

**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on May 27, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

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

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Katie Berkey (via telephone)	Becker & Poliakoff
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Jack Kovich	Resident
Jake Kovich	Resident
Jeff Nixon	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Huff, Dalton, Olive and Simonsen were present. Supervisor Brady arrived shortly after roll call.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Jack Kovich voiced his and his son's opinion that their condo that overlooks Hole #11 lacks vegetation. Mr. Kovich stated he is willing to contribute to improving the appearance of the area behind the building. Mr. Vuknic discussed the conditions at Hole #11, why the grass is sparse, spraying the turnberries and the Bermuda and St. Augustine grass. Asked how to improve the appearance of the area, Mr. Vuknic stated it would be much easier to replant the area than to resurrect it. Mr. Dalton stated the CDD is re-grassing the golf course

in 2027. Per Ms. Huff, Mr. Vuknic will inspect the area before the next meeting and provide an estimate of the acreage and replanting costs.

▪ **Continued Discussion: Lancaster Run Conveyance to District**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Pires stated he and Ms. Berkey are coordinating on the Lancaster Run conveyance. He is scheduling a call with Ms. Berkey; Robert Caves; Mary Gibbs of the Village of Estero; and Shenay Johnson, Counsel for WCI; to obtain answers from Ms. Gibbs to questions concerning zoning, land use and land development code matters. Ms. Berkey previously conferred with Ms. Gibbs regarding transferring title of the paved areas to the CDD, and whether that would create any land development code issues, lot split issues and/or subdivision issues. Ms. Berkey received an email from Ms. Gibbs stating none of those items would be implicated because it is just a change in ownership. Based on conversations Mr. Pires had with Mr. Caves and Mr. Zordan of Johnson Engineering, one concern raised was whether there would be initial non-conforming setbacks. Staff will follow up to the logic or assistance that Ms. Gibbs provided to Ms. Berkey in the prior email and schedule the conference call. Once Ms. Gibbs confirms that there are no lot splits and gives approval, Johnson Engineering will do the survey work necessary for the metes and bounds and sketch for the deed.

Asked if that was a proper recap, Ms. Berkey replied affirmatively and stated that she is awaiting confirmation that Ms. Gibbs can participate in the conference call, tentatively set for May 28, 2025. She and Mr. Pires will jointly transmit documents to Ms. Gibbs before the call. Mr. Pires will email documents to Ms. Berkey for that transmittal to Ms. Gibbs.

Ms. Huff asked if the CDD is paving the condominium parking spaces. Mr. Pires stated his understanding is that the CDD is to take over the paved areas but not take over the parking spaces or car ports and, if the CDD enters into a contract for repaving and resurfacing, Staff will ask the contractor to extend the same unit prices to whatever entity is going to fund it.

Discussion ensued regarding the condo associations paving and re-striping the parking spaces as a separate work order from the CDD's repaving project, the deed, the HOA, landscaping responsibility by the paved tracts, and when the conveyance matter will be settled.

▪ **Discussion/Consideration: Insurance Coverage**

This item was an addition to the agenda.

Mr. Pires stated, in working with Ms. Berkey on the Agreement with the Association, a remaining issue involves insurance coverage that the Association can provide to the CDD. Ms. Berkey stated the Association's Insurance Advisor is looking at Paragraphs 9 and 10, in terms of the comprehensive liability coverage, and Exhibit C. As far as the redlines/changes made, Exhibit A removes an X that did not correspond with a row, and Exhibit B includes the labeling to match Exhibit A; final input from the insurance carrier is pending. Mr. Pires will present the final document at the next Meeting.

Ms. Berkey left the call.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan reported the following:

- The drainage improvement project is progressing well. Staff anticipates substantial completion within two weeks.
- The valley gutter work is complete.
- Today, workers poured the drain at the grid near the gate; it is finally closed. The remainder of the curb and sidewalks were also completed.
- The plan is to finish the left side base coat, move traffic to the left side for ingress and egress into the golf club and restaurant, and then concrete work for the island on the right side.
- Landscaping will commence in the first week of June 2025.
- Mr. Zordan commended Mr. Vuknic and Collier Paving for their work and dedication to proper completion of the project.
- Staff contacted CES; the inspection of the preserves is on their schedule.

Asked about Change Order #2, Mr. Zordan stated Collier Paving provided a quote to mill and pave in front of the dumpster pad; Staff negotiated a reduced price. Mr. Dalton stated the \$6,498 change order was originally over \$8,000 but, as Collier Paving struck a few water lines, they agreed to pave the area at cost. Regarding a change order for the sidewalk at Brixham, Mr. Zordan stated he issued a work directive and negotiated a price with Collier Paving. There will not be a change order; the work will be done at the unit prices, excluding excavation fees.

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, Collier Paving Change Order #2, in the amount of \$6,498, was approved.

Mr. Nixon stated he donated a target to the golf course, which Mr. Schulte appreciated. During his visit, he noticed that the tent fairway side of the fountains is 12+ years old and his opinion, needs to be replaced, re-wired and redone. Mr. Nixon forwarded a proposal for additional targets to bring the fountains up to 2025 standards.

Mr. Nixon, Mr. Schulte and Mr. Adams responded to questions regarding the proposal, if the additional targets will be pressure-treated, how many targets the golf course should have, how many fountains need to be replaced, if lights with a cage around them can be installed on the targets, if it is possible to install lights near Holes #10 and #1 to eliminate more of the lake and increase visibility, water quality testing and if aerators in the lake is required.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Staffing: There are no staffing issues.
- Flowers and pine straw were recently installed.
- The palm and oak trees were trimmed, and the hardwoods along Portrush and Stoneybrook Golf Drive.
- Aerification commenced today and is progressing smoothly.
- Mr. Vuknic discussed the greens drainage process and commencing work on the budget process after recently conferring with Mr. Pinder.
- Common grounds: Replanting the cul-de-sacs and around Duffy's commenced.

Mr. Vuknic presented a proposal for landscaping around the pool in Portrush.

Discussion ensued regarding pine straw, Bimini grass versus St. Augustine grass and a funding source for the landscaping proposal.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Dorman & Morse proposal to landscape around the Portrush pool, with the exception of changing St. Augustine grass to Bimini grass in a not to exceed amount of \$78,000, was approved.

B. Golf Pro

Mr. Schulte reported the following:

- May Revenues: Because of the scheduled aerification, Staff anticipates only a 10 to 15% increase in revenue over those from May 2024.
- PGM Report: 1,500 range balls were consumed within five rounds of the golf course.
- The golf course is in great shape and May was a good month for tournaments; 200 rounds of golf were played most Saturdays and Sundays.
- Referencing a handout, Mr. Schulte urged the Board to consider the foreUP Golf Software Proposal, and stated the software is a really good product for a really good deal.

Asked about the GolfNow contract, Mr. Schulte stated he wishes to switch to foreUp but continues using GolfNow. Asked if GolfNow is in agreement with the switch, Mr. Schulte replied no, but he is working with Sean Roberts, from GolfNow, to revise the contract.

Discussion ensued regarding the reasons to switch to the foreUp system, legal deficiencies in the terms of the GolfNow contract, expiration dates of the three GolfNow contracts that are in place and how best to terminate the current Golf Now Agreement.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, authorizing preparation and transmittal of a termination letter dated June 1, 2025 to GolfNow terminating the current contract, was approved.

Mr. Dalton will draft the termination letter and forward it to Mr. Pires for his review.

FIFTH ORDER OF BUSINESS**Board Member Reports****A. Phil Simonsen**

- **Update: Golf Course Redo**

Mr. Simonsen stated a team meeting is scheduled in June. However, the Board and Staff must consider including the retaining wall at Holes #10 and #18 and restroom renovations in the golf course improvement project.

Discussion ensued regarding the bond timing, retaining wall proposals, sealed bidding, order of magnitude pricing and the Pro Shop restroom expansion plans.

Mr. Simonsen will ask Mr. Nixon for the restroom renovation plans and provide an update at the next meeting.

B. Phil Olive

- **Update: Common Grounds**

Mr. Olive stated this item was previously addressed by Mr. Vuknic.

Ms. Huff stated this item can be placed under her Report, going forward, since she will be working with Dorman.

- **Update: Duffy's**

Mr. Olive provided the following update:

- He met with the General Manager and discussed ways to increase revenues, including modifying the menu, having Duffy's advertise on the GPS systems and creating an app; this would be contingent on what the Board decides to do about the snack bar.
- He will schedule another meeting with the General Manager and Ms. Paul to discuss ideas for the snack bar and having a bar on the patio with a bartender to improve flow and better service the golf patrons. An update will be provided at the next meeting.
- Ms. Paul stated she forwarded two proposals to replace the gate to the dumpster area; One is \$10,400 and the other is \$5,500 to install PVC panels to match the building and conceal the dumpsters.

Mr. Dalton stated PVC will not withstand tropical force wind and asked Ms. Paul to obtain a proposal for a chain link fence with a screen or mesh woven into it.

- **Repair of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course**

Mr. Olive stated the fence permit is underway and should be ready by the end of the week. Once the permit is obtained and debris is cleared, the fence company will install the fence. The work should be completed by the end of July.

Discussion ensued regarding the fence project scope of work, who will oversee and inspect the fencing project, the contractor, the Village, preserve area, original intent of the fence and if wildlife should be prevented from accessing the preserves.

Mr. Olive will invite the fence contractor to the next meeting.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated the CDD's email address is not working because the website was moved and the email address was lost. He contacted Management and Ms. Gillyard attempted to set up a new email address, which will likely be problematic. Mr. Adams stated he conferred with Papyrus, who is willing to transfer the emails over and make a new link on the website, keeping the original email addresses. Mr. Brady stated the only item that was transmitted was an email pertaining to the situation with the concrete, which is on today's agenda.

▪ **Discussion: Removal of Concrete Pieces from the Lake**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Brady stated he forwarded the email to the Board and opined that the CDD is obligated to facilitate removal of the concrete pieces from the lake. He suggested having the lake cleaned and presenting the invoice to the contractor who left the debris in the lake. Mr. Olive thinks responsibility falls on the contractors who were working on a construction project or the contractor working on the bridge. Staff should send a notice to both of them and let them figure it out. Mr. Pires suggested filing a report. He read the following legal note:

"If a member of the Water Control District or a District Manager notices that a person has committed unlawful dumping, he or she must report the incident to the appropriate law enforcement agency or jurisdiction section."

Discussion ensued regarding photographing the debris, if it would be more expedient to ask the contractor(s) to clean the lake or for the CDD to clean it and forward the invoice, which contractor is responsible for the dumping and weighing and disposing of the slabs of concrete.

Mr. Vuknic will photograph the lake and look into having the lake cleaned. Mr. Dalton will contact both contractors and provide an update at the next meeting.

D. Adam Dalton

• **Update: Revenues**

Mr. Dalton stated revenues for April were flat; \$420,000 versus \$423,000 in 2024. Golf rounds were down and Staff could not act quickly enough to change the pricing structure with GolfNow, which is why there is a plan to switch to foreUp. May revenues are better at \$199,000 versus \$163,000 from 2024, a 22% increase year over year. Range revenues increased about 11% year over year.

• **Update: Roof with Wildcat and Insurance Issues**

Referencing a handout, Mr. Dalton stated he was disappointed with Wildcat Roofing, and explained that, in finalizing the Agreement before the holiday weekend, he got the impression that they are not sure why certain clauses are in the Agreement and he no longer trusts them because, unlike what they previously agreed to in their presentation, they are requesting 40% to place the order, 40% to start the work and 20% when the project is completed and approved by the Village. The Wildcat Roofing price to do the maintenance building, cart barn and pump house is \$346,980, and the deductible is \$12,219, which would put the insurance company to pay about \$335,000 towards the project. Mr. Dalton stated he and Mr. Pires conferred with HL Law Group, which specializes in litigating insurance companies. Their Agreement would provide them with 20% of the funds acquired from the insurance companies. Unfortunately, the timing of everything will change and the CDD's risk will increase.

Engaging another roofing company and retaining the law firm were discussed.

Mr. Dalton will contact the law firm, explain what happened with Wildcat Roofing and ask them if they can work with a new roofing company as effectively and provide an update at the next meeting.

E. Eileen Huff

- **Update: Expenses via QuickBooks**

Ms. Huff stated the expenses seem to be going okay; however, she would like to see what the CDD is paying for aquatics.

- **Update: Maintenance Department**

Ms. Huff stated the maintenance department is fully staffed and all is well.

SIXTH ORDER OF BUSINESS

**Continued Discussion: Lancaster Run
Conveyance to District**

This item was addressed following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

**Discussion: Removal of Concrete Pieces
from the Lake**

This item was addressed during Item 5C.

EIGHTH ORDER OF BUSINESS**Continued Discussion/Consideration of
Coastal Canvas Proposal for Sail Material
Cover**

Mr. Olive stated he conferred with the Coastal Canvas salesman today and he is still awaiting the renderings. He informed the salesman that he wants the renderings soon and requested a proposal for a permanent structure. The salesman suggested an aluminum structure with a permanent roof and retractable sides. Mr. Olive will visit to observe and photograph a structure similar structure in another community.

NINTH ORDER OF BUSINESS**Discussion/Update: Golf Course
Management Services**

Ms. Huff stated presentations for Golf Management Services were made by representatives from Lifestyle Management (Lifestyles) and Troon. She was not impressed with Lifestyles and appreciated that Troon could handle payroll and employee services. She asked for the Board's feedback.

Discussion ensued regarding the differences between the Golf Management companies, how engaging Troon might affect common grounds staff and other employees, benefits of engaging a golf management company, re-branding the golf course, Troon's organizational structure and inviting them to a meeting to address Board questions and concerns.

Ms. Huff asked the Board Members to email their questions to Mr. Adams, who will schedule a meeting with Troon.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-05,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Mr. Adams presented Resolution 2025-05. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 26, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-06.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATES: Change “November 25, 2025” to “November 18, 2025” and “December 23, 2025” to “December 9, 2025”

TIMES: February, May and August 2026 at 6:00 PM and all other meetings at 9:00 AM

On MOTION by Mr. Olive and seconded by Mr. Dalton, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of April 22, 2025 Regular Meeting Minutes

The following changes were made:

Line 23: Change “Gordie” to “Gorde”

Lines 49 and 52: Change “Mr. Dalton” to “Mr. Brady”

Line 65 and throughout: Change “the Committee” to “the Staff Working Group”

Lines 252, 253 and 257: Change “Kays” to “Caves”

Line 254: Change “Developer’s law firm” to “Association’s law firm”

Line 259: Change “loss” to “lot split” and “sun decks” to “setbacks”

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the April 22, 2025 Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires stated, regarding GolfNow, an additional termination letter should be sent for the April 16, 2024 contract and it should be noted that the issues in the other Agreements will be addressed separately.

B. District Manager: Wrathell, Hunt and Associates, LLC

I. Irrigation Reports

a. High Irrigation Users

b. Irrigation Disconnect

These items were included for informational purposes.

II. UPCOMING MEETING DATE: June 24, 2025 at 9:00 AM

○ QUORUM CHECK

Ms. Huff will attend the June meeting via telephone.

FIFTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at 9:24 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair