,000	56%	(2,181)	4,442	6,389	1,947	15,000	43%	(8,611)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(240)	0%	240
Golf service	380	124	(256)	3,000	4%	(2,876)	6,675	15,551	8,876	17,461	89%	(1,910)
Irrigation water	4,968	4,980	12	7,000	71%	(2,020)	14,903	14,939	36	21,000	71%	(6,061)
Irrigation repairs	536	341	(195)	1,500	23%	(1,159)	848	3,181	2,333	4,500	71%	(1,319)
Mulch	-	543	543	-	N/A	543	10,000	3,944	(6,056)	15,000	26%	(11,056)
Office supplies	379	-	(379)	1,700	0%	(1,700)	528	461	(67)	2,944	16%	(2,483)
Payroll	70,250	66,220	(4,030)	63,344	105%	2,876	180,286	202,915	22,629	177,098	115%	25,817
Payroll taxes & fees	10,783	7,907	(2,876)	10,198	78%	(2,291)	30,099	27,616	(2,483)	28,510	97%	(894)
Pay related group insurance	5,766	7,774	2,008	6,334	123%	1,440	13,443	22,570	9,127	17,709	127%	4,861
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	1,500	0%	(1,500)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(13,284)	(13,284)	-	(13,284)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(6,252)	(6,252)	-	(6,393)	98%	141
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(4,500)	(4,500)	-	(5,250)	86%	750
BMP/Safety (EPA req.)	725	800	75	700	114%	100	1,700	2,375	675	2,100	113%	275
Postage	-	10	10	-	N/A	10	82	22	(60)	-	N/A	22
Small tools	-	-	-	-	N/A	-	765	284	(481)	4,000	7%	(3,716)
Sod	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Supplies	876	2,429	1,553	750	324%	1,679	1,571	4,058	2,487	2,250	180%	1,808
Telephone	419	422	3	400	106%	22	1,354	631	(723)	1,200	53%	(569)
Top dressing	-	-	-	1,962	0%	(1,962)	-	-	-	5,482	0%	(5,482)
Trash removal	-	329	329	1,350	24%	(1,021)	-	3,089	3,089	4,050	76%	(961)
Trees & shrubs	-	465	465	250	186%	215	-	543	543	750	72%	(207)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	548	189	(359)	625	30%	(436)	1,585	1,007	(578)	3,375	30%	(2,368)
Wash rack maintenance	300	300	-	400	75%	(100)	900	900	-	1,200	75%	(300)
Water & sewer	828	486	(342)	500	97%	(14)	1,628	1,420	(208)	1,500	95%	(80)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	20,000	-	(20,000)	-	N/A	-	112,479	-	(112,479)	-	N/A	-
Uncoded	-	3,591	3,591	-	N/A	21,804	80	9,368	9,288	-	N/A	9,368
<b>Total golf course</b>	<b>165,995</b>	<b>144,710</b>	<b>(21,285)</b>	<b>151,590</b>	<b>95%</b>	<b>11,333</b>	<b>482,351</b>	<b>474,367</b>	<b>(7,984)</b>	<b>496,069</b>	<b>96%</b>	<b>(21,702)</b>

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**PRO SHOP & GOLF COURSE**  
**FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month					Year to Date						
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	265,327	224,961	(40,366)	263,305	85%	(20,131)	723,175	726,149	2,974	776,940	93%	(50,791)
Net golf course & pro shop earnings	68,850	92,906	24,056	171,840	54%	(97,147)	92,551	151,430	58,879	134,929	112%	16,501
Total revenues	364,052	347,614	(16,438)	459,874	76%	(112,260)	953,702	973,884	20,182	995,119	98%	(23,295)
Total cost of goods sold	16,090	24,394	8,304	11,914	205%	12,480	47,223	66,941	19,718	41,284	162%	25,657
Total expenses	317,052	287,141	(32,743)	310,751	92%	(5,397)	907,143	901,641	(5,502)	995,188	91%	(93,547)
NONOPERATING REVENUES/(EXPENSES)												
Interest	(6,154)	(4,696)	1,458	(6,154)	76%	1,458	(17,062)	(42,262)	(25,200)	(18,462)	229%	(23,800)
Total other financing sources/(uses)	(6,154)	(4,696)	1,458	(6,154)	76%	1,458	(17,062)	(42,262)	(25,200)	(18,462)	229%	(23,800)
Change in net position	24,756	31,383	<u>\$ 9,459</u>	131,055		<u>\$(117,885)</u>	(17,726)	(36,960)	<u>\$ (19,234)</u>	(59,815)		<u>\$ 20,795</u>
Total net position - beginning	4,449,488	4,382,971		4,155,117			4,491,970	4,451,314		4,345,987		
Total net position - ending	<u>\$ 4,474,244</u>	<u>\$ 4,414,354</u>		<u>\$ 4,286,172</u>			<u>\$ 4,474,244</u>	<u>\$ 4,414,354</u>		<u>\$ 4,286,172</u>		

\*FY is an abbreviation for fiscal year, which covers the time period from October 1 through September 30. In other words, FY 2022 refers to October 1, 2021 through September 30, 2022.

\*\*This amount was previously budgeted for and reflected in Bank charges. The expenses have now been split and the budget amount is now reflected in Credit card expense.



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
AMORTIZATION SCHEDULE  
SERIES 2014 GOLF COURSE REVENUE BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 805,000</u>		<u>\$ 176,750</u>	<u>\$ 981,750</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
AMORTIZATION SCHEDULE  
SERIES 2019 GOLF COURSE NOTE**

Period Ending	Principal	Coupon	Interest	Debt Service
02/01/24	64,796.30	4.00%	1,295.93	66,092.23
	<u>\$ 64,796.30</u>		<u>\$ 1,295.93</u>	<u>\$ 66,092.23</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on December 12, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present were:**

Eileen Huff	Chair
Chris Brady	Vice Chair
Phil Olive	Assistant Secretary
Adam Dalton	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Lisa Paul	Property Manager
Dennis Oldani	HOA Board Member
John Friar	Links Bridges
Sharon Fenstermaker	Resident
John Riley	Resident
Gene Bates	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:02 a.m.

Supervisors Huff, Brady, Olive and Dalton were present. Supervisor Simonsen was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

Resident Sharon Fenstermaker discussed recent discussions about the road resurfacing project, which entity is responsible for repaving the streets between the car ports and the

condominium buildings and Lancaster Run, and reported that she previously spoke to Mr. Oldani, Ms. Huff and an attorney regarding the streets in question. Ms. Huff confirmed that she informed Ms. Fenstermaker that the CDD will pave Lancaster Run but not the side roads going into resident parking lots. Ms. Fenstermaker voiced her opinion that it is disrespectful and offensive that the streets near her residence have been reduced to nothing more than a parking lot. She believes that condominium owners pay the same amount as everyone else in the CDD and are as much members of the community as anyone in attendance at the meeting. She asked if it is the Board's ultimate decision that the CDD will not be responsible for the streets between the car ports and the buildings.

Resident Gene Bates expressed his opinion that the golf course is in awesome shape, the greens are impeccable and the flowers are brilliant. He reported that 150 yards from the 18<sup>th</sup> green, several damaged golf balls resembling pieces of tissue or paper towels are littering the walkway onto the course and asked what the golf course is doing about it. Mr. Nixon stated staff is picking up the balls fragments; the issue will be straightened out. Mr. Vuknic stated the issue is that the white balls get sliced and the range is small; one idea is to attach a range picker behind golf carts to pick up the balls that have not been run over.

Discussion ensued regarding retrieving the ball fragments, changing the infrastructure of the course, moving the fountains, installing a net, installing foliage and offsetting the first couple of tees on the range and making them for left-handed players only.

Ms. Huff suggested that Mr. Vuknic coordinate with Mr. Nixon to determine how best to remedy this issue.

Resident John Riley asked how many miles of roadway will be repaved and the total cost. He stated he walks often and, in his opinion, the asphalt road at Pinecrest needs to be repaved. He wondered if there should be collaboration between the CDD and the HOA to repave it. He discussed project costs, the optics of the community and the HOA, asked about the road report evaluation that requires the roads to be repaved and suggested that the CDD instruct the road contractor to repave the five plus miles of road in Pinecrest that is not slated to be paved.



Mr. Pires stated, under the Florida Constitution and Florida law, public funds can only be used for primarily public purposes and maybe an incidental private benefit; the funds cannot be used for a primarily private benefit; therefore, if the CDD does not have any easement or road ownership, it cannot utilize public CDD funds for that private purpose.

Discussion ensued regarding public roads, private roads, the LEEPA.org website, a condominium plat that highlights portions of the condominium common area and condominium residents obtaining financing to repave their roads through the HOA or their condos.

Mr. Pires read the following excerpt from the condominium plat into the record:

"All portions of the condominium, not included within the limits of the unit, are common elements unless otherwise shown. The remainder of Tract F-2 is owned and maintained by Stoneybrook Golf Course Community of Fort Myers Inc., and is intended to provide vehicular and pedestrian ingress and egress in favor of owners and guests of Pinecrest 3 and 4 at Stoneybrook."

Mr. Pires reiterated that those are not CDD assets or CDD roads. Ms. Huff stated the CDD cannot use governmental funds to repave the condominium roads. She asked Ms. Fenstermaker to have her attorney forward all legal documents to Mr. Pires.

### THIRD ORDER OF BUSINESS

### Golf Course Staff Reports

#### A. Golf Superintendent

Mr. Vuknic reported the following:

- Everything looks good on the golf course; the CDD's investment is directly reflected.
- Staff is working on having an irrigation break near the community center repaired.
- New flowers will be installed in January.
- The employee Christmas luncheon will be Thursday at noon.
- The employee handbook was updated; it will be emailed to Mr. Adams and the Board.
- Mr. Vuknic presented a bridge repair quote from AUE Construction Group.
- Regarding a fence project, the contractor received a \$3,000 deposit and has since been unresponsive. Staff will cancel the contract, obtain a refund and secure another contractor.

**I. Presentation of Bridge Inspection Report**

Mr. Dalton presented the Bridge Inspection Report and discussed the topside of the bridges, underside of the decking, condition of the wood, items that need to be replaced and the repair options in the Report summary. He introduced Mr. John Friar from Links Bridges.

Referencing sample bridge models, Mr. Friar stated his objective is to make sure the Board understands the details, merits and options of fiberglass bridges. Conceptually, Links Bridges manufactures bridges from 10' to 50' and is the only company that is doing open molding fiberglass bridges. He discussed open molding, stone finish bridges, bridge design criteria and the bridge contractor. He responded to questions regarding costs, warranties, arch bridges, flat bridges, bridge installations, replacing pilings, pigments, potential bridge maintenance issues, completed projects in other golf communities and an estimated time.

**II. Consideration of Bridge Repair Proposals**

Discussion ensued regarding the bridge repair proposals, pilings and project timing.

**III. Discussion: Accounting Issues**

Mr. Vuknic stated the bounced check issue was resolved. Ms. Huff stated, going forward, she would appreciate it if Accounting cuts checks four days after invoices are forwarded by Mr. Nixon and Mr. Vuknic and that confirmation be sent to her attention.

Discussion ensued regarding positive pay, delayed payments and coding. Mr. Adams urged Mr. Vuknic and Mr. Nixon to forward payables to the accounting email address.

**B. Golf Pro**

Mr. Nixon reported the following:

- Although November was a good month, weather trends are a concern. The Farmers' Almanac is calling for an El Nino effect for the winter months which will impact revenue.
- There are no issues with the increased rates.
- Staff is exploring a "slice and dice" approach, which takes an in-depth look at gaining positive traction and golf discounts for resident homeowners.
- Staffing: Tyler Leon graduates college on Friday and will switch to a fulltime work schedule, continue doing inventory and focus more on the marketing website.

Mr. Nixon asked why Duffy's does not have a liquor license to offer cocktails on the golf course like the Fort Meyers Country Club.

The Board and Staff discussed the CDD obtaining a liquor license, a Club license, Club members, annual passholders, the Village of Estero and changing the Duffy's lease if a liquor license is not secured.

Ms. Paul will follow up with Duffy's Management and report her findings at the next meeting. Mr. Pires will research the categories for the CDD to obtain a liquor license.

Mr. Brady asked for an update on a loose manhole in the parking lot. Ms. Paul will contact the paving contractor and have the cover replaced.

**I. Presentation of Updated Employee Tuition Reimbursement Policy**

- Consideration of Resolution 2024-01, Revising and Amending the Document Titled Stoneybrook CDD "The Club" Special Policies & Procedures ["Employee Policies & Procedures"] by Providing for an Employee Tuition Reimbursement Policy; Providing for an Effective Date**

Ms. Huff presented Resolution 2024-01.

**On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, Resolution 2024-01, Revising and Amending the Document Titled Stoneybrook CDD "The Club" Special Policies & Procedures ["Employee Policies & Procedures"] by Providing for an Employee Tuition Reimbursement Policy; Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Award of Contract for Landscape Maintenance Services**

This item was deferred to the January meeting.

**FIFTH ORDER OF BUSINESS**

**Consideration of Carter Fence Company, Inc. Revised Estimate #51862**

This item was not addressed.

159

160 **SIXTH ORDER OF BUSINESS**

**Update: Letter from Waymouth Run  
Residents Regarding Corkscrew Road Noise  
and Stoneybrook Golf Drive Security**

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162

163

164 Ms. Huff stated there was no update from the Waymouth residents.

165

166 **SEVENTH ORDER OF BUSINESS**

**Update: Development Order, Zoning and  
Permit Matters Relating to Commercial  
Parcel in Northeast Portion of Community  
[Corkscrew Pines]**

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171 Mr. Pires stated he contacted Mr. Jim Hart, of the Village Estero, and Mr. Cioffi  
172 regarding the Corkscrew Pines Development Order (DO), Zoning and Permit Matters. He read  
173 the response emails received from them. It appears that Mr. Cioffi is more informed than the  
174 Village regarding what is going on and he emailed copies of the October 2023 DO plans to Mr.  
175 Pires, who in turn transmitted them to the District Engineer. Thus far, the plat has not been  
176 submitted to the Village.

177 Mr. Pires will keep following up with Mr. Hart on a weekly basis.

178

179 **EIGHTH ORDER OF BUSINESS**

**Update: Road Resurfacing and Sidewalk  
Repair Project**

180

181

182 Mr. Adams provided the following update:

183 ➤ The Limited Development Order (LDO) was issued by the Village one week ago and the  
184 CDD is under contract with a contractor.

185 ➤ The next step will be a notice of commencement and holding a pre-construction  
186 meeting to discuss scheduling details.

187 ➤ The completed project schedule will be posted on the CDD website and emailed to the  
188 HOA to be e-blasted to residents.

189 ➤ The project will last three months.

190 Discussion ensued regarding a Johnson Engineering Report, commencement timing and  
191 uploading the Americans with Disabilities Act (ADA) Compliance plans to the CDD website.

192

193 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of October 31, 2023**

194

195

196 Ms. Huff presented the Unaudited Financial Statements as of October 31, 2023 and  
197 responded to a question regarding the sand-trap loan. She stated the November financials  
198 would be emailed in December.

199

200 **On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the**  
201 **Unaudited Financial Statements as of October 31, 2023, were accepted.**

202

203

204 **TENTH ORDER OF BUSINESS****Approval of Minutes**

205

206 Ms. Huff presented the following:

207 **A. October 24, 2023 Regular Meeting**

208 The following changes were made:

209 Line 23 and throughout: Change "Wilhems" to "Willems"

210 Line 68: Change "her" to "his"

211 Lines 78 and 79: Change "Southwest" to "South" and "SWFWMD" TO "SFWMD"

212 Line 101: Change "A Board Member" to "Mr. Simonsen"

213 Line 182: Insert "Oldani" after "Dennis"

214 **B. November 14, 2023 Regular Meeting**

215 The following changes were made:

216 Line 57: Change "Mr." to "Ms."

217 Line 92: Change "Weymouth" to "Waymouth"

218 Line 114: Change "Land" to "Limited"

219

220 **On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the**  
221 **October 24, 2023 Regular Meeting and November 14, 2023 Regular Meeting**  
222 **Minutes, both as amended, were approved.**

223

224

225 **C. November 14, 2023 Joint Workshop with Master Association**



On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the November 14, 2023 Joint Workshop with Master Association Minutes, as presented, were approved.

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Tony Pires, Esquire**

Mr. Pires presented a Memorandum regarding the “Required Ethics Training” that Board Members must attend, including completion dates and online course links.

**B. District Engineer: Johnson Engineering, Inc.**

There was no report.

**C. District Manager: Wrathell, Hunt and Associates, LLC****I. Irrigation Reports****a. High Irrigation Users****b. Irrigation Disconnect**

These items were circulated under separate cover.

**II. NEXT MEETING DATE: January 23, 2024 at 9:00 AM****○ QUORUM CHECK****TWELFTH ORDER OF BUSINESS****Supervisors’ Requests**

Mr. Brady discussed the following:

➤ On Thursday, Mr. Nixon and Mr. Vuknic will meet with professionals from Traverse Technology regarding an integrated system that transfers tee time calls.

➤ Removing the three or four vehicles that park in the Duffy’s parking lot overnight.

Discussion ensued regarding “No Overnight Parking” signage, a violation letter and enforcement.

➤ He asked about the guidelines for eligibility for expending the Capital Project Series 2022-1 budget funds.

257 Discussion ensued regarding making golf course improvements with leftover funds, a  
258 drainage issue at Hole #1, drainage pipe inspections and repairs and pavers.

259

260 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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263 **On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the**  
264 **meeting adjourned at 11:30 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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275 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
Cla**

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/05/2024							9.38.28	DUE 1/22/2024	PAGE 1				
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0007-02 PAUL DAVID LAINE W21058940		I 001	SFR IRRIGATION 11512 AUSTIN KEANE COURT	67330	50740	1	16590	13.46		00000045	63	16080		H 15701	11/29/23-12/27/23
770-0012-02 EDWIN RIVERA W20501036		I 001	SFR IRRIGATION 11521 AUSTIN KEANE COURT	422320	397710	1	24610	31.51		00000065	63	24940		H 15701	11/29/23-12/27/23
770-0015-03 OWEN F FEENEY W86626682		I 001	SFR IRRIGATION 21501 BELHAVEN WAY	1088020	1067790	1	20230	21.65		00000300	63	19970		H 15701	11/29/23-12/27/23
770-0016-01 RICHARD/DIANE ALBRIGHT W37159091		I 001	SFR IRRIGATION 21504 BELHAVEN WAY	870350	850860	1	19490	19.99		00000310	63	20550		H 15701	11/29/23-12/27/23
770-0022-03 STEPHEN/PAM ELLER W22223100		I 001	SFR IRRIGATION 21516 BELHAVEN WAY	117990	97520	1	20470	22.19		00000325	63	27050		H 15701	11/30/23-12/27/23
770-0035-01 GAIL WOJTYNA W37810910		I 001	SFR IRRIGATION 21540 BELHAVEN WAY	675550	651930	1	23620	29.28		00000355	63	27180		H 15701	11/29/23-12/27/23
770-0036-03 JEFFREY/JENNIFER GRADDY W37158911		I 001	SFR IRRIGATION 21543 BELHAVEN WAY	749270	728200	1	21070	23.54		00000245	63	17960		H 15701	11/29/23-12/27/23
770-0039-02 CYNTHIA/JERALD AIZEN W37158957		I 001	SFR IRRIGATION 21551 BELHAVEN WAY	940040	923730	1	16310	12.83		00000240	63	18350		H 15701	11/29/23-12/27/23
770-0040-01 MARK/KAREN MCCAW W37159047		I 001	SFR IRRIGATION 21552 BELHAVEN WAY	711350	682520	1	28830	42.67		00000370	63	13230		H 15701	11/29/23-12/27/23
770-0042-01 JEFFREY/JEANNE GOLOM W36889016		I 001	SFR IRRIGATION 21556 BELHAVEN WAY	841720	825990	1	15730	11.53		00000375	63	13680		H 15701	11/29/23-12/27/23
770-0046-03 OSVALDO/ALINA VERGEL W22223108		I 001	SFR IRRIGATION 21567 BELHAVEN WAY	70940	52070	1	18870	18.59		00000220	63	19040		H 15701	11/29/23-12/27/23
770-0055-01 ROBERT/MARION OLDHAM W37810839		I 001	SFR IRRIGATION 21588 BELHAVEN WAY	722260	685820	1	36440	63.60		00000405	63	40880		H 15701	11/30/23-12/27/23
770-0058-01 JAMES/JANICE JORDAN W21058941		I 001	SFR IRRIGATION 21596 BELHAVEN WAY	207890	170580	1	37310	65.99		00000415	63	28530		H 15701	11/29/23-12/27/23
770-0060-02 JOHN/TATIANA KIKEL W20062631		I 001	SFR IRRIGATION 21601 BELHAVEN WAY	630040	604300	1	25740	34.17		00000190	63	27880		H 15701	11/29/23-12/27/23
770-0065-04 TRACI/PETER MACIOW W23124207		I 001	SFR IRRIGATION 21612 BELHAVEN WAY	1417470	1401240	1	16230	12.65		00000085	63	16080		H 15701	11/29/23-12/27/23
770-0069-02 PAMELA HARRIS W37159093		I 001	SFR IRRIGATION 21621 BELHAVEN WAY	727860	711820	1	16040	12.23		00000170	28	12600		H 15701	11/29/23-12/27/23
770-0074-01 KENNETH A./VIRGINIA GENTRY W12133328		I 001	SFR IRRIGATION 21632 BELHAVEN WAY	1189400	1173660	1	15740	11.55		00000110	63	16040		H 15701	11/29/23-12/27/23
770-0075-02 GARY WHEELER W37810837		I 001	SFR IRRIGATION 21633 BELHAVEN WAY	653580	628280	1	25300	33.06		00000155	63	26060		H 15701	11/29/23-12/27/23
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/05/2024 9.38.28 DUE 1/22/2024							PAGE 2						
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0077-02 DEBRA J. WHEELER W23195520		I 001	SFR IRRIGATION 21637 BELHAVEN WAY	38610	10790	1	27820	39.89		00000150	63	22110		H 15701	11/30/23-12/27/23
770-0079-02 SCOTT/MIRIAM SUTTON W21058948		I 001	SFR IRRIGATION 21645 BELHAVEN WAY	81870	36640	1	45230	87.77		00000140	63	33080		H 15701	11/29/23-12/27/23
770-0081-02 JONATHAN CORLISS/ASHLEY MANDEV W16398838		I 001	SFR IRRIGATION 21650 BELHAVEN WAY	100010	83590	1	16420	13.08		00000120	63	17750		H 15701	11/29/23-12/27/23
770-0094-01 JOHN H./ELIZABETH MANCINI W37810854		I 001	SFR IRRIGATION 21520 BERWHICH RUN	524780	508330	1	16450	13.15		00000620	63	18060		H 15701	11/29/23-12/27/23
770-0106-03 NATALIE/WASYL/ROMA MIRUTENKO W21058954		I 001	SFR IRRIGATION 21550 BERWHICH RUN	495880	476090	1	19790	20.66		00000650		21520		H 15701	11/29/23-12/27/23
770-0109-02 KERRY DOCTOR W20062635		I 001	SFR IRRIGATION 21557 BERWHICH RUN	520450	500130	1	20320	21.86		00000530	63	22130		H 15701	11/29/23-12/27/23
770-0117-01 ANTHONY/HELEN RUOCO,JR W20062573		I 001	SFR IRRIGATION 21575 BERWHICH RUN	706400	685720	1	20680	22.67		00000510	63	35690		H 15701	11/29/23-12/27/23
770-0129-01 STUART/DONNA RAYNOR W22186856		I 001	SFR IRRIGATION 21607 BERWHICH RUN	1296870	1275290	1	21580	24.69		00000480	63	21590		H 15701	11/29/23-12/27/23
770-0150-02 NICHOLAS SCHUETZ/PATRENA BROWN W37810860		I 001	SFR IRRIGATION 21660 BERWHICH RUN	435950	408680	1	27270	38.38		00000765	63	29740		H 15701	11/29/23-12/27/23
770-0158-05 ANTHONY/GRACE LAZZARA W37810878		I 001	SFR IRRIGATION 21112 BRAXFIELD LOOP	337010	320930	1	16080	12.32		00000795	63	15930		H 15701	11/29/23-12/27/23
770-0170-03 GUIKA GROUP LLC W21058926		I 001	SFR IRRIGATION 21159 BRAXFIELD LOOP	331790	306770	1	25020	32.43		00001185	63	26460		H 15701	11/29/23-12/27/23
770-0173-01 PAUL/HELEN SIMICH W20501024		I 001	SFR IRRIGATION 21167 BRAXFIELD LOOP	356840	339920	1	16920	14.21		00001175	63	23600		H 15701	11/29/23-12/27/23
770-0175-03 MICHAEL A VOIT W19208753		I 001	SFR IRRIGATION 21171 BRAXFIELD LOOP	699280	678790	1	20490	22.24		00001170	63	22280		H 15701	11/29/23-12/27/23
770-0181-01 ROBERT/LOIS VINES W16398878		I 001	SFR IRRIGATION 21183 BRAXFIELD LOOP	56520	40550	1	15970	12.07		00001155	63	13310		H 15701	11/29/23-12/27/23
770-0184-01 BILL/KRISTY MOORE W23011014		I 001	SFR IRRIGATION 21188 BRAXFIELD LOOP	77260	61420	1	15840	11.78		00000890	63	16540		H 15701	11/29/23-12/27/23
770-0190-02 WILLIAM CLARK W19208757		I 001	SFR IRRIGATION 21201 BRAXFIELD LOOP	628130	612270	1	15860	11.82		00001135	63	15300		H 15701	11/29/23-12/27/23
770-0199-02 KURT R. BRINKMAN W86626264		I 001	SFR IRRIGATION 21219 BRAXFIELD LOOP	2456570	2436130	1	20440	22.13		00001110	91	21030		H 15701	11/29/23-12/27/23
770-0200-02 LOUANN HOYT W20062506		I 001	SFR IRRIGATION 21220 BRAXFIELD LOOP	423040	406580	1	16460	13.17		00000930	63	9550		H 15701	11/29/23-12/27/23
UB130DCL								QSYSPRT							



UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/05/2024							9.38.28	DUE 1/22/2024	PAGE 3				
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0205-05 JUAN MURILLO W23011010		I 001	SFR IRRIGATION 21232 BRAXFIELD LOOP	66470	48260	1	18210	17.11		00000945	63	34220		H 15701	11/29/23-12/27/23
770-0223-02 SHANA/ANDREW THOMAS W19208751		I 001	SFR IRRIGATION 21282 BRAXFIELD LOOP	257490	227230	1	30260	46.60		00001005	63	31120		H 15701	11/29/23-12/27/23
770-0228-04 GINA ANN CAVILEER W36889000		I 001	SFR IRRIGATION 21293 BRAXFIELD LOOP	615100	592640	1	22460	26.67		00001055	63	22470		H 15701	11/29/23-12/27/23
770-0231-03 KAREN LATONE W19208786		I 001	SFR IRRIGATION 21298 BRAXFIELD LOOP	466590	448420	1	18170	17.02		00001025		17210		H 15701	11/29/23-12/27/23
770-0235-04 JEREMIAH/TIFFANY MOSSMAN W37810906		I 001	SFR IRRIGATION 21314 BRAXFIELD LOOP	573780	556610	1	17170	14.77		00001045	63	20830		H 15701	11/29/23-12/27/23
770-0281-03 MICHAEL/JESSICA ATWOOD W22223188		I 001	SFR IRRIGATION 21621 BRIXHAM RUN LOOP	70370	50590	1	19780	20.64		00001595	63	20390		H 15701	11/29/23-12/27/23
770-0305-03 MARTYNAS/NANCY JURGILAS W22223094		I 001	SFR IRRIGATION 21679 BRIXHAM RUN LOOP	48900	22980	1	25920	34.67		00001520	63	14120		H 15701	11/29/23-12/27/23
770-0332-04 CHRISTOPHER/MINDY TORBIT W16377212		I 001	SFR IRRIGATION 21749 BRIXHAM RUN LOOP	808000	782670	1	25330	33.13		00001435	63	24930		H 15701	11/29/23-12/27/23
770-0334-01 BILL/JAN SECREST W22223186		I 001	SFR IRRIGATION 21757 BRIXHAM RUN LOOP	201290	174080	1	27210	38.21		00001425	63	61970		H 15701	11/29/23-12/27/23
770-0357-01 DONALD/CHERYL MURRAY W86626506		I 001	SFR IRRIGATION 11548 CHAPLIS LANE	2151930	2135470	1	16460	13.17		00001740	63	20900		H 15701	11/29/23-12/27/23
770-0363-02 BRUCE VIENS W37810851		I 001	SFR IRRIGATION 21619 HELMSDALE RUN	781020	745970	1	35050	59.77		00001815	63	38590		H 15701	11/29/23-12/27/23
770-0367-03 GUILLERMO BONINI/KARINA SCHMIT W37158934		I 001	SFR IRRIGATION 21634 HELMSDALE RUN	1062770	1042880	1	19890	20.89		00001980	63	22660		H 15701	11/29/23-12/27/23
770-0374-02 HOLLIS/KAREN WHITE W37158946		I 001	SFR IRRIGATION 21655 HELMSDALE RUN	881320	858820	1	22500	26.76		00001840	63	13710		H 15701	11/29/23-12/27/23
770-0388-04 NICHOLAS MAZZOLA W22186854		I 001	SFR IRRIGATION 21715 HELMSDALE RUN	2372530	2343070	1	29460	44.40		00001865	63	33880		H 15701	11/29/23-12/27/23
770-0391-02 PHILLIP/JULIE FRANKLIN W37158894		I 001	SFR IRRIGATION 21727 HELMSDALE RUN	1133080	1100330	1	32750	53.45		00001870	63	34290		H 15701	11/29/23-12/27/23
770-0393-02 OMAR/MARIA MEJIA W23011012		I 001	SFR IRRIGATION 21740 HELMSDALE RUN	63660	42890	1	20770	22.87		00001900	63	15350		H 15701	11/29/23-12/27/23
770-0394-02 RODNEY NICHOLS W37159108		I 001	SFR IRRIGATION 21741 HELMSDALE RUN	1162050	1144270	1	17780	16.14		00001875	63	23810		H 15701	11/29/23-12/27/23
770-0395-02 DAVID/MARTINA O'HORA W37158933		I 001	SFR IRRIGATION 21746 HELMSDALE RUN	343330	326400	1	16930	14.23		00001895	63	21290		H 15701	11/29/23-12/27/23
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/05/2024							9.38.28	DUE	1/22/2024		PAGE 4		
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0398-02 CHARLES/DEBRA MURPHY W22142719		I 001	SFR IRRIGATION 21751 HELMSDALE RUN	1591260	1562160	1	29100	43.41		00001885	63	31220		H 15701	11/29/23-12/27/23
770-0693-03 ANGELA STONE W12133330		I 001	SFR IRRIGATION 21528 LANGHOLM RUN	1777540	1758218	1	19322	19.61		00002070	63	20998		H 15701	11/29/23-12/27/23
770-0695-02 PAUL M. CARVEY W20501030		I 001	SFR IRRIGATION 21532 LANGHOLM RUN	716910	685210	1	31700	50.56		00002075	63	38140		H 15701	11/29/23-12/27/23
770-0698-01 JOHN/KATHLEEN CULLEN W37158916		I 001	SFR IRRIGATION 11401 PEMBR0OK RUN	1121010	1098160	1	22850	27.55		00003150	63	21250		H 15701	11/29/23-12/27/23
770-0703-03 PAUL/DARYA GENIER W22295387		I 001	SFR IRRIGATION 11416 PEMBROOK RUN	1931670	1905050	1	26620	36.59		00003040	63	20300		H 15701	11/29/23-12/27/23
770-0704-03 JOHN/VIRGINIA DETTERBECK W37159040		I 001	SFR IRRIGATION 11421 PEMBROOK RUN	837320	805810	1	31510	50.04		00003135	63	33170		H 15701	11/29/23-12/27/23
770-0709-02 TRISHA/TIMOTHY GOFF W37810835		I 001	SFR IRRIGATION 11434 PEMBROOK RUN	583420	557770	1	25650	33.92		00003055	63	66190		H 15701	11/29/23-12/27/23
770-0712-01 EDWARD S./KATHRYN F. BARNES W37158915		I 001	SFR IRRIGATION 11445 PEMBROOK RUN	327260	250310	1	76950	175.72		00003115	63	1990		H 15701	11/29/23-12/27/23
770-0717-02 SCOTT/JEANIE SULLIVAN W22223107		I 001	SFR IRRIGATION 11457 PEMBROOK RUN	154900	102880	1	52020	106.44		00003105	63	57970		H 15701	11/29/23-12/27/23
770-0721-01 GREGGORY/MARLISA HAMILTON W21026755		I 001	SFR IRRIGATION 11469 PEMBROOK RUN	198920	182990	1	15930	11.98		00003095	63	20790		H 15701	11/29/23-12/27/23
770-0824-02 ROBERT/MELANIE PROULX W20501025		I 001	SFR IRRIGATION 21400 SHERIDAN RUN	733350	715990	1	17360	15.20		00003295	63	18600		H 15701	11/29/23-12/27/23
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605		I 001	SFR IRRIGATION 21410 SHERIDAN RUN	1451220	1434960	1	16260	12.72		00003305	63	20110		H 15701	11/29/23-12/27/23
770-0842-01 VIRGIL P./CATHERINE KUNTZ W16398834		I 001	SFR IRRIGATION 21437 SHERIDAN RUN	72380	55970	1	16410	13.06		00003245	63	17760		H 15701	11/29/23-12/27/23
770-0843-03 FRED V./GRACE H.LEONE W37158885		I 001	SFR IRRIGATION 21438 SHERIDAN RUN	516540	499530	1	17010	14.41		00003340		18540		H 15701	11/29/23-12/27/23
770-0851-01 MIROSLAV/VERA PATOCKA W22223109		I 001	SFR IRRIGATION 21454 SHERIDAN RUN	64820	35400	1	29420	44.29		00003360	63	15500		H 15701	11/29/23-12/27/23
770-0855-01 ALAN RODRIGUEZ W20062613		I 001	SFR IRRIGATION 21462 SHERIDAN RUN	628160	607010	1	21150	23.72		00003370	63	22650		H 15701	11/29/23-12/27/23
770-0879-01 MARY R. ST.JOHN W22295386		I 001	SFR IRRIGATION 21510 SHERIDAN RUN	1566380	1548960	1	17420	15.33		00003430	63	18040		H 15701	11/29/23-12/27/23
770-0883-02 TIMOTHY LONDRIGAN W20062607		I 001	SFR IRRIGATION 11377 STRATHAM LOOP	544420	515510	1	28910	42.89		00003590	63	27720		H 15701	11/29/23-12/27/23
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/05/2024							9.38.28	DUE	1/22/2024		PAGE 5		
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0888-02 CURT/CYNTHIA MILLER W37158888		I 001	SFR IRRIGATION 11390 STRATHAM LOOP	1063840	1045210	1	18630	18.05		00003460	63	22260		H 15701	11/29/23-12/27/23
770-0889-02 KELLY/ROBERT JEAN W37159016		I 001	SFR IRRIGATION 11393 STRATHAM LOOP	1466560	1439770	1	26790	37.06		00003580	63	33020		H 15701	11/29/23-12/27/23
770-0894-03 RAFAEL LOPEZ W37159033		I 001	SFR IRRIGATION 11402 STRATHAM LOOP	540540	524220	1	16320	12.86		00003475	63	19500		H 15701	11/29/23-12/27/23
770-0896-02 ANTHONY/JENNIFER W22223114		I 001	SFR IRRIGATION 11406 STRATHAM LOOP	93670	71230	1	22440	26.63		00003480	63	26900		H 15701	11/29/23-12/27/23
770-0897-01 RUTH A. TURNWALD W37810829		I 001	SFR IRRIGATION 11410 STRATHAM LOOP	589850	572210	1	17640	15.83		00003485	63	23150		H 15701	11/29/23-12/27/23
770-0901-01 DARRYL W./MELANIE W20062507		I 001	SFR IRRIGATION 11422 STRATHAM LOOP	558930	543180	1	15750	11.57		00003500	63	15500		H 15701	11/29/23-12/27/23
770-0908-03 MICHAEL MCGUNN W23011009		I 001	SFR IRRIGATION 11437 STRATHAM LOOP	63270	46700	1	16570	13.42		00003540	63	21730		H 15701	11/29/23-12/27/23
770-0909-02 18TH TEE LLC W21383628		I 001	SFR IRRIGATION 11438 STRATHAM LOOP	1617190	1598120	1	19070	19.04		00003520	63	23560		H 15701	11/29/23-12/27/23
770-0936-01 STEVEN/KATHERINE W86626377		I 001	SFR IRRIGATION 21257 WAYMOUTH RUN	835270	814960	1	20310	21.83		00003625	63	35250		H 15701	11/29/23-12/27/23
770-0938-01 CHRISTOPHER HASTY W19208771		I 001	SFR IRRIGATION 21261 WAYMOUTH RUN	281860	263790	1	18070	16.79		00003620	63	26730		H 15701	11/29/23-12/27/23
770-0956-03 BRIAN/SUZANA REWOLINSKI W37158890		I 001	SFR IRRIGATION 21508 WINDHAM RUN	1239870	1212910	1	26960	37.53		00004210	63	26360		H 15701	11/29/23-12/27/23
770-0963-04 DAVID/DEBRA KURSH W86626443		I 001	SFR IRRIGATION 21521 WINDHAM RUN	1763710	1746330	1	17380	15.24		00004165	63	20470		H 15701	11/29/23-12/27/23
770-0968-02 SEBASTIAN RUGGIERI/LAMAS W16377171		I 001	SFR IRRIGATION 21532 WINDHAM RUN	440030	420300	1	19730	20.53		00004240		7110		H 15701	11/29/23-12/27/23
770-0983-04 BROOKE MEYERS W86424026		I 001	SFR IRRIGATION 21561 WINDHAM RUN	879790	862840	1	16950	14.27		00004115	28	21480		H 15701	11/29/23-12/27/23
770-0990-02 DAVID B.BATES W86424019		I 001	SFR IRRIGATION 21576 WINDHAM RUN	1362630	1342190	1	20440	22.13		00004295	63	19080		H 15701	11/29/23-12/27/23
770-0999-04 RICHARD WADE/CLAUDIA W86424000		I 001	SFR IRRIGATION 21593 WINDHAM RUN	1234920	1196330	1	38590	69.51		00004075	63	17670		H 15701	11/29/23-12/27/23
770-1002-01 LINDA J. KELLEY W86424016		I 001	SFR IRRIGATION 21601 WINDHAM RUN	1436320	1418200	1	18120	16.91		00004065	63	6890		H 15701	11/29/23-12/27/23
770-1021-01 TRACI CORBETT W86424067		I 001	SFR IRRIGATION 21640 WINDHAM RUN	1649820	1634060	1	15760	11.60		00004375	63	18520		H 15701	11/29/23-12/27/23
UB130DCL								QSYSPRT							

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/05/2024 9.38.28 DUE 1/22/2024										PAGE 6			
RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1029-02 MORSHED KHAN W37158922	I 001	21660 WINDHAM RUN SFR IRRIGATION	862520	824440	1	38080	68.11		00003790		26170		H 15701	11/29/23-12/27/23
770-1072-01 GILTON/CHERYL DAIGLE W37810847	I 001	21597 WINDHAM RUN SFR IRRIGATION	407380	376170	1	31210	49.21		00004070	63	30980		H 15701	11/29/23-12/27/23
770-1088-03 ANDREW J.WILLIS/NATALIE GAGNON W19208790	I 001	11550 WOODMOUNT LANE SFR IRRIGATION	563870	537720	1	26150	35.30		00004435	63	26510		H 15701	11/29/23-12/27/23
770-1090-04 NELLY Y.HELY W20062622	I 001	11555 WOODMOUNT LANE SFR IRRIGATION	754000	735330	1	18670	18.14		00004505		5310		H 15701	11/29/23-12/27/23
770-1103-01 RAYMOND/RUTH RODRIGUES W37159104	I 001	11401 WORCESTER RUN SFR IRRIGATION	1012390	994750	1	17640	15.83		00004615	63	19780		H 15701	11/29/23-12/27/23
770-1104-01 JAMES/KARIN MARCHETTI W21383629	I 001	11402 WORCESTER RUN SFR IRRIGATION	2864220	2843060	1	21160	23.75		00004545	63	26130		H 15701	11/29/23-12/27/23
770-1106-07 BRANDON HARTMAN W37159079	I 001	11405 WORCESTER RUN SFR IRRIGATION	618890	603040	1	15850	11.80		00004610	63	18100		H 15701	11/29/23-12/27/23
770-1109-03 JOSEPH LETSON W21058931	I 001	11412 WORCESTER RUN SFR IRRIGATION	729440	687590	1	41850	78.47		00004560	63	42220		H 15701	11/29/23-12/27/23
770-1111-03 RAFAEL/MARYBETH HERNANDEZ W21058944	I 001	11416 WORCESTER RUN SFR IRRIGATION	343460	274710	1	68750	152.45		00004565	63	54420		H 15701	11/29/23-12/27/23
770-1115-03 MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001	11424 WORCESTER RUN SFR IRRIGATION	419230	397930	1	21300	24.06		00004575	32	26010		H 15701	11/29/23-12/27/23
770-1117-01 TONY/PAULA SANCHEZ W21058925	I 001	11426 WORCESTER RUN SFR IRRIGATION	384420	363640	1	20780	22.89		00004580	32	23840		H 15701	11/29/23-12/27/23
770-9001-01 STONEYBROOK VILLAS I W20083177	I 002	CONSUMPTION BILLED @ 88% MULTI-FAM/CONDO	53576	53263	100	333608	243.53		00002010	31	383944		H 75501	11/29/23-12/27/23
770-9010-01 VILLAS II STONEYBROOK W20083153	I 002	MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	441032	434156	100	605088	441.71		00002015	63	1189144		H 75501	11/30/23-12/27/23

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
Cib**

**STONEBROOK CDD**

**FROM: ANA VIVIAN      GIRALDEZ**

**1/16/2024**

**UPDATED LIST FOR      IRRIGATION WATER DISCONNECTED**

<b>NAME</b>	<b>ADDRESS</b>	<b>METER</b>	<b>ACCT #</b>	<b>AMOUNT</b>
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$345.19
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$2,719.52
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$270.55
HARSHAM	21624 BERWHICH RUN	W37159062	770-0136-03	\$318.96



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CII**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	9:00 AM
November 14, 2023	Regular Meeting	9:00 AM
November 14, 2023	Joint Workshop with Master Association	5:30 PM
November 28, 2023 <i>rescheduled to November 14, 2023</i>	Regular Meeting	6:00 PM
December 12, 2023*	Regular Meeting	9:00 AM
January 23, 2024	Regular Meeting	9:00 AM
February 27, 2024	Regular Meeting	6:00 PM
March 26, 2024	Regular Meeting	9:00 AM
April 23, 2024	Regular Meeting	9:00 AM
May 28, 2024	Regular Meeting	6:00 PM
June 25, 2024	Regular Meeting	9:00 AM
July 23, 2024	Regular Meeting	9:00 AM
August 27, 2024	Regular Meeting	6:00 PM
September 24, 2024	Regular Meeting	9:00 AM

\*Exception

*December meeting date is two (2) weeks earlier to accommodate the Christmas holiday.*