

**MINUTES OF MEETING  
STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Workshop on May 21, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present:**

Eileen Huff  
Phil Olive  
Philip Simonsen  
Adam Dalton  
Kyle Schulte  
Jimmy Lyn  
Greg Leisher

Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary  
Golf Pro  
Lifestyle Management  
Troon

**FIRST ORDER OF BUSINESS**

**Call to Order**

The workshop was called to order at 6:00 p.m. Supervisors Huff, Olive, Simonson and Dalton were present. Supervisor Brady was absent.

**SECOND ORDER OF BUSINESS**

**Presentations from Golf Management  
Companies (45 minutes each)**

**A. Lifestyle Management: Jimmy Lyn**

Mr. Lyn distributed information about Lifestyle Management. He discussed Lifestyle Management's size, employees, experience owning and/or managing various golf courses, and accomplishments at the golf courses it currently manages.

Ms. Huff asked for an estimated golf course management fee. Mr. Lyn stated that Lifestyle Management's golf course management fees are customized.

The Board and Mr. Lyn discussed the potential golf course management fee, the Duffy's lease and revenues the CDD receives from Duffy's, the CDD's golf course maintenance budget, resident and non-resident rates, management and employee structure and responsibilities

Lifestyle Management envisions, whether Lifestyle Management intends on retaining the current employees, software/reservation programs used by Lifestyle Management, etc.

Mr. Lyn left the workshop.

Discussion ensued about potentially terminating GolfNow and hiring a new company for the same services.

**B. Troon: Greg Leisher**

Mr. Leisher gave a slide presentation and provided information about Troon. He discussed Troon's size, his experience managing golf courses, Troon's experience and expertise, the scope of services offered by Troon, and the number of golf courses Troon currently manages in the local area.

Mr. Leisher stated that Troon's intention is to manage the golf course alongside the current employees; Troon will provide management services for a set fee and under the Board's direction.

The Board and Mr. Leisher discussed the potential golf course management fee, the Board's goals for the golf course, retention of current employees, potential transition of current employees to Troon but the CDD still funding employee pay, Troon employee benefit package, Troon on-site presence, potential discounts on golf course items based on Troon's relationships with various vendors, Troon's golf course construction and renovation experience with the Request for Proposal (RFP) process and oversight, accounting services offered by Troon and human resources support provided by Troon.

Mr. Leisher reviewed the services offered by Troon and the management fee and estimated price for certain other services.

Regarding what would happen if the current CDD employees transition to Troon employees and then the management contract is not renewed or is terminated, Mr. Leisher stated that there would be a period to transition the employees back to the CDD.

Discussion ensued regarding construction/renovations.

The Board discussed whether Troon can replace Wrathell, Hunt and Associates for District Management services. It was noted that Troon can likely manage the golf course and Duffy's but not the full CDD management and accounting.

**THIRD ORDER OF BUSINESS**

**Q & A**

Mr. Lyn and Mr. Leisher responded to questions during their presentation.

**FOURTH ORDER OF BUSINESS**

**NEXT BOARD MEETING: May 27, 2025 at  
6:00 PM**


**FIFTH ORDER OF BUSINESS**

**Adjournment**

The workshop adjourned.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair