

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on June 24, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present:

Eileen Huff (via telephone)
Chris Brady
Adam Dalton
Philip Simonsen
Phil Olive

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Tony Pires
Mark Zordan
Kyle Schulte
John Vuknic
Lisa Paul
Eric Price
Russ Tyhurst
Gary Mullins
Steve Kollasch
Osvaldo Vergel
Andrea B. Kollasch
Eugene Graves
Other residents

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Head Golf Pro
Golf Superintendent
Property Manager
Eric Price Enterprises/Price Roofing
Eric Price Enterprises/Price Roofing
Resident
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:01 a.m. Supervisors Brady, Olive, Dalton and Simonsen were present. Supervisor Huff was not present at roll call but joined shortly thereafter, via telephone.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Residents Osvaldo Vergel, Steve Kollasch and Andrea B. Kollasch voiced their frustration with the Board's decision to install a 6' chain-link fence instead of replacing the existing 4' damaged sections and of not informing residents of the project or project scope well in advance of starting the project. Each discussed how this project personally affected them.

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, authorizing Ms. Huff's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

Board Members and Staff responded to questions about the project and noted that this has been a discussion item for a few years. They explained the decision behind installing a 6' fence rather than repairing the existing 4' fence, Staff's requirement to ensure the conservation/buffer areas are not out of compliance with the South Florida Water Management District (SFWMD) permit, the CDD bidding process and awarding the contract, all of which are captured most recently in the January 2025 through June 2025 meetings, which are posted on YouTube. The meeting minutes are posted on the CDD website at <https://stonebrookcdd.net>.

Resident Andrea B. Kollasch asked for a copy of the contractor's license and insurance documents. Residents were advised to email a public records request for these items to Mr. Adams.

Mr. Brady stated that it is the Board Members' duty as elected officials to vote on CDD matters, not the homeowners. The Board consensus was to have someone discuss modifying the fence size in various areas with the contractor. It was noted that the contractor already installed 1,000' feet of 6' fencing.

Resident Eugene Graves, of 21588 Berwhich Run, asked who is responsible for trimming the tree between his property line and the pond. Mr. Adams stated Mr. Graves can trim the tree but no more than a one-third of the total canopy can be trimmed and he cannot remove or kill the tree.

▪ **Update: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections**

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

Mr. Dalton introduced Mr. Price and Mr. Tyhurst. He recalled the decision at the last meeting to engage another roofing company to work on the cart barn, pump house and maintenance facility roofing projects, due to Wildcat Roofing not finalizing contract.

Mr. Tyhurst presented an Inspection Report and supporting photos showing an active leak in the Maintenance Building, broken tiles and rotted fascia boards in the cart barn.

Based on the conclusions in the Report, Mr. Tyhurst suggested the CDD contact the manufacturer to address the active leaks in the Maintenance Building. He referred to the cost analysis of \$10,000 to \$12,000 to repair the cart barn roof and \$85,000 to \$110,000 to replace it and, given that it has already exceeded its life expectancy, he recommended replacing the cart barn roof and obtaining quotes from Colonial Roofing, Lakeside Roofing and Estate Roofing, if the Board decides to replace the cart barn roof. It was noted that the Wildcat Roofing estimate to replace the cart barn roof totaled \$148,660.

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

Mr. Zordan reported the following:

➤ The valley gutter replacement project will be substantially completed today, once Collier Paving finishes the driveway at Duffy's and the sidewalk on Brixham Run Loop. He is scheduling a substantial completion walkthrough with the inspector and the contractor for this Thursday or Friday.

Mr. Brady discussed the overall project extending the sidewalk on Brixham Run Loop to connect to the walking path.

➤ Collier Paving will be making further adjustments, as the original mill overlay work did not keep the water from ponding from the parking lot dumpster.

➤ A pre-application meeting will be scheduled with the Ecologist and the SFWMD Representative to determine the requirement to be able to remove the 15 cypress trees at Hole #13. This is required before obtaining permits from the Village of Estero.

Ms. Paul thinks signage or landscaping is needed at the concrete divider entering the parking lot. Mr. Dalton listed the improvements that were already made to the concrete median and stated based on the drawing, an "R47" sign was never installed. He agreed that a planter should be installed. Mr. Vuknic was asked to present ideas at the next meeting and ensure that whatever is installed is not inconsistent with any of the Traffic Control Device standards. Mr. Zordan stated he will speak to the Transportation Engineer about the signage.

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

A. Golf Pro

Mr. Schulte reported the following:

- Staffing: He is working on filling golf cart positions, as the current staff members graduated from college and are starting new careers.
- Bridge: Desinto worked to secure all the bridges and lake concrete removal over the weekend. He and Mr. Vuknic completed a walkthrough with the Engineer. Desinto will have to remove the remaining concrete in Lake 5, etc., in the dry season, when water levels are low, except for the large slab next to the road at Lakes 5 and 4, since the Engineer deemed Sinto's crews did not have equipment large enough to move it.

The Board agreed with Mr. Pires' suggestion to send Desinto a letter to acknowledge that the contractor improperly littered and breached the contract, to acknowledge they would complete the work by a certain date, and to acknowledge they will be responsible for all costs and expenses, in addition to executing a binding agreement. He will work with Mr. Schulte and Mr. Vuknic on the letter.

Discussion ensued regarding the contracts with the manufacturer of the bridges and the subcontractor to install the bridges, issues with completing the project to the existing State requirements and littering being based on weight or volume and a criminal offense where the penalties are more serious.

It was noted that if the contractor does not execute an Agreement, the next steps would be for the CDD to engage a contractor to complete the work as soon as the water levels recede and charge the cost back to the original contractor.

Discussion ensued regarding filling a report with law enforcement, filing a lawsuit and reporting the contractor to the Contracting Licensing agencies.

- Selling the event tent at the driving range is underway; the tent will be removed this Thursday. An e-blast will be sent to see if anyone is interested in the plastic furniture rather than incurring costs to dispose of it.
- Distributed and presented a quote to connect the driving range. Other quotes to extend the driving range are being obtained.

Discussion ensued regarding the overall design concept for the driving range, reducing the number of fountains to six, only adding one additional target in the lake and keeping the Board informed about the final design.

➤ Meetings were and are being held to switch to the foreUp system; Mr. Pinder is participating to ensure a smooth transition and Mr. Adams is working on issuing implementation payment and the Golf Now contract.

➤ June revenue was \$134,000, a \$20,000 increase from last year; expenses were down.

Discussion ensued regarding the driving range project scope and probable cost, equipment, etc.

B. Golf Superintendent

Mr. Vuknic reported the following:

➤ Staffing: There was nothing to report.

➤ Common Grounds Staff: The reason for the discrepancy in payroll and the budget from last year is because not every person enrolled in health insurance.

➤ Aerification is progressing smoothly.

➤ Work on the payroll portion of the Fiscal Year 2026 budget is underway.

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE FOR A PORTION
OF THE MEETING AND THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

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

- **Update: Golf Course Redo**

This item was presented following Item 4B.

B. Phil Olive

- **Update: Duffy's**

This item was presented following the next bullet item.

TRANSCRIPTION FROM AUDIO RESUMED

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

Mr. Olive stated he will speak to Mr. Jeff Key about whether the perimeter fence along the east side of Worcester to Langholm Run is required or if it can be removed for the portion

that is damaged. A Board Member voiced his preference to make the decision as to whether to keep or repair the fence based on the cost.

- **Update: Duffy's**

Ms. Paul stated that they rebuilt the mop sink and repaired several sections of damaged roof; she will provide information on replacing the damaged dumpster gates and stay in the know regarding Duffy's cleaning the grease off the vent stacks exhaust system.

Discussion ensued regarding addressing Duffy's complaints about humidity in the restrooms, obtaining the costs to install sail shades and posts on the patio, the suggestion to move the cart barn to the putting green subject to not attaching anything to the building, co-opting the sail cost, installing a permanent shade structure in the future and the lease terms.

- **Phil Simonsen**

This item, previously Item 5A, was presented out of order.

- **Update: Golf Course Redo**

Regarding Hole #13, Mr. Zordan expects to present the design drawings at the next meeting.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated that the CDD's email history was lost due to miscommunication with Papyrus telling IONOS, the platform provider, to delete everything, which deletes emails after seven days.

Discussion ensued regarding the Papyrus contract, the Board and Staff downloading their CDD emails onto a flash drive and providing it to Mr. Adams to recreate historical data and ensuring the CDD is in compliance.

Mr. Adams stated he will speak to the CDD's insurance representative about the situation.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated that the Golf Course revenues were \$236,000 versus \$160,000 in 2024, which is a 40% increase year over year. June revenues, through June 20, 2024, were \$107,000 versus \$92,000, which is an increase of 17%.

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

In addition to his earlier comments regarding Wildcat Roofing, Mr. Dalton suggested having Dean Street inspect the back building and the cart barn and to defer the pump house.

Regarding the insurance claim, Mr. Dalton stated that Sandra did not have an issue changing vendors. He will email her the Dean Steel and obtain additional proposals from Colonial Roofing, who he has worked with, and from other firms. He expects the insurance company to question whether the damage was storm-related or not.

E. Eileen Huff

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

Ms. Huff stated that she is still researching each of the expenses on QuickBooks, which seem to be going okay. She will be working with Mr. Vuknic on Dorman & Morse doing the landscaping along the main road.

A Board Member stated he is working with Mr. Vuknic and Toro, the irrigation company managing the golf course and the common areas irrigation systems. He will research the reason for the discrepancies between the rain schedule and the invoices over the next couple of months.

SIXTH ORDER OF BUSINESS

Continued Discussion/Update: Golf Course Management Services

A Board Member who emailed their questions to Mr. Adams, wanted to know if Troon is willing to assist the CDD, via consultation on the redesign. It was noted that Board Members should email their questions to Mr. Adams by July 11, 2025. Mr. Adams will request a formal proposal to circulate to the Board and invite Troon to the next meeting.

SEVENTH ORDER OF BUSINESS

Update: Eric Price Enterprises, Inc. Stoneybrook CDD Roof Inspections

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

A Board Member voiced their opinion that the Financial Statements are difficult to understand with regard to managing cash flow.

Discussion ensued regarding the “green fees + gps” and the “Public green fees – TT” Golf Pro Shop & Golf Course budget items.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. May 21, 2025 Workshop

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the May 21, 2025 Workshop Meeting Minutes, as presented, were approved.

B. May 27, 2025 Regular Meeting

The following changes were made:

Line 48: Change “Shenay” to “Chene”

Line 54: Change “initial” to “non-conforming”

Lines 212 and 213: Change “A Board Member” to “Mr. Olive”

Line 240: Change “out of pocket for” to “to pay” and insert “towards the project” after “\$335,000”

Lines 269 and 272: Change “Mr. Simonsen” to “Mr. Olive”

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the May 27, 2025 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires distributed and presented the last iteration red line version of the Systems and Facilities Operation and Maintenance (O&M) Agreement with Exhibits. He will circulate it to the Board.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the last iteration red line version of the Systems and Facilities Operation and Maintenance (O&M) Agreement with Exhibits and authorizing Mr. Brady to execute in final form, was approved.

Regarding conveyance of Lancaster Run to the District, Mr. Pires stated that all of the parties and their attorneys spoke on the matter, and he was tasked with drafting a letter. HOA's Counsel approved the letter, subject to minor edits, and he is waiting on a response from Chene, Counsel for WCI. Once finalized and provided Ms. Gibbs, from the Village of Estero, approves it, the next step will be to authorize Johnson Engineering to do the survey work.

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. NEXT MEETING DATE: July 22, 2025 at 9:00 AM

- QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

▪ Public Comments (non-agenda items)

This item was an addition to the agenda.

This item will be included on future agendas.

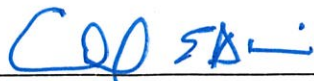
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the meeting adjourned at 12:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair