

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

October 28, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**STONEBROOK
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
<https://stoneybrookcdd.net/>

October 21, 2025

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

NOTE: Meeting Time

NOTE: 4-Minute Speaker Limit; 30-Minute Topic

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on October 28, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*4 Minutes*)
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates (*to potentially be provided under separate cover*)
 - A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
4. Presentation of Golf Course Renovations Project (*Gordi Lewis*)
 - A. Consideration of Johnson Engineering, Inc. Professional Services Supplemental Agreement [Golf Course Renovation Permitting]
5. District Engineer Staff Report: *Johnson Engineering, Inc.*
 - A. Consideration of Lancaster Run Turnover Surveying Services Proposals
 - Base Map
 - Boundary Survey – Option 1
 - Boundary Survey – Option 2
 - B. Consideration of Signarama Monument Sign Installation at Golf Club Entrance Proposal and Estimate
6. Consideration of Paramount Asphalt & Sealcoating Estimate #23633 to Raise Low Sidewalk Diagonally Across from Lancaster Run

7. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
8. Board Member Reports
 - A. Update: Golf Course Redo
 - B. Phil Olive
 - Update: Duffy's
 - C. Chris Brady
 - Update: Email and Other Communications
 - D. Adam Dalton
 - Update: Revenues
 - E. Eileen Huff
 - Update: Common Grounds
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department
9. Discussion: Purchasing Policies
10. Acceptance of Unaudited Financial Statements as of September 30, 2025
11. Approval of September 23, 2025 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
 - II. NEXT MEETING DATE: November 24, 2025 at 9:00 AM
 - QUORUM CHECK

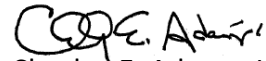
SEAT 1	THOMAS SYROCZYNSKI	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	CHRIS BRADY	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	PHIL OLIVE	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	ADAM DALTON	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	EILEEN HUFF	☐	IN PERSON	☐	PHONE	☐	NO

13. Supervisors' Requests

14. 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

3

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
STONEBROOK COMMUNITY DEVELOPMENT DISTRICT HEREBY
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR
ENDED SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 28th day of October, 2025.

ATTEST:

**STONEBROOK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

4

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

4A

PROFESSIONAL SERVICES SUPPLEMENTAL AGREEMENT

THIS IS A SUPPLEMENTAL AGREEMENT made as of _____, 2025, between **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, ("OWNER") and **JOHNSON ENGINEERING, LLC** ("CONSULTANT").

For **Golf Course Renovation Permitting**, (the "Project").

This Professional Services Supplemental Agreement ("Supplemental Agreement") is made and entered into on the date first written above between OWNER and CONSULTANT, and is made pursuant to and shall be attached to and made a part of the Professional Services Agreement ("Original Agreement"), for the Project known as **General Engineering**, Section 36, Township 46 South, Range 25 East, which Original Agreement was made and entered into on **September 23, 2021**.

Execution of this Supplemental Agreement by CONSULTANT and OWNER constitutes OWNER's written authorization to CONSULTANT to proceed on the date first above written with the Services or amended Services described in Exhibit A, ("Scope of Services") and in other exhibits listed below. This Supplemental Agreement will become effective on the date first above written. All of the covenants, terms, conditions, provisions, and contents of the Original Agreement, referred to hereinabove, and any Amendments executed thereto, shall be and are applicable to this Supplemental Agreement, as if the same were set forth and contained herein.

A determination has been made by the OWNER and the CONSULTANT that pursuant to and under the purview of the Original Agreement, the OWNER and CONSULTANT desire to supplement the service(s) of said CONSULTANT.

The OWNER hereby authorizes the CONSULTANT, and the CONSULTANT hereby agrees, to provide and perform the particular services and/or work as set forth hereinafter as a supplement to the services and/or work previously authorized and agreed to.

SECTION 1.00 SCOPE OF PROFESSIONAL SERVICES

CONSULTANT hereby agrees to provide and perform the professional services, tasks, and work required and necessary to complete the services and work as set forth in Exhibit A entitled "Scope of Services", which is attached hereto and made a part of this Supplemental Agreement.

SECTION 2.00 COMPENSATION

The OWNER shall pay the CONSULTANT for all requested and authorized services, tasks, or work completed under this Supplemental Agreement by the CONSULTANT, in accordance with the provisions for compensation and payment of said services, tasks, or work as set forth and described in Exhibit B, entitled "Compensation", which is attached hereto and made a part of this Supplemental Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Supplemental Agreement to be effective as of the date first above written.

OWNER:

**STONEYBROOK
COMMUNITY DEVELOPMENT
DISTRICT**

Signature

By: Chuck Adams
Name Typed or Printed

Title: Director of Operations

Address for giving notices:

Stoneybrook CDD c/o
Wrathell, Hunt & Associates, LLC

9220 Bonita Beach Road, Suite 214

Bonita Springs, FL 34135

Phone: (239) 498-9020

Email: adamsc@whhassociates.com

ATTEST:

Secretary

(IF CORPORATION, AFFIX CORPORATE SEAL)

OR

State of _____

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization,

this _____ day of _____, 20____, by _____.

CONSULTANT:

JOHNSON ENGINEERING, LLC

Signature

By: Lonnie V. Howard
Name Typed or Printed

Title: Vice President

Address for giving notices:

Johnson Engineering, LLC

2122 Johnson Street

Fort Myers, Florida 33901-3408

Phone: (239) 334-0046

Email: lhoward@johnsoneng.com

Notary Public

Name typed, printed or stamped (Seal)

____ Personally Known OR

____ Produced Identification

Type of Identification Produced _____

Exhibit A

Exhibit A consisting of five (5) page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated _____.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:
OWNER _____
CONSULTANT _____

SCOPE OF SERVICES

PROFESSIONAL SERVICES OF THE CONSULTANT:

The Stoneybrook Golf Course will be constructing golf course improvements on the property and is requesting professional services from Johnson Engineering, LLC to assist with obtaining the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) and the Village of Estero (VOE) Limited Development Order (LDO). The work to be performed for obtaining the aforementioned permits is for Hole #10 and #18 for lake bank work, and Hole #13 for cypress tree removal. Prior to this work commencing, it requires preparing a Protected Species Survey (PSS), providing environmental support for the SFWMD ERP and the VOE LDO Permits, and converting the Stoneybrook Golf Course Architect plans into AutoCAD files for the necessary 11x17 construction plans relative to this permitting, to accompany the applications to be prepared and submitted.

PROJECT LOCATION

This Project is located in the Village of Estero, Lee County, Florida primarily within Section 36, Township 46 South, Range 25 East, Latitude 26.261000 and Longitude -81.460728.

SCOPE OF SERVICES DEFINITIONS

The following are definitions of terms relating to items referenced throughout this document:

OWNER refers to Stoneybrook Golf Club
ARCHITECT refers to Gordon Lewis Golf Course Design
CONSULTANT refers to Johnson Engineering, LLC
ERP – Environmental Resource Permit
FLUCFCS – Florida Land Use Cover and Forms Classification System
LDO – Village of Estero Limited Development Order
PSS – Protected Species Survey
RAI - Request for Additional Information
SFWMD – South Florida Water Management District
VOE – Village of Estero
CDD Staff – Community Development District Staff

TASK 1.0 MEETINGS, GENERAL CONSULTATION & PRELIMINARY DESIGN SUPPORT

CONSULTANT shall communicate and coordinate with the OWNER, CDD Staff, and Permitting Agencies for scheduled activities for site visits and field/office work for items related to the required permitting, LDO process, and attend any meetings deemed necessary to provide updates and respond to the OWNER and CDD Staff for the duration of the PROJECT. This task also includes assisting the OWNER with tasks not outlined below with prior OWNER approval or direction.

TASK 2.0 PERMITTING

The CONSULTANT will provide the following professional services:

2.1 SFWMD Environmental Resource Permit (ERP)

The CONSULTANT shall prepare the application package and assist the OWNER in submitting an Individual Environmental Resource Permit (ERP) modification to the South Florida Water Management District (SFWMD) for construction of the project. The CONSULTANT will prepare the required documentation, including surface water management report, application forms, construction stormwater pollution prevention plan (SWP3) and Urban Stormwater Management Program documents typically required by SFWMD. The CONSULTANT will review the previous Stoneybrook permit calculations to ensure the proposed improvements conform to the original design.

CONSULTANT will submit the application electronically through the SFWMD's RegPermitting website (<https://www.sfwmd.gov/doing-business-with-us/permits>). The CONSULTANT will respond to one (1) formal Request for Additional Information (RAI) and one (1) informal RAI from SFWMD. Should SFWMD require additional information beyond the scope of this task (including but not limited to a nutrient loading analysis), the CONSULTANT will meet the OWNER to provide a scope and fee for the additional scope required to obtain a permit modification.

The OWNER recognizes that environmental resource permitting is a regulatory function and as such, CONSULTANT cannot guarantee issuance of any permit. OWNER is responsible for SFWMD permit application processing fees (estimated at \$4,500).

Certification of the project is to be completed under a separate task.

NOTE: Should a request for a formal or informal administrative hearing be filed pursuant to Section 120 F.S., CONSULTANT will meet with OWNER to discuss the determination and the need for a supplemental agreement.

2.2 Village of Estero Development Order Process

CONSULTANT will assist the OWNER in preparing and submitting a Limited Development Order (LDO) application for The Stoneybrook Golf Club Golf Course Improvements. This task includes providing application(s), calculations, construction plans (as referenced above), and associated documents required for the Limited Development Order approval process. The CONSULTANT will respond to requests for additional information from the Village of Estero as part of the team effort in responding to the Village of Estero requests. If, after approval of the Limited Development Order the OWNER requests changes to the site plan requiring modification(s) to the permit, the CONSULTANT will meet the OWNER to provide a scope and fee for the additional scope required to obtain a permit modification.

If the Village of Estero, or any regulatory agency/authority, requires efforts and services outside the scope of this agreement, it may require additional compensation for the CONSULTANT to perform necessary services.

OWNER is responsible for any and all permitting and review fee(s) due to the Village of Estero. OWNER understands that permitting is a regulatory function and, as such, CONSULTANT cannot guarantee permit issuance.

If an additional regulatory agency/authority permit is required, the CONSULTANT will provide OWNER an additional scope and fee for the respective services required to obtain necessary permitting approval(s).

TASK 3.0 CONSTRUCTION PLANS for HOLES #10, 13, and 18

The CONSULTANT will prepare 100% Construction Plans for the proposed golf course improvements for obtaining the permits for Holes #10 and #18 for lake bank work, and Hole #13 for Cypress trees removal, in accordance with the site plan and grading plan provided by the OWNER and ARCHITECT. The construction plans will include grading and drainage plans, erosion control plan, construction details, utility details, and typical cross sections for the permitting of the project through the Village of Estero and SFWMD. These construction plans will also be utilized in addition to the Architect's package, for bidding and construction of the project.

The following is a list of additional information related to the construction plans required for similar projects:

- Golf Course grading for layout and construction; and
- Storm drainage system design per applicable local/state criteria.

Deliverables supplied to OWNER shall include:

- One (1) 11 x 17 printed copy and PDF format of 100% Construction Plans for Holes #10, 13, and 18

TASK 4.0 ENVIRONMENTAL SERVICES

Stoneybrook Lake and Cypress Tree Removal Modification



*Environmental scope and fee assume project size is less than 7 acres

Exhibit A

Page 3 of 5

Task 4.1 Protected Species Survey

CONSULTANT shall conduct field work necessary to prepare a Protected Species Survey (PSS) and assess potential state and federal listed species occurrence. The survey will be conducted in accordance with methodologies accepted by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (FWS), and the Village of Estero (VOE). The methodology and findings, including locations of observed protected species and management plans if applicable, will be summarized in a protected species survey report format suitable to meet the permitting requirements of VOE, SFWMD, FWC, and FWS. Species-specific wildlife surveys (including but not limited to Florida bonneted bat, Big Cypress fox squirrel, bald eagle, burrowing owl, and gopher tortoise) which may have seasonal requirements or specific methodologies, wildlife monitoring, agency permitting, and/or relocations are not included in this task. These services will require a supplemental agreement if required by the regulatory agencies prior to initiation of development activities.

Task 4.2 SFWMD Environmental Resource Permitting (Environmental Support)

The CONSULTANT shall provide environmental information in support of a SFWMD environmental resource permit (ERP) modification for the proposed project. This may include an environmental supplement report, environmental exhibits, impact analysis, and completed ERP application, as applicable. Should listed species usage be identified in the project area, the Consultant shall evaluate the potential project related impacts. Should permitting or mitigation for impacts to listed species habitat be required, a supplemental agreement may be required. CONSULTANT shall conduct meetings with the OWNER and SFWMD staff to prepare the plans and calculations needed to complete the application. This task includes providing up to two responses to requests for additional information from SFWMD or FWC staff. Should the OWNER or the CONSULTANT revise the project design or project area after initial permit application submittal, a supplemental agreement may be required to address modifications required to environmental reports, map exhibits, and calculations.

Task 4.3 Village of Estero Development Order Review (Environmental Support)

CONSULTANT will provide environmental information in support of a Development Order from the VOE. Environmental information may include PSS, environmental supplement report, environmental exhibits, impact analysis, and completed application, as applicable. CONSULTANT shall conduct meetings with the OWNER and VOE staff to prepare the plans and calculations needed to complete the application. This task includes providing up to two responses to requests for additional information from VOE staff. Should the OWNER or the CONSULTANT revise the project design or project area after initial permit application submittal, a supplemental agreement may be required to address modifications required to environmental reports, map exhibits, and calculations.

Notes, Assumptions & Exclusions

1. All permit application and/or mitigation fees are to be paid by OWNER.
2. All other services including, but not limited to, FWS Biological Assessments, Biological Opinions, Section 7 consultations, species-specific surveys, permitting, species management plans, relocations, wetland or listed species monitoring, Phase I & II ESAs, and cultural resource assessments, are excluded and will require a supplemental agreement, if required.
3. Field delineation of wetlands, if required, is outside this scope of services.
4. For all permitting assistance efforts referenced herein, it is noted that permitting is a regulatory process whereby Johnson Engineering does not guarantee permit issuance.

REIMBURSABLE EXPENSES

This task will cover courier and express delivery charges, reproduction of plans and reports, photography, field supplies and costs of other materials and/or equipment specifically used for and solely applicable to this project, as needed.

EXCLUDED SERVICES

Changes from the anticipated scope of services as described herein will require an adjustment to CONSULTANT's compensation, which shall be negotiated and authorized through a Change Order or Supplemental Agreement executed by both parties. Specific exclusions from the scope of work include:

- Boundary and topographic survey
- Archaeological surveys and impact assessments
- Subsurface Utility Exploration (SUE)
- Title work
- Preparation of easements or sketches and descriptions
- Geotechnical investigation or engineering
- Architectural Services
- Structural Engineering
- Utility design services
- Pathway lighting design
- Landscape design
- Permitting fees
- U.S. Army Corps of Engineers (USACOE) Permitting
- Water use permits
- Well Permits
- Zoning
- Construction cost estimate
- Bid packages
- Utility coordination
- Construction engineering observation services
- Record drawings

Exhibit B

Exhibit B consisting of two (2) page(s) referred to in the Professional Services Supplemental Agreement between OWNER and CONSULTANT for professional services dated _____.

Initial:
OWNER _____
CONSULTANT _____

COMPENSATION

Definitions:

Lump Sum (LS): Includes all direct and indirect labor costs, personnel related costs, overhead and administrative costs, which may pertain to the services performed, provided, and/or furnished by the CONSULTANT as may be required to complete the services in Exhibit A. The total amount of compensation to be paid the CONSULTANT shall not exceed the amount of the total Lump Sum compensation established and agreed to. The portion of the amount billed for CONSULTANT'S services which is on account of the Lump Sum will be based upon CONSULTANT's estimate of the proportion of the total services actually completed at the time of billing.

Time and Materials (T&M): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's standard billing rate schedule in effect at the time the services are rendered. The current standard billing rate schedule is attached to this Exhibit B as Attachment No. 1. The amount payable for the services of CONSULTANT's Sub-Consultants engaged to perform or furnish services in Exhibit A will be the amount billed to CONSULTANT times a factor of 1.10. The amount payable for Reimbursable Expenses will be the charge actually incurred by or imputed cost allocated by CONSULTANT, therefore times a factor of 1.10.

Estimated Fees: CONSULTANT'S estimate of the amount that will become payable for Services (including CONSULTANT'S Sub-Consultants and reimbursable expenses) is only an estimate for planning purposes, is not binding on the parties and is not the maximum amount payable to CONSULTANT for the services under this Agreement. Notwithstanding the fact that the estimated amount for the services is exceeded, CONSULTANT shall receive compensation for all Services furnished or performed under this Agreement.

If it becomes apparent to CONSULTANT at any time before the Services to be performed or furnished under this Agreement are about eighty percent complete that the total amount of compensation to be paid to CONSULTANT on account of these Services will exceed CONSULTANT's estimate, CONSULTANT shall endeavor to give OWNER written notice thereof. Promptly thereafter OWNER and CONSULTANT shall review the matter of compensation for such Services, and either OWNER shall accede to such compensation exceeding said estimated amounts or OWNER and CONSULTANT shall agree to a reduction in the remaining services to be rendered by CONSULTANT under this Agreement so that total compensation for such Services will not exceed said estimated amount when such services are completed. The CONSULTANT shall be paid for all services rendered if CONSULTANT exceeds the estimated amount before OWNER and CONSULTANT have agreed to an increase in the compensation due to CONSULTANT or a reduction in the remaining services.

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services", the OWNER shall compensate the CONSULTANT as follows:

TASK	ITEM	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
1.0	Meetings, General Consultation & Preliminary Design Support	\$3,000	T&M
2.1	SFWMD Environmental Resource Permit (ERP)	\$10,600	T&M
2.2	Village of Estero Development Order Process	\$7,500	T&M
3.0	Construction Plans for Holes #10, 13, & 18	\$7,400	T&M
4.1	Protected Species Survey	\$3,800	LS
4.2	SFWMD Environmental Resource Permitting (Environmental Support)	\$13,000	T&M
4.3	Village of Estero Development Order Review (Environmental Support)	\$9,000	T&M
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		\$54,300	T&M; LS

For services of CONSULTANT's Sub-Consultants engaged to perform or furnish services, the OWNER shall compensate the CONSULTANT as follows:

TASK	SUB-CONSULTANT	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
	Not applicable	-	-
TOTAL COMPENSATION FOR SUB-CONSULTANT'S SERVICES:		-	-

For reimbursable expenses of CONSULTANT, the OWNER shall compensate the CONSULTANT as follows:

REIMBURSABLE EXPENSES	AMOUNT (Estimated if T&M)	FEE TYPE (LS; T&M)
Courier and express delivery charges, reproduction of plans and reports, photography, field supplies and costs of other materials and/or equipment specifically used for and solely applicable to this project, as needed.	\$500.00	T&M
TOTAL COMPENSATION FOR REIMBURSABLE EXPENSES:	\$500.00	T&M

TOTAL COMPENSATION INCLUDING SUB-CONSULTANTS & REIMBURSABLE EXPENSES:	\$54,800	T&M; LS
--	-----------------	--------------------



**PROFESSIONAL SERVICES
HOURLY RATE SCHEDULE
September 6, 2023**

Professional

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

Technician

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

Administrative

3	\$105
2	\$94
1	\$77

Field Crew

4-Person	\$270
3-Person	\$231
2-Person	\$182

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$440

**Reimbursable Expenses
and Sub-Consultants** Cost + 10%

**Construction Engineering and Inspection
(CEI Services)**

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

5

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

5A

SURVEYING SERVICES

STONEBROOK CDD LANCASTER RUN TURNOVER BASE MAP

The following scope of services is to define the surveying services tasks to be provided to **STONEBROOK CDD** (CDD) by **JOHNSON ENGINEERING, LLC** (CONSULTANT) for **STONEBROOK CDD LANCASTER RUN TURNOVER** (PROJECT). Horizontal data will be in feet and shall be projected on the Florida State Plane Coordinate System, West Zone, NAD83(2011). See attached Figure 'A.'

Tax Parcel ID: 36-46-25-E2-18001.00CE; 36-46-25-E2-15000.00CE; 36-46-25-E2-18000.00CE; 25-46-25-E4-150F2.00CE

Parcel Address: Lancaster Run, Estero, FL 33928

Phase 1 – Base Mapping and Data Collection

The purpose of this scope is to determine the boundaries of the tracts owned by the CDD, the various Pinecrest Condominiums, and the remaining "US Home" lands, and to map the existing roads, in order to determine the proposed conveyances of the "US Home" lands to the CDD and to the Stoneybrook Master Association.

1. The CONSULTANT shall research the public records available on the Lee County Property Appraiser and Lee County Clerk of Court websites to locate parcel deeds, recorded plats, and right-of-way maps pertinent for the delineation of parcel deed lines.
2. The CONSULTANT shall perform a field survey to locate, verify, or establish the parcel boundary lines based on the information gathered above.
3. The CONSULTANT shall prepare a base map delineating the existing parcel boundary lines based on the field survey.
4. The CONSULTANT shall perform a field survey to collect the horizontal data of visible above-ground improvements and visible above-ground utilities within or immediately adjacent to the existing roadways. Said data will be added to the base map. See attached Figure 'A' for limits of data collection.
5. The CONSULTANT shall prepare an exhibit depicting the proposed conveyance parcels based on the established parcel boundaries and the locations of improvements as collected above.
6. The CONSULTANT shall review a title commitment and/or abstract of title as provided by the CDD. The CONSULTANT shall depict or note the encumbrances listed in said title commitment and/or abstract of title on the exhibit.
7. The CONSULTANT shall provide six (6) copies of the exhibit to the CDD.

Phase 2 – Sketches and Legal Descriptions

The purpose of this task is to describe the portions of the "US Home" to be conveyed to the CDD and the portions to be conveyed to the Stoneybrook Master Association. This task is to be completed once the CDD has reviewed the exhibit and has agreed to configuration of the proposed parcels to be described based on the base map prepared under Phase 1, above.

1. The CONSULTANT shall prepare a legal description and sketch of the property to be conveyed to the Stoneybrook Master Association (see attached Figure 'A') and provide six (6) signed and sealed copies of the legal description and sketch to the CDD.
2. The CONSULTANT shall prepare a legal description and sketch of the property to be conveyed to the CDD (see attached Figure 'A') and provide six (6) signed and sealed copies of the legal description and sketch to the CDD.

3. The CONSULTANT shall prepare a legal description and sketch of the remaining “US Home” property to be conveyed later to entity as yet undetermined (see attached Figure ‘A’) and provide six (6) signed and sealed copies of the legal description and sketch to the CDD.

Fee: \$27,000 Lump Sum

DRAFT

FIGURE A



**BASE MAP
EXHIBIT FOR
PROPOSAL**

STONEBROOK LANCASTER RUN ROAD
TURNOVER
SECTIONS 25 & 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO - LEE COUNTY, FLORIDA

REVISIONS	
NO.	DATE

DATE: 10/14/25

PROJECT NO. PROPOSAL

FILE NO. 36-46-25

SCALE: 1"=200'

FIGURE 'A'

SHEET NUMBER

E01

FIGURE A

[illegible]

FIGURE 'A'

SURVEYING SERVICES

STONEBROOK CDD LANCASTER RUN TURNOVER BOUNDARY SURVEY - OPTION I

The following scope of services is to define the surveying services tasks to be provided to **STONEBROOK CDD** (CDD) by **JOHNSON ENGINEERING, LLC** (CONSULTANT) for **STONEBROOK CDD LANCASTER RUN TURNOVER** (PROJECT). Horizontal data will be in feet and shall be projected on the Florida State Plane Coordinate System, West Zone, NAD83(2011). See attached Figure 'A.'

Tax Parcel ID: 36-46-25-E2-18001.00CE; 36-46-25-E2-15000.00CE; 36-46-25-E2-18000.00CE; 25-46-25-E4-150F2.00CE
Parcel Address: Lancaster Run, Estero, FL 33928

The scope below assumes that CDD has previously retained CONSULTANT to complete the field work and base mapping for preparation of conveyance parcel sketches and descriptions and that such work has been completed.

The scope below is for one boundary survey containing the combined areas of all of the conveyance parcels. Each conveyance parcel will be individually described and dimensioned, but only the outer perimeter of the combined parcels will be monumented.

Boundary Survey

1. The CONSULTANT shall research the public records available on the Lee County Property Appraiser and Lee County Clerk of Court websites to locate parcel deeds, recorded plats, and right-of-way maps pertinent for the delineation of parcel deed lines. CDD shall be responsible for providing a current legal description of the property to be surveyed.
2. The CONSULTANT shall perform a field survey to locate, verify, or establish the parcel boundary lines.
3. The CONSULTANT shall perform a field survey to update and verify previously collected horizontal data of visible above-ground improvements and visible above-ground utilities.
4. The CONSULTANT shall prepare a boundary survey delineating the parcel boundary, a description of the parcel surveyed, rights-of-way, visible above-ground improvements, and visible above-ground utilities. Offsite easements, if any, benefiting the property will be depicted on the survey if provided by the CDD. However, a field survey or location of any improvements within these offsite easements is not included as a part of this survey.
5. The CONSULTANT shall review a title commitment and/or abstract of title as provided by the CDD. The CONSULTANT shall depict or note the encumbrances listed in said title commitment and/or abstract of title on the survey drawing.
6. The CONSULTANT shall provide six (6) signed and sealed copies of the boundary survey to the CDD.

Fee: \$24,000 Lump Sum

FIGURE A



**SURVEY
OPTION NO 1
EXHIBIT FOR
PROPOSAL**

STONEBROOK LANCASTER RUN ROAD
TURNOVER
SECTIONS 25 & 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO - LEE COUNTY, FLORIDA

REVISIONS	
NO.	DATE

DATE: 10/14/25

PROJECT NO. PROPOSAL

FILE NO. 36-46-25

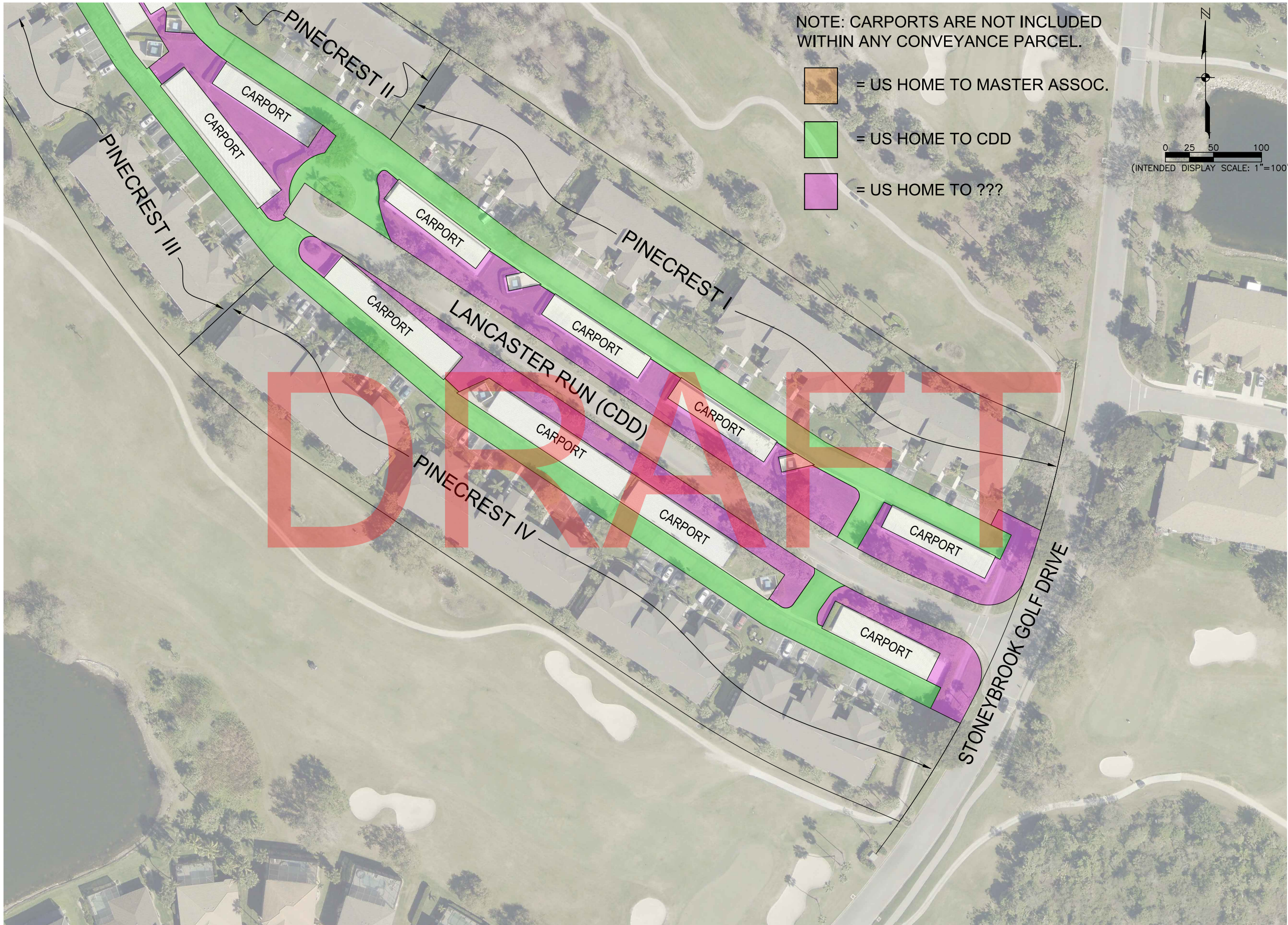
SCALE: 1"=200'

EXHIBIT

SHEET NUMBER

E01

FIGURE A



**SURVEY
OPTION NO 1
EXHIBIT FOR
PROPOSAL**

STONEBROOK LANCASTER RUN ROAD
TURNOVER
SECTIONS 25 & 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO - LEE COUNTY, FLORIDA

REVISIONS					
NO.	DESCRIPTION	DATE			

DATE: 10/14/25
PROJECT NO. PROPOSAL
FILE NO. 36-46-25
SCALE: 1"=200'

EXHIBIT

SHEET NUMBER

E02

SURVEYING SERVICES

STONEBROOK CDD LANCASTER RUN TURNOVER BOUNDARY SURVEY - OPTION 2

The following scope of services is to define the surveying services tasks to be provided to **STONEBROOK CDD** (CDD) by **JOHNSON ENGINEERING, LLC** (CONSULTANT) for **STONEBROOK CDD LANCASTER RUN TURNOVER** (PROJECT). Horizontal data will be in feet and shall be projected on the Florida State Plane Coordinate System, West Zone, NAD83(2011). See attached Figure 'A.'

Tax Parcel ID: 36-46-25-E2-18001.00CE; 36-46-25-E2-15000.00CE; 36-46-25-E2-18000.00CE; 25-46-25-E4-150F2.00CE

Parcel Address: Lancaster Run, Estero, FL 33928

The scope below assumes that CDD has previously retained CONSULTANT to complete the field work and base mapping for preparation of conveyance parcel sketches and descriptions and that such work has been completed.

Boundary Survey – CDD Parcel

1. The CONSULTANT shall research the public records available on the Lee County Property Appraiser and Lee County Clerk of Court websites to locate parcel deeds, recorded plats, and right-of-way maps pertinent for the delineation of parcel deed lines. CDD shall be responsible for providing a current legal description of the property to be surveyed.
2. The CONSULTANT shall perform a field survey to locate, verify, or establish the parcel boundary lines.
3. The CONSULTANT shall perform a field survey to update and verify previously collected horizontal data of visible above-ground improvements and visible above-ground utilities.
4. The CONSULTANT shall prepare a boundary survey delineating the parcel boundary, a description of the parcel surveyed, rights-of-way, visible above-ground improvements, and visible above-ground utilities. Offsite easements, if any, benefiting the property will be depicted on the survey if provided by the CDD. However, a field survey or location of any improvements within these offsite easements is not included as a part of this survey.
5. The CONSULTANT shall review a title commitment and/or abstract of title as provided by the CDD. The CONSULTANT shall depict or note the encumbrances listed in said title commitment and/or abstract of title on the survey drawing.
6. The CONSULTANT shall provide six (6) signed and sealed copies of the boundary survey to the CDD.

Boundary Survey – Master Association Parcel

1. The CONSULTANT shall research the public records available on the Lee County Property Appraiser and Lee County Clerk of Court websites to locate parcel deeds, recorded plats, and right-of-way maps pertinent for the delineation of parcel deed lines. CDD shall be responsible for providing a current legal description of the property to be surveyed.
2. The CONSULTANT shall perform a field survey to locate, verify, or establish the parcel boundary lines.
3. The CONSULTANT shall perform a field survey to update and verify previously collected horizontal data of visible above-ground improvements and visible above-ground utilities.

4. The CONSULTANT shall prepare a boundary survey delineating the parcel boundary, a description of the parcel surveyed, rights-of-way, visible above-ground improvements, and visible above-ground utilities. Offsite easements, if any, benefiting the property will be depicted on the survey if provided by the CDD. However, a field survey or location of any improvements within these offsite easements is not included as a part of this survey.
5. The CONSULTANT shall review a title commitment and/or abstract of title as provided by the CDD. The CONSULTANT shall depict or note the encumbrances listed in said title commitment and/or abstract of title on the survey drawing.
6. The CONSULTANT shall provide six (6) signed and sealed copies of the boundary survey to the CDD.

Boundary Survey – “US HOME” Remainder Parcels

1. The CONSULTANT shall research the public records available on the Lee County Property Appraiser and Lee County Clerk of Court websites to locate parcel deeds, recorded plats, and right-of-way maps pertinent for the delineation of parcel deed lines. CDD shall be responsible for providing a current legal description of the property to be surveyed.
2. The CONSULTANT shall perform a field survey to locate, verify, or establish the parcel boundary lines.
3. The CONSULTANT shall perform a field survey to update and verify previously collected horizontal data of visible above-ground improvements and visible above-ground utilities.
4. The CONSULTANT shall prepare a boundary survey delineating the parcel boundary, a description of the parcel surveyed, rights-of-way, visible above-ground improvements, and visible above-ground utilities. Offsite easements, if any, benefiting the property will be depicted on the survey if provided by the CDD. However, a field survey or location of any improvements within these offsite easements is not included as a part of this survey.
5. The CONSULTANT shall review a title commitment and/or abstract of title as provided by the CDD. The CONSULTANT shall depict or note the encumbrances listed in said title commitment and/or abstract of title on the survey drawing.
6. The CONSULTANT shall provide six (6) signed and sealed copies of the boundary survey to the CDD.

Fee: \$31,000 Lump Sum

FIGURE A



**SURVEY
OPTION NO 2
EXHIBIT FOR
PROPOSAL**

STONEBROOK LANCASTER RUN ROAD
TURNOVER
SECTIONS 25 & 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO - LEE COUNTY, FLORIDA

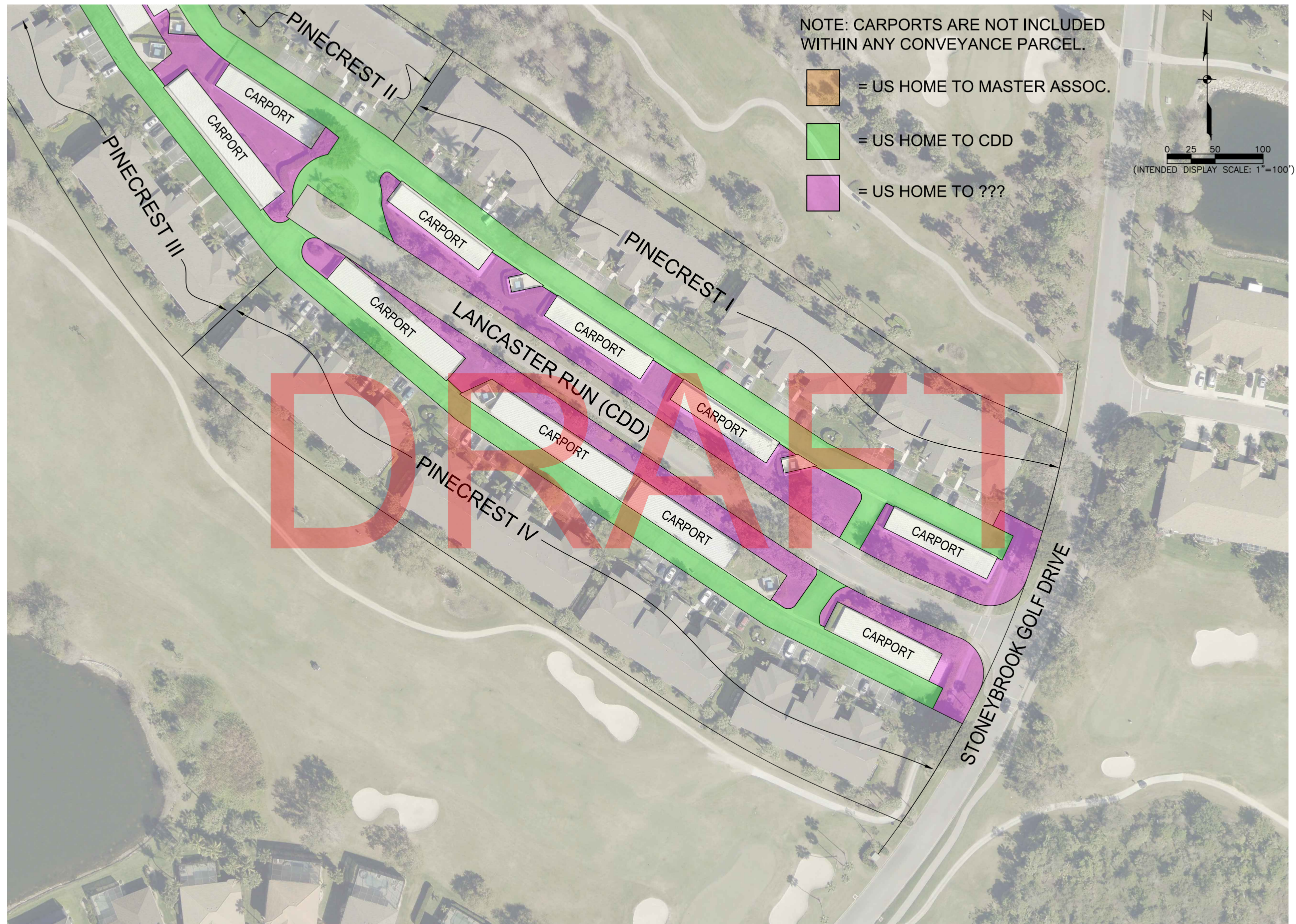
REVISIONS						
NO.	DESCRIPTION	DATE				
DATE:		10/14/25				
PROJECT NO.		PROPOSAL				
FILE NO.		36-46-25				
SCALE:		1"=200'				

EXHIBIT

SHEET NUMBER

E01

FIGURE A



**SURVEY
OPTION NO 2
EXHIBIT FOR
PROPOSAL**

STONEBROOK LANCASTER RUN ROAD
TURNOVER
SECTIONS 25 & 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST
VILLAGE OF ESTERO - LEE COUNTY, FLORIDA

[illegible]

EXHIBIT

SHEET NUMBER

E02

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

5B



3884 Progress Avenue #103
Naples
Florida
34104

(239) 330-3737

Date: October 21, 2025

To:
Board of Directors
Stoneybrook Golf Estate CDD

PROPOSAL AND ESTIMATE MONUMENT SIGN INSTALLATION AT STONEYBROOK GOLF CLUB ENTRANCE

Dear Board Members,

Thank you for the opportunity to submit an estimate for the proposed Monument Sign Installation on the median at the entrance to the Stoneybrook Golf Clubhouse on Stoneybrook Golf Boulevard.

This letter outlines the project scope, estimated investment, process, terms, and conditions for successful completion.

1. PROJECT OVERVIEW

The project involves the supply and installation of one (1) DF SM #36 Synthetic Stucco Monument Sign (5'3" x 8'7" x 12").

The monument includes a one-color stucco spray finish with PVC receiving sleeves to accept mounting poles.

Additional features include:

- Raised and painted stucco text/graphics – 4 colors
- Faux stone finish at base

The monument will be installed on the existing concrete island (median) at the clubhouse entrance, subject to engineering, permitting, and site approval by the Village of Estero (VOE). Installation will be carried out by **Southern Sign & Awning of Fort Myers, FL**, a licensed and insured installation partner, under the full project management and coordination of **Signarama Naples**.

2. PROJECT SCOPE AND ESTIMATE SUMMARY

Supply of DF SM #36 Synthetic Stucco Monument Sign (5'3" x 8'7" x 12").	\$10,580
Permitting and Engineering	\$ 1,500
Private location of subsurface utilities	\$ 1,820
Installation of Monument Sign	\$15,600
Project Management	\$ 3,000
Sub Total	\$32,500
Tax 7%	\$ 2,275
TOTAL*	\$34,775

All amounts are estimates and subject to confirmation once engineering drawings are finalized and site conditions are verified*.

Installation pricing assumes two (2) 30" diameter footings, 5' deep, with no rebar, rock, or other subsurface obstructions encountered. Should differing site conditions be discovered during excavation, additional costs may apply*.



3. PROCESS AND RESPONSIBILITIES

Preparation and submission of the VOE sign permit application, including engineering documentation and site plan.

Coordination with a licensed Florida structural engineer for sealed footing and pole drawings.

Liaison with the CDD Board for authorization and the Village of Estero for permitting.

Installation performed by experienced, licensed installers following VOE-approved plans.

4. IMPORTANT NOTES AND DISCLAIMERS

Permitting Risk

VOE approval is required before any work can begin. While Signarama Naples will handle all submissions, permit approval and placement acceptance remain at the municipality's discretion. Should the permit be denied or require revision, additional costs for resubmission or redesign may apply.

Visibility Triangle Compliance

The VOE enforces strict sight-line regulations. The proposed sign location may need adjustment to maintain visibility and meet safety codes.

Existing Concrete Conditions

Installation will require saw-cutting and removal of existing concrete, excavation for footings, and re-pouring/refinishing. If unforeseen conditions or repairs arise beyond the immediate installation zone, additional charges may apply.

Engineering and Code Compliance

All work will conform to Florida Building Code and applicable wind-load and structural standards for monument signage.

5. TERMS AND CONDITIONS

25% Deposit due upon acceptance of estimate to initiate engineering and permitting.

50% Progress Payment due upon permit approval.

25% Final Payment due upon project completion.

Pricing is valid for 30 days from the date of this proposal.

Any additional work outside this scope will be quoted and approved separately.



6. NEXT STEPS

Written authorization from the CDD Board to proceed.

Final confirmation of sign placement and design.

Preparation and submission of permit documentation.

Scheduling of installation upon VOE approval.

We appreciate your consideration of this proposal and look forward to partnering with Stoneybrook Golf Estate CDD on this improvement project. We are committed to ensuring the monument sign installation is completed safely, professionally, and in full compliance with Village of Estero requirements.

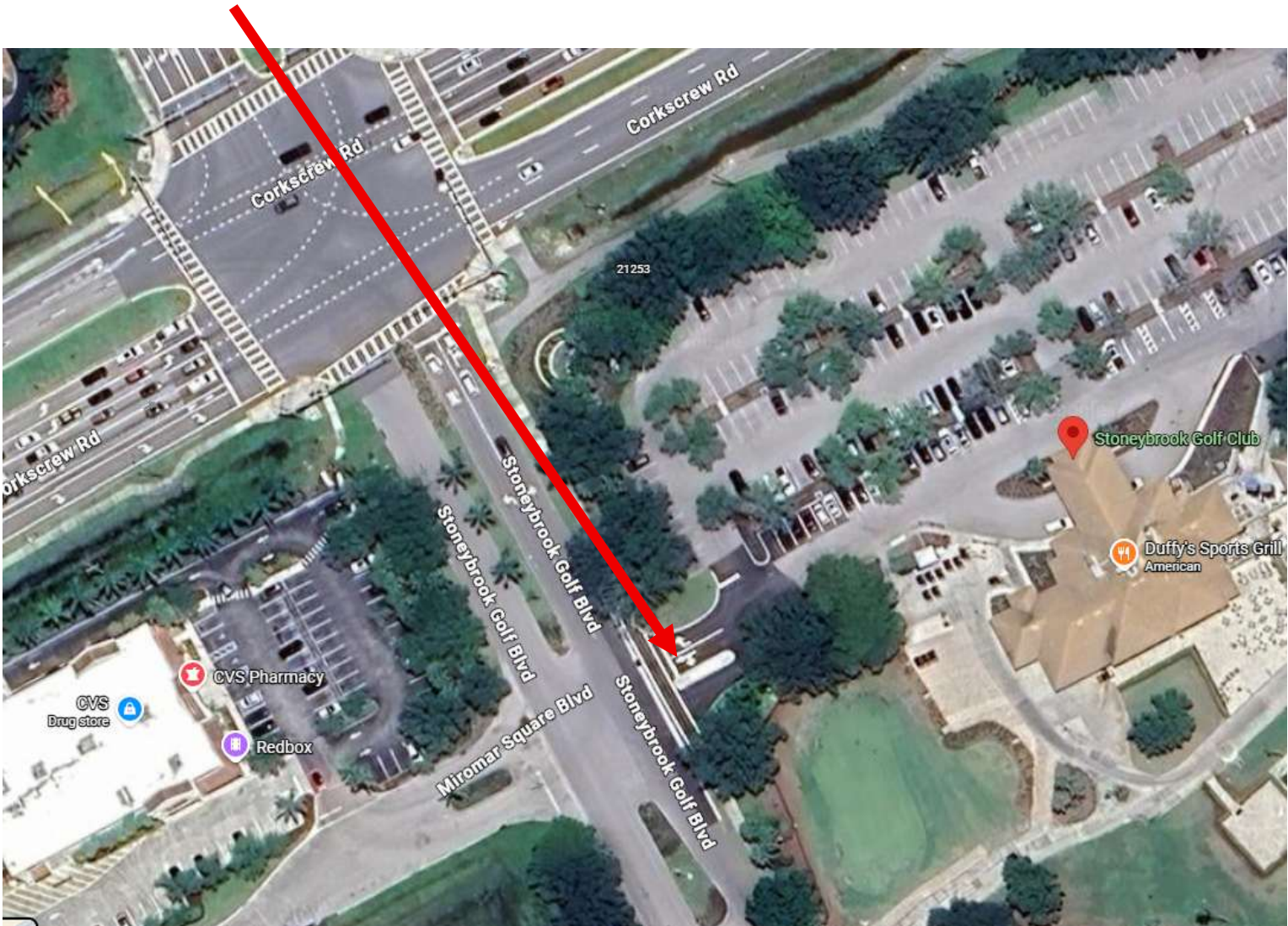
Please contact me directly with any questions or clarifications.

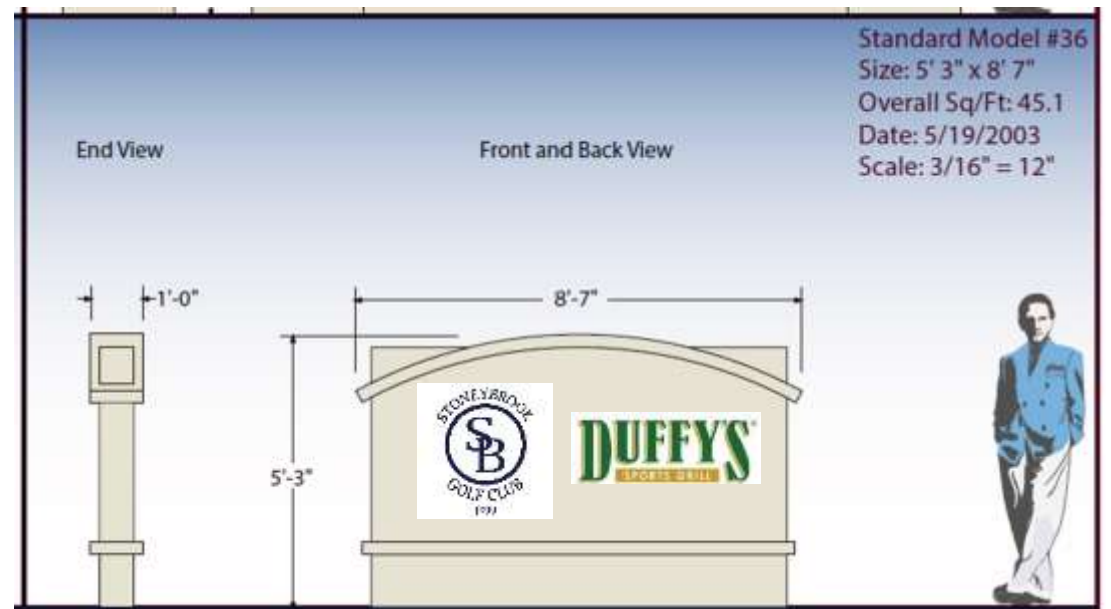
Kind Regards,
Signarama Naples



Conrad Boshoff
Owner

Position of proposed monument sign (5'3"x8'7"x12")







STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

6

Paramount Asphalt & Sealcoating

1110 Pine Ridge Rd Suite 204

Naples, FL 34108

+15182697165

Nick@paramountsealcoating.com

www.ParamountSealcoating.com



Estimate

ADDRESS

Johnson Engineering

Stoneybrook Asphalt

Sidewalk

Estero, FL

ESTIMATE # 23633

DATE 09/29/2025

DESCRIPTION	QTY	RATE	AMOUNT
CART PATH PAVING: Approx. 50 SqYd	1	11,000.00	11,000.00
Install type S3 asphalt to a compacted thickness of 2" in (1) lift Leveling low spot with asphalt black base is included Cart paver included Fill and sod along drop off of new asphalt path One mobilization is included Tack Coat included Trucking and Hauling Included (1 T/D) Removal of all debris is included PT (89) 17T			

TOTAL

\$11,000.00

Accepted By

Accepted Date

From: Adam Dalton <daltonac@yahoo.com>
Sent: Thursday, September 25, 2025 8:50 PM
To: Mark Zordan <maz@johnsoneng.com>
Cc: John Vuknik <stoneybrookgc@embarqmail.com>
Subject: [EXT] Sidewalk

CAUTION

Mark,

Can you look at this sidewalk opposite Lancaster run an provide an option for drainage of the water and prevent the mud eroding and accumulating onto the sidewalk?

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.





Adam
Sent from my iPhone

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Numbers
Governmental Funds	
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balances - General Fund	2
Statement of Revenues, Expenditures and Changes in Fund Balances - Special Revenue Fund	3
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-1	4
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-2	5
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-1	6
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-2	7
Proprietary Funds	
Irrigation	
Statement of Net Position	8
Statement of Revenues, Expenses and Changes in Net Position	9

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
ASSETS							
Cash/investments							
SunTrust	\$ 111,661	\$ 495,224	\$ -	\$ -	\$ -	\$ -	\$ 606,885
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	170,275	-	-	-	-	-	170,275
Revenue	-	-	98,921	294,161	-	-	393,082
Reserve	-	-	127,595	271,735	-	-	399,330
Construction	-	-	-	-	1,811,214	8,670	1,819,884
Due from other funds							
Capital projects fund series 2022-1	225,000	-	-	-	-	-	225,000
Due from enterprise fund (golf course)	-	120,584	-	-	-	-	120,584
Assessments receivable	1,493	-	277	1,079	-	-	2,849
Lease receivable	-	380,440	-	-	-	-	380,440
Deposit	-	32,417	-	-	-	-	32,417
Total assets	<u>\$ 568,429</u>	<u>\$ 1,028,665</u>	<u>\$ 226,793</u>	<u>\$ 566,975</u>	<u>\$ 1,811,214</u>	<u>\$ 8,670</u>	<u>\$ 4,210,746</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 122,917	\$ 4,500	\$ -	\$ -	\$ -	\$ -	\$ 127,417
Sales tax payable	-	528	-	-	-	-	528
Contracts payable	-	-	-	-	4,582	-	4,582
Due to other funds							
General fund	-	-	-	-	225,000	-	225,000
Enterprise fund: irrigation	865	-	-	-	-	-	865
Enterprise fund: golf course	196,223	-	-	-	-	-	196,223
Total liabilities	<u>320,005</u>	<u>5,028</u>	<u>-</u>	<u>-</u>	<u>229,582</u>	<u>-</u>	<u>554,615</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	360,961	-	-	-	-	360,961
Total deferred inflows of resources	<u>-</u>	<u>360,961</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>360,961</u>
Fund balances:							
Restricted:							
Debt service	-	-	226,793	566,975	-	-	793,768
Capital projects	-	-	-	-	1,581,632	8,670	1,590,302
Assigned:							
Assigned - catastrophe response	59,113	-	-	-	-	-	59,113
Assigned - working capital	189,311	-	-	-	-	-	189,311
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	447,295	-	-	-	-	447,295
Total fund balances	<u>248,424</u>	<u>662,676</u>	<u>226,793</u>	<u>566,975</u>	<u>1,581,632</u>	<u>8,670</u>	<u>3,295,170</u>
Total liabilities and fund balances	<u>\$ 568,429</u>	<u>\$ 1,028,665</u>	<u>\$ 226,793</u>	<u>\$ 566,975</u>	<u>\$ 1,811,214</u>	<u>\$ 8,670</u>	<u>\$ 4,210,746</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,493	\$ 758,156	\$768,350	99%
Interest and miscellaneous (incl. FEMA)	506	16,434	20,000	82%
Total revenues	<u>1,999</u>	<u>774,590</u>	<u>788,350</u>	98%
EXPENDITURES				
Administrative				
Supervisors	582	17,529	12,918	136%
Management	4,094	49,123	49,123	100%
Accounting	416	4,991	4,991	100%
Assessment roll preparation	1,122	13,461	13,461	100%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	1,000	1,000	100%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	1,458	2,916	4,330	67%
Legal	11,020	68,427	20,000	342%
Engineering	10,417	30,207	5,000	604%
Postage	48	2,082	2,000	104%
Insurance	-	4,908	4,625	106%
Printing and binding	142	1,700	1,700	100%
Legal advertising	-	2,390	2,000	120%
Contingencies	195	2,996	2,000	150%
Annual district filing fee	-	175	175	100%
Capital Outlay	-	108,206	-	N/A
Total administrative	<u>29,577</u>	<u>310,111</u>	<u>128,323</u>	242%
Landscape Maintenance				
Other contractual				
Common ground oversight	50,000	274,646	-	N/A
Personnel services	20,999	212,058	329,124	64%
Capital outlay-mowers/carts	-	9,423	9,000	105%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	-	3,573	7,500	48%
Fertilizers	3,264	18,329	24,000	76%
Annuals	-	13,945	12,000	116%
Fuel	-	13,369	9,000	149%
Irrigation parts	136	7,905	8,000	99%
Parts and maintenance	132	3,193	12,000	27%
Horticultural debris and trash disposal	-	2,022	8,500	24%
Uniforms	-	2,724	5,000	54%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	20,000	20,000	100%
Golf maintenance management	2,084	25,008	25,008	100%
Tree trimming	-	35,939	30,000	120%
Mulch	275	56,491	40,000	141%
Plant replacement	-	3,904	5,000	78%
Equipment lease - TCF113	449	5,283	7,000	75%
LM line repair/labor	1,875	3,535	-	N/A
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	-	38,180	40,000	95%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>80,881</u>	<u>749,527</u>	<u>657,132</u>	114%
Other fees and charges				
Tax collector	-	3,186	2,895	110%
Total other fees and charges	-	3,186	2,895	110%
Total expenditures	<u>110,458</u>	<u>1,062,824</u>	<u>788,350</u>	135%
Excess/(deficiency) of revenues over/(under) expenditures	(108,459)	(288,234)	-	
Fund balance - beginning	356,883	536,658	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	59,113	59,113	300,000	
Assigned - working capital	189,311	189,311	189,311	
Fund balance - ending	<u>\$ 248,424</u>	<u>\$ 248,424</u>	<u>\$489,311</u>	

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 179,124	\$ 179,124	100%
Duffy's % of sales	-	50,168	79,216	63%
Stoneybrook Golf	5,009	60,096	57,351	105%
Cam reserves				
Duffy's	1,205	14,460	14,460	100%
Stoneybrook Golf	323	3,876	3,876	100%
Common area maintenance				
Duffy's	4,979	59,748	59,748	100%
Stoneybrook Golf	2,867	34,404	34,404	100%
Total operating revenues	<u>29,310</u>	<u>401,876</u>	<u>428,179</u>	94%
OPERATING EXPENSES				
Administrative Expenses				
Legal fees	-	3,953	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	490	17,368	6,000	289%
Total administrative expenses	<u>490</u>	<u>21,321</u>	<u>27,477</u>	78%
Maintenance Services				
Property management	1,400	16,800	16,800	100%
Electricity	35	398	600	66%
Repairs & maintenance	2,425	33,642	75,000	45%
Irrigation	175	1,807	2,400	75%
Building maintenance	4,798	135,040	35,000	386%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>8,833</u>	<u>187,687</u>	<u>134,800</u>	139%
Total operating expenses	<u>9,323</u>	<u>209,008</u>	<u>162,277</u>	129%
Operating gain/(loss)	19,987	192,868	265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(104,210)	(104,210)	100%
Total other financing sources/(uses)	<u>-</u>	<u>(104,210)</u>	<u>(104,210)</u>	100%
Change in net position	19,987	88,658	161,692	
Total net position - beginning	642,689	574,018	601,027	
Total net position - ending	<u>\$ 662,676</u>	<u>\$ 662,676</u>	<u>\$ 762,719</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 277	\$ 140,326	\$ 139,592	101%
Interest	687	9,520	11,380	N/A
Total revenues	<u>964</u>	<u>149,846</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	-	85,000	80,000	106%
Interest	-	169,090	161,205	105%
Total expenditures	<u>-</u>	<u>254,090</u>	<u>241,205</u>	105%
Excess (deficiency) of revenues over (under) expenditures	964	(104,244)	(90,233)	
OTHER SOURCES (USES)				
Transfers in	-	104,210	104,210	100%
Total other sources/(uses)	<u>-</u>	<u>104,210</u>	<u>104,210</u>	100%
Net change in fund balance	964	(34)	13,977	
Fund balance - beginning	225,829	226,827	222,559	
Fund balance - ending	<u>\$ 226,793</u>	<u>\$ 226,793</u>	<u>\$ 236,536</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,079	\$ 546,327	\$ 543,467	101%
Interest	1,795	22,864	-	N/A
Total revenues	<u>2,874</u>	<u>569,191</u>	<u>543,467</u>	105%
EXPENDITURES				
Debt Service				
Principal	-	115,000	115,000	100%
Interest	-	427,175	427,175	100%
Total expenditures	<u>-</u>	<u>542,175</u>	<u>542,175</u>	100%
Excess (deficiency) of revenues over (under) expenditures	2,874	27,016	1,292	
Fund balance - beginning	564,101	539,959	534,123	
Fund balance - ending	<u>\$ 566,975</u>	<u>\$ 566,975</u>	<u>\$ 535,415</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 6,727	\$ 83,143
Total revenues	<u>6,727</u>	<u>83,143</u>
EXPENDITURES		
Capital outlay	<u>220,784</u>	<u>502,786</u>
Total expenditures	<u>220,784</u>	<u>502,786</u>
Excess (deficiency) of revenues over (under) expenditures	(214,057)	(419,643)
Fund balance - beginning	<u>1,795,689</u>	<u>2,001,275</u>
Fund balance - ending	<u><u>\$ 1,581,632</u></u>	<u><u>\$ 1,581,632</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 SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	29	348
Total revenues	<u>29</u>	<u>348</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	29	348
Fund balance - beginning	8,641	8,322
Fund balance - ending	<u><u>\$ 8,670</u></u>	<u><u>\$ 8,670</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
SEPTEMBER 30, 2025**

ASSETS	<u>Balance</u>
Current assets:	
Cash	\$ 14,469
Bank United	10,588
Accounts receivable	(8,674)
Less allowance for doubtful accounts	-
Due from golf course	8,030
Due from general fund	865
Due from other governments	-
Assessments receivable	250
Prepaid expense	-
Total current assets	<u>25,528</u>
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(774,794)
Total capital assets, net of accumulated depreciation	<u>651,261</u>
Total noncurrent assets	<u>651,261</u>
Total assets	<u>676,789</u>
LIABILITIES	
Current liabilities:	
Customer deposits	<u>13,393</u>
Total current liabilities	<u>13,393</u>
Total liabilities	<u>13,393</u>
NET POSITION	
Net investment in capital assets	(279,986)
Unrestricted	<u>943,382</u>
Total net position	<u><u>\$ 663,396</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 250	\$ 126,586	\$ 125,921	101%
Direct bill: golf course	4,978	59,742	59,742	100%
Irrigation revenue	13,429	182,229	170,000	107%
Total revenues	<u>18,657</u>	<u>368,557</u>	<u>355,663</u>	104%
OPERATING EXPENSES				
Professional fees				
Audit	1,561	3,121	4,635	67%
Accounting	728	8,742	8,742	100%
Utility billing	3,882	39,672	45,000	88%
Miscellaneous	353	4,329	3,000	144%
Total professional fees	<u>6,524</u>	<u>55,864</u>	<u>61,377</u>	91%
Irrigation services				
Service/permit monitoring contracts	3,293	3,293	3,000	110%
Line repairs/labor	2,657	37,630	50,000	75%
Insurance	-	-	15,685	0%
Effluent water supply	13,561	182,291	114,000	160%
Electricity	3,927	30,685	30,000	102%
Pumps & machinery	825	14,799	15,000	99%
Depreciation	3,384	40,603	40,603	100%
Personnel	1,771	21,254	27,000	79%
Total utility expenses	<u>29,418</u>	<u>330,555</u>	<u>295,288</u>	112%
Total operating expenses	<u>35,942</u>	<u>386,419</u>	<u>356,665</u>	108%
Operating gain/(loss)	(17,285)	(17,862)	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	29	351	100	351%
Total nonoperating revenues (expenses)	<u>29</u>	<u>351</u>	<u>100</u>	351%
Change in net position	(17,256)	(17,511)	(902)	
Total net position - beginning	680,652	680,907	287,963	
Total net position - ending	<u>\$ 663,396</u>	<u>\$ 663,396</u>	<u>\$ 287,061</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 September 23, 2025 at 9:00 a.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
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Tony Pires	District Counsel
Rob Caves	Master Association Attorney
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Nick _____	EZ-GO
Tom Syroczyński	Supervisor-Appointee
Michelle Linglet	Resident
Chris Larson	Resident
Other residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m.

Supervisors Huff, Brady, Dalton and Olive were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

Ms. Huff explained the protocols for public comment.

Resident Michelle Linglet asked why Mr. Olive initially chose to do business on behalf of Stoneybrook with Fore Fence and Gate LLC and why the Board decided to use a professional service contract over a construction agreement, since a fence is considered a construction project. She questioned the logic behind hiring a company that, she feels, was not established, had no verifiable business reputation or a website at the time and no phone number listed in the white pages or online. She discussed issues with the contract, what she believes is the CDD's inadequate response to her public records request, the previous fence height and the preserves being classified as wetlands, which typically require deeper depths for fences. She stated that as a concerned member of the community, it does not make sense, to her, that the Board did not engage an Engineer and paid over \$250,000 for a fence that she thinks is not properly permitted and will not last. She stated the community would like an explanation.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; Term Expires November 2028

A. Candidates

I. Christopher M. Larson

Mr. Larson introduced himself and stated that he has been an active listener and engaged resident since moving into the CDD a few years ago. He discussed his background in business, contracting, sales, participation in HOA and CDD meetings, and his role advocating for the hiring of Mr. Shulte as Stoneybrook's Golf Professional. If appointed to fill the vacant Board seat, he would bring value to the community because he is an avid golfer, has several good ideas and could provide valuable input to the course renovation project.

Mr. Larson responded to questions regarding his professional experience as a remote regional Estimator for North Carolina, how long he has lived in Stoneybrook, what he feels are the three top golf course renovation issues to be addressed and how he feels about the increase in the resident and non-resident rates.

II. Thomas E. Syroczyński

Mr. Syroczyński introduced himself, stated he is a full-time resident and that he would like to contribute to the success of the CDD and to the increase in property values. He discussed

his business background as an owner and manager of a supermarket, great understanding of contracts, government regulations, budgets and financials, and his experience serving on various local Boards, Committees and golf leagues. He voiced his opinion regarding resident versus non-resident rates.

Mr. Syroczyński responded to questions regarding what can be improved upon with the golf course renovation and the irrigation issues on Hole #18.

Ms. Huff stated both candidates are well-qualified to serve on the Board and she wished there were two vacant seats but, since there is only one, she nominated Mr. Syroczyński to fill Seat 1.

Mr. Dalton stated he liked the fact that, although Mr. Syroczyński lost his re-election bid for a Board seat last November, he stayed involved in the golf course renovation committee, and, he thinks, Mr. Larson brings a new perspective and urged him to become an active member of the golf course renovation committee.

No other nominations were made.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the appointment of Thomas Syroczyński to fill Seat 1, was approved.

Asked if he would like to be a resident participant on the Golf Course Renovation Committee, Mr. Larson replied affirmatively. Ms. Huff suggested that Mr. Larson follow up with Mr. Shulte and Mr. Vuknic for more information.

B. Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Thomas Syroczyński. Mr. Syroczyński is familiar with the following:

I. Required Ethics Training and Disclosure Filling

- **Sample Form 1 2023/Instructions**

II. Membership, Obligations and Responsibilities

III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

**IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other
Local Public Officers**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Adams presented Resolution 2027-07. Mr. Dalton nominated the following slate:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary
Thomas E. Syroczynski	Assistant Secretary

The Resolution removes the following from the Board:

Philip Simonsen	Assistant Secretary
-----------------	---------------------

The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the
Resolution 2025-07, Electing, as nominated, and Removing Officers of the
District, as nominated, and Providing for an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS

**District Engineer Staff Report: Johnson
Engineering, Inc. (JEI)**

**• Update/Consideration of Revised Engineer's Report for the 2022 Project (under
separate cover)**

Mr. Zordan reported the following:

- The ornamental median sign and the driveway and drainage projects are completed.
- The only punchlist item remaining is sod application of a damaged area. The invoice is being held until the sodding is complete. Once completed, the project will be closed out for the

135 balance of the change order for quantities and a copy of the invoice will be presented at the
136 next meeting.

137 The Board consensus was to have Operations staff install the sod and ask the vendor for
138 a credit. Mr. Zordan will contact the vendor after the meeting.

139 ➤ Work with Ms. Huff and Mr. Schulte on purchasing a driveway entrance sign from
140 “Signorama” in Naples is underway. The vendor is working on a price for the monumental sign
141 including logos from the golf club and Duffy’s. An invoice will be presented at the next meeting.
142 Mr. Zordan will contact the Village of Estero to see if an LDO is needed to have the sign
143 installed.

144 Discussion ensued regarding the sign, if Duffy’s Management approves of its logo being
145 included, and if future logo changes can be made to the sign.

146 ➤ Surveying for the pedestrian crossing at Brixham Run commences and will be followed
147 by the design process. A design sample might be presented at the next meeting.

148 ➤ Staff is working on a proposal for the Environmental Resource Permit (ERP) for the
149 repairs to Holes #10, #13 and #18 on the golf course.

150 Discussion ensued regarding how the repairs to Holes #10, #13 and #18 will impact the
151 golf course renovation project, estimated costs of the project, the lifespan of the golf course
152 renovations, a 30-year bond issue, revenue bonds and having JEI manage the golf course
153 renovation project.

154 Mr. Zordan will present a list of the projects.

155 Ms. Huff asked Mr. Larson to share his contact information with Mr. Zordan.

156 A resident stated he has been attending meetings sporadically and it seems, to him, as
157 though the Board is constantly discussing bond issuances for projects and is only concerned
158 about the golf course when there are CDD residents who do not play golf. He noted the tree
159 removals in front of the community and the fence project and stated that bonds are costly and,
160 he thinks, it is unfair that homeowners will have to pay for them. Ms. Huff stated, at this point,
161 the homeowners are only paying for a 2014 bond for the landscaping, the road work and the
162 Duffy’s property, which will be settled in 2027. The golf course renovation bond that is being
163 discussed would be a revenue bond that would be paid by the golf course; homeowners would
164 not be responsible for that.

165 Mr. Zordan stated the next update is about Landcaster Run, which involves Mr. Pires.

166 Mr. Pires introduced Mr. Robert Caves, Counsel for the Master Association, who is
167 attending via telephone. He distributed two handouts and stated that Mr. Haines and Mr.
168 Zordan are working on compiling the recorded documents, condo plats, condo declarations and
169 the letter that was sent by Ms. Gibbs of the Village of Estero, approving the transfer of the
170 paved areas to the CDD from US Homes, along with the exhibit for the pool area and parking
171 area. They created a particular graphic, outlining green, orange and purple areas; the orange
172 goes from US Homes to the Master Association, the green goes to the CDD and the purple areas
173 are called orphaned or remnant parcels, which were not within the scope of what the CDD is
174 planning on taking, but are there nonetheless. Staff wanted to make sure that the carports and
175 parking areas were excluded. Mr. Dalton stated this is exactly what residents asked the CDD
176 and HOA to do.

177 Discussion ensued regarding the purple areas being unassigned and unclaimed by US
178 Homes, the current CDD maintenance of the orange and purple areas, road maintenance by the
179 CDD, which entity owns the pool, if the purple areas could be part of the condominiums, if the
180 purple areas have carports, parking spaces in front of the building being within the legal
181 description of the condominium property of each of the condos, the landscaping, a land swap
182 and Counsel working together to obtain a title report.

183 Mr. Pires asked for Board direction to have Johnson Engineering prepare a survey of the
184 green and orange areas, and to prepare the sketch and legal descriptions for all the green areas
185 to go to the CDD and the orange bound areas to go to the Master. He will continue working
186 with Mr. Caves regarding having the Master Association take ownership and maintenance of
187 the purple areas.

188 **Mr. Caves left the call.**

189 Mr. Zordan recapped a recent conversation with Mr. Dalton about the driveway;
190 establishing long-range plans for the stormwater management system, including pipe cleaning
191 and video inspection of the system; the irrigation system; preserve management; landscaping
192 within the CDD Right-of-Way (ROW) signs, pavement markings, fencing and other
193 infrastructure.

SIXTH ORDER OF BUSINESS**Golf Course Staff Reports****A. Golf Superintendent**

Mr. Vuknic provided updates on the most recent aerification of the golf course; stump-grinding; bridge work at Holes #13 and #15; common ground projects, including pine straw and mulch applications; flower installations; tree-trimming; Duffy's projects; sod application; a minor fire in the center median; and a current irrigation audit.

Referencing handouts, Mr. Vuknic presented a \$16,740 quote from Above and Beyond to maintain and paint a wall on Braxfield.

Discussion ensued regarding the scope of work, wall size, how the project would impact homeowners in the area, the ROW, the easement, the preserves, involving JEI, obtaining other estimates, employee insurance and recent open enrollment.

B. Golf Pro

Mr. Schulte reported the following:

- Current point of sale revenue is \$115,000; up from \$74,000 in 2024.
- Staffing: Mr. Schulte stated that his First Assistant, Tyler, is considering an offer from another golf club and asked about presenting a counter-offer of a salary of \$72,000 as Tyler is an exceptional golf professional and well-qualified for the salary increase.

Discussion ensued regarding Tyler's work ethic, professional salary levels, overtime and making the position salaried.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, authorizing a salary adjustment for Tyler to \$70,000 with a \$2,000 bonus, and a salary increase to \$72,000 once there is a next level increase in credentials, was approved.

- Referencing a handout, Mr. Schulte presented golf cart lease options from EZ GO and Club Car for 87 golf carts. He urged Board Members to view a Club Car demo, that is currently on the premises, before voting on this item. He introduced Nick from EZ GO.

Mr. Nick ___ discussed the EZ GO cart features, such as automatic brakes, seats, GPS, speakers, warranties and service.

Discussion ensued regarding the two cart options, costs, market share and financing.

The meeting recessed and reconvened.

Discussion continued regarding the Club Car demo, the EZ GO product with GPS feature, certified fleet, whether to approve the 48-month or 60-month options from the vendors, price differential between the vendors and the EZ GO brake warranty.

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

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the EZ GO 48-month golf cart lease option, was approved.

Mr. Schulte will forward the contract to Mr. Pires and Mr. Adams for final review.

Mr. Schulte discussed a rendering of an awning and stated he does not want the CDD to invest in any Duffy's upgrades that are not substantial and permanent. He will obtain and present estimates at the next meeting and continue working with Mr. Zordan on this matter.

SEVENTH ORDER OF BUSINESS

Board Member Reports

A. Update: Golf Course Redo

Mr. Vuknic stated he has been in contact with Gordy Lewis regarding the redo and recently discussed the tree replacement, doing an LDO with the Village of Estero, the clearance process and tree per lake bank ratio. Mr. Lewis will give a presentation at the October meeting.

B. Phil Olive

• Update: Duffy's

Mr. Olive stated Duffy's Management is pleased with the parking lot renovations.

Discussion ensued regarding a permanent structure on the Duffy's patio, maintaining the fence around the putting green and the landscaping near the Duffy's parking lot.

C. Chris Brady

• Update: Email and Other Communications

Mr. Brady stated, other than the requests for information that Mr. Adams will likely address, there was nothing to report.

Mr. Brady left the call.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton referenced the Unaudited Financial Statements through August 31, 2025 and stated revenues year-to-date for the golf course are up 14%. The bank account shows balances are up 32%. Profitability for the golf course is over \$500,000 and is in a very healthy spot.

E. Eileen Huff

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

Ms. Huff stated the common ground update was previously provided by Mr. Vuknic. The QuickBooks expenses are satisfactory. The maintenance department is doing fine. Leslie is back and everything is running smoothly.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of August 31, 2025**

Discussion ensued regarding if the Amortization Schedules for the two golf course bonds can be included in the financials, where to book a recent irrigation repairs invoice, if the “Capital projects fund series 2022-1” line item can be removed from the Balance Sheet, the “Cash over/short” line item on Page 14 and the “Green fees + gps” and “Public green fees – TT” line items on Page 15.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

**Approval of August 26, 2025 Public Hearing
and Regular Meeting Minutes**

Asked about the meeting time, Mr. Adams stated the idea is to have certain meetings during season and the two primary budget meetings in the evenings to accommodate residents who work.

The following changes were made:

Line 32: Change “Ms. Dalton” to “Mr. Dalton”

Line 155: Change “Haynes” to “Haines”

294 Line 215: Change “by a resident” to “from a resident”

295 Line 278: Change “litigation” to “letter”

296 Lines 359, 360 and 367: Change “Zavals” to “Zavalas”

297 Line 407: Change “Mr. Brady” to “Mr. Dalton”

298 Line 429: Change “Ms. Davies” to “Mr. Davies”

299 Line 433: Change “Ms. Linglet” to “Ms. Freeman”

300 **On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the**
301 **August 26, 2025 Public Hearing and Regular Meeting Minutes, as amended,**
302 **were approved.**

303
304
305 **TENTH ORDER OF BUSINESS**

Staff Reports

306
307 **A. District Counsel: Tony Pires, Esquire**

308 **I. Memorandum Regarding Recommendations from Retained Counsel as to**
309 **District Actions Regarding Pending Hurricane Ian Claim(s)**

310 Mr. Pires presented/reviewed a document regarding recommendations from Retained
311 Counsel as to District Actions related to the pending Hurricane Ian claim(s).

312 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor,**
313 **authorizing retained Counsel to submit additional evidence to the District’s**
314 **insurance company, based upon the estimates from Mr. Koval, authorizing**
315 **retained Counsel to proceed, were approved.**

316
317
318 Mr. Pires distributed a draft of the CDD’s Purchasing Policies and asked that a revision of
319 the policies be included as a discussion item on the next agenda.

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

321 **I. Irrigation Reports**

322 **a. High Irrigation Users**

323 **b. Irrigation Disconnect**

324 These items were included for informational purposes.

325 **II. NEXT MEETING DATE: October 28, 2025 at 9:00 AM**

326 Mr. Adams reported the following:

➤ The Engineer's Report is being revised to include Lancaster Run, as a future project, and the fence along the conservation area. It will be presented at the October meeting.

➤ Additional information from Fore Fence & Gates LLC was requested. Copies of the notice of commencement from the Village of Estero and an email inquiry from Fore Fence to the Village regarding clarifying whether an LDO will be required for the fence were provided. The response was that, since this is a replacement, an LDO is not required. The vendor provided a Worker's Compensation document based on an investigation that was commenced at the request of a member of the public. Essentially, all the necessary records were presented and were cleared.

Asked if the fence project is still on hold, Mr. Adams replied affirmatively.

Ms. Huff stated there is a venue conflict for the November meeting.

The November meeting will be changed from November 18, 2025 at 9:00 a.m. to November 24, 2025 at 9:00 a.m.

In response to Ms. Linglet's question, Mr. Adams stated there was no information about any additional subcontractors. Ms. Linglet stated a company called RFC was used. Mr. Pires would follow up.

Asked why he selected Mr. Ziegler's company for the fence project, Mr. Olive stated he was tasked with obtaining other bids and he secured bids from Parker Fence, Smith Fence and Mr. Ziegler, and presented all three bids to the Board. He contended that it is the District Manager's job to vet contractors. Ms. Huff stated the Board is working on firming up a plan to have contracts and subcontracts verified and handled in a more efficient manner.

○ **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' request.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the meeting adjourned at 12:32 p.m.

358
359
360
361
362

Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS

Bla

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 10/06/2025 13.18.18							DUE 10/27/2025	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
770-0013-04 LISA PAYNE/ANNALISE GIGLIO W37158941	I 001	SFR IRRIGATION 11524 AUSTIN KEANE COURT	880460	861520	1	18940	18.75		00000030	29	18420		H 15701	8/28/25- 9/26/25
770-0015-03 OWEN F FEENEY W86626682	I 001	SFR IRRIGATION 21501 BELHAVEN WAY	1524130	1504530	1	19600	20.24		00000300	29	18100	23730	H 15701	8/28/25- 9/26/25
770-0033-02 ALEX BENDER/SHANNON LAMBERT W20062589	I 001	SFR IRRIGATION 21536 BELHAVEN WAY	481280	461970	1	19310	19.58		00000350	29	9270	9310	H 15701	8/28/25- 9/26/25
770-0034-01 ROBERT/PATRICIA SCHROEDER W20062626	I 001	SFR IRRIGATION 21539 BELHAVEN WAY	654450	635950	1	18500	17.76		00000250	29	15140	11100	H 15701	8/28/25- 9/26/25
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I 001	SFR IRRIGATION 21544 BELHAVEN WAY	375860	354290	1	21570	24.67		00000360	29	18140	21530	H 15701	8/28/25- 9/26/25
770-0039-02 CYNTHIA/JERALD AIZEN W37158957	I 001	SFR IRRIGATION 21551 BELHAVEN WAY	1269780	1253580	1	16200	12.59		00000240	29	15720	17370	H 15701	8/28/25- 9/26/25
770-0040-01 MARK/KAREN MCCAW W37159047	I 001	SFR IRRIGATION 21552 BELHAVEN WAY	1051830	1032100	1	19730	20.53		00000370	29	11560	5700	H 15701	8/28/25- 9/26/25
770-0048-01 GARY W. MULLINS W22223105	I 001	SFR IRRIGATION 21571 BELHAVEN WAY	432330	414580	1	17750	16.07		00000215	29	12660	880	H 15701	8/28/25- 9/26/25
770-0053-02 ELIZABETH/RICHARD HANSON W24001827	I 001	SFR IRRIGATION 21582 BELHAVEN WAY	128810	105480	1	23330	28.63		00000400	29			H 15701	8/28/25- 9/26/25
770-0075-02 GARY WHEELER W37810837	I 001	SFR IRRIGATION 21633 BELHAVEN WAY	1212410	1190820	1	21590	24.71		00000155	29	23280	26380	H 15701	8/28/25- 9/26/25
770-0077-02 DEBRA J. WHEELER W23195520	I 001	SFR IRRIGATION 21637 BELHAVEN WAY	410860	394260	1	16600	13.49		00000150	29	13040	24030	H 15701	8/28/25- 9/26/25
770-0080-01 JOHN/JULIE REEDY W21058946	I 001	SFR IRRIGATION 21649 BELHAVEN WAY	411670	393850	1	17820	16.23		00000135	29	15050	16250	H 15701	8/28/25- 9/26/25
770-0104-01 NORMAN D./YONNE DAVIS W36889007	I 001	SFR IRRIGATION 21542 BERWHICH RUN	965120	908850	1	56270	118.13		00000645	29	37440	13530	H 15701	8/28/25- 9/26/25
770-0109-02 KERRY DOCTOR W20062635	I 001	SFR IRRIGATION 21557 BERWHICH RUN	890880	869140	1	21740	25.05		00000530	29	11200	18370	H 15701	8/28/25- 9/26/25
770-0135-04 DARLENE/FRANK RUSSELL W20062634	I 001	SFR IRRIGATION 21623 BERWHICH RUN	800790	781980	1	18810	18.46		00000460	29	5580	16130	H 15701	8/28/25- 9/26/25
770-0143-01 RONALD/ARLENE LEE W22295389	I 001	SFR IRRIGATION 21644 BERWHICH RUN	1379760	1363740	1	16020	12.18		00000745	29	11260	15550	H 15701	8/28/25- 9/26/25
770-0159-02 IVA ROGIC W21058933	I 001	SFR IRRIGATION 21116 BRAXFIELD LOOP	379940	338760	1	41180	76.63		00000800	29	4030	5550	H 15701	8/28/25- 9/26/25
770-0171-02 MICHEL GOUDREAULT W20062511	I 001	SFR IRRIGATION 21160 BRAXFIELD LOOP	753840	735450	1	18390	17.51		00000860	29	16900	18980	H 15701	8/28/25- 9/26/25
UB130DCL							QSYSPRT							

UB130XP1 CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 10/06/2025 13.18.18 DUE 10/27/2025

CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 10/06/2025 13.18.18 DUE 10/27/2025

PAGE 3

RTE-LOCT-RS	RTCD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES	
770-0716-02 OWEN F/NANCY B. MCCRORY W20062590	I 001	SFR IRRIGATION	11456	PEMBROOK RUN	859460	842120	1	17340	15.15	00003075	29			H	15701	8/28/25- 9/26/25
770-0826-05 FRANK/MICHELLE KASZIEWICZ W86626610	I 001	SFR IRRIGATION	21405	SHERIDAN RUN	2376820	2360530	1	16290	12.79	00003285	29			H	15701	8/28/25- 9/26/25
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001	SFR IRRIGATION	21410	SHERIDAN RUN	1836680	1818540	1	18140	16.95	00003305	29			H	15701	8/28/25- 9/26/25
770-0837-03 CHARLES/MOLLY BAUMAN W37810823	I 001	SFR IRRIGATION	21426	SHERIDAN RUN	825870	809980	1	15890	11.89	00003325	29			H	15701	8/28/25- 9/26/25
770-0842-01 VIRGIL P./CATHERINE KUNTZ W16398834	I 001	SFR IRRIGATION	21437	SHERIDAN RUN	396780	378340	1	18440	17.63	00003245	29			H	15701	8/28/25- 9/26/25
770-0855-01 ALAN RODRIGUEZ W20062613	I 001	SFR IRRIGATION	21462	SHERIDAN RUN	1018340	996980	1	21360	24.20	00003370	29			H	15701	8/28/25- 9/26/25
770-0856-02 CHAD/LAURA ONSTOT W86626649	I 001	SFR IRRIGATION	21465	SHERIDAN RUN	1683160	1666300	1	16860	14.07	00003210	29			H	15701	8/28/25- 9/26/25
770-0858-04 JORDAN PAUL W22295302	I 001	SFR IRRIGATION	21469	SHERIDAN RUN	1230580	1213000	1	17580	15.69	00003205	29			H	15701	8/28/25- 9/26/25
770-0862-01 DEBRA AYER W37810903	I 001	SFR IRRIGATION	21477	SHERIDAN RUN	1194710	1178390	1	16320	12.86	00003195	29			H	15701	8/28/25- 9/26/25
770-0863-01 CHRISTOPHER P./MARY YFF W86626562	I 001	SFR IRRIGATION	21478	SHERIDAN RUN	1652140	1635830	1	16310	12.83	00003390	29			H	15701	8/28/25- 9/26/25
770-0867-01 JUAN/AIDA SALVIDAR W23011013	I 001	SFR IRRIGATION	21486	SHERIDAN RUN	355790	338460	1	17330	15.13	00003400	29			H	15701	8/28/25- 9/26/25
770-0879-01 MARY R. ST.JOHN W22295386	I 001	SFR IRRIGATION	21510	SHERIDAN RUN	1861500	1844760	1	16740	13.80	00003430	29			H	15701	8/28/25- 9/26/25
770-0883-02 TIMOTHY LONDRIGAN W20062607	I 001	SFR IRRIGATION	11377	STRATHAM LOOP	880820	851990	1	28830	42.67	00003590	29			H	15701	8/28/25- 9/26/25
770-0888-02 CURT/CYNTHIA MILLER W37158888	I 001	SFR IRRIGATION	11390	STRATHAM LOOP	1448110	1429360	1	18750	18.32	00003460	29			H	15701	8/28/25- 9/26/25
770-0895-03 JEROME/JESSICA KING W22142754	I 001	SFR IRRIGATION	11405	STRATHAM LOOP	2241740	2224880	1	16860	14.07	00003565	29			H	15701	8/28/25- 9/26/25
770-0896-02 ANTHONY/JENNIFER STOVALL W22223114	I 001	SFR IRRIGATION	11406	STRATHAM LOOP	423400	400930	1	22470	26.69	00003480	29			H	15701	8/28/25- 9/26/25
770-0900-03 GREGORY SCOTT/JACKLYN BRAUN W22223121	I 001	SFR IRRIGATION	11418	STRATHAM LOOP	414270	397850	1	16420	13.08	00003495	29			H	15701	8/28/25- 9/26/25
770-0909-02 18TH TEE LLC W21383628	I 001	SFR IRRIGATION	11438	STRATHAM LOOP	2096980	2061870	1	35110	59.94	00003520	29			H	15701	8/28/25- 9/26/25

[illegible][illegible][illegible]

770-0837-03	CHARLES/MOLLY BAUMAN	21426 SHERIDAN RUN						00003325	29										
	W37810823	I 001 SFR IRRIGATION	825870	809980	1	15890	11.89			13080	14010	H	15701	8/28/25-	9/26/25				

770-0842-01	VIRGIL P./CATHERINE KUNTZ	21437	SHERIDAN RUN						00003245	29									
	W16398834	I 001	SFR IRRIGATION	396780	378340	1	18440	17.63			15230	17500	H	15701	8/28/25-	9/26/25			

770-0855-01	ALAN RODRIGUEZ	21462	SHERIDAN RUN						00003370	29								
	W20062613	I 001	SFR IRRIGATION	1018340	996980	1	21360	24.20			16570	21470	H	15701	8/28/25-	9/26/25		

770-0856-02	CHAD/LAURA ONSTOT	21465	SHERIDAN RUN						00003210	29									
	W86626649	I 001	SFR IRRIGATION	1683160	1666300	1	16860	14.07			13440	13890	H	15701	8/28/25-	9/26/25			

[illegible]

770-0862-01	DEBRA AYER	21477	SHERIDAN RUN						00003195	29									
	W37810903	I 001	SFR IRRIGATION	1194710	1178390	1	16320	12.86			13320	13040	H	15701	8/28/25-	9/26/25			

[illegible]

770-0867-01	JUAN/AIDA SALVIDAR	21486	SHERIDAN RUN						00003400	29									
	W23011013	I 001	SFR IRRIGATION	355790	338460	1	17330	15.13			13850	17730	H	15701	8/28/25-	9/26/25			

[illegible][illegible][illegible][illegible][illegible][illegible][illegible]

UB130DCL QSYSPRT

UB130XP1	CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 10/06/2025 13.18.18 DUE 10/27/2025						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
770-0927-03 KELLY S./ROBERT MORETTI W37810866	I 001	21232 WAYMOUTH RUN SFR IRRIGATION	1126320	1108970	1	17350	15.17		00003730	29	14330		H 15701	8/28/25- 9/26/25
770-0957-02 WILLIAM P.CASEY, SR W19208772	I 001	21509 WINDHAM RUN SFR IRRIGATION	491070	474010	1	17060	14.52		00004180	29	17360	10190	H 15701	8/28/25- 9/26/25
770-0963-04 DAVID/DEBRA KURSH W86626443	I 001	21521 WINDHAM RUN SFR IRRIGATION	2080570	2061140	1	19430	19.85		00004165	29	14850	16980	H 15701	8/28/25- 9/26/25
770-0964-02 ROBIN CHUDY W86626441	I 001	21524 WINDHAM RUN SFR IRRIGATION	858740	842620	1	16120	12.41		00004230	29	14860	2610	H 15701	8/28/25- 9/26/25
770-0998-03 KATHY LYNN W21058942	I 001	21592 WINDHAM RUN SFR IRRIGATION	372070	352760	1	19310	19.58		00004315	29	20370	16640	H 15701	8/28/25- 9/26/25
770-1069-01 ARMENITO/GRACIA ENGRACIA W37159075	I 001	21741 WINDHAM RUN SFR IRRIGATION	578210	561730	1	16480	13.22		00003900	29	15440	800	H 15701	8/28/25- 9/26/25
770-1071-02 LINDA/LEO SULLIVAN W21058961	I 001	21749 WINDHAM RUN SFR IRRIGATION	491760	476000	1	15760	11.60		00003890	29	14080		H 15701	8/28/25- 9/26/25
770-1077-01 GARY/GAIL BOWERS W20062621	I 001	11528 WOODMOUNT LANE SFR IRRIGATION	636250	619990	1	16260	12.72		00004405	29	12710	12940	H 15701	8/28/25- 9/26/25
770-1104-01 JAMES/KARIN MARCHETTI W21383629	I 001	11402 WORCESTER RUN SFR IRRIGATION	3316630	3294080	1	22550	26.87		00004545	29	22830	23190	H 15701	8/28/25- 9/26/25
770-1115-03 MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001	11424 WORCESTER RUN SFR IRRIGATION	916220	887450	1	28770	42.50		00004575	29	26200	23120	H 15701	8/28/25- 9/26/25
770-9001-01 STONEYBROOK VILLAS I DEPT.567 W20083177	I 002	CONSUMPTION BILLED @ 88% MULTI-FAM/CONDO	58969	58969	100	367840	268.52		00002010	29	488576	731456	H 75501	8/28/25- 9/26/25
770-9010-01 VILLAS II STONEYBROOK W20083153	I 002	MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	620238	615590	100	303424	221.50		00002015	29	420024	1540792	H 75501	8/28/25- 9/26/25
770-9015-01 PINECREST W20201072	I 003	PINECREST #1 IRRIGATION VILLA	690495	668309	100	554650	954.90		00002020	29	537650	297950	H 75501	8/28/25- 9/26/25
770-9016-01 PINECREST W20201072	I 003	PINECREST #3 IRRIGATION VILLA	690495	668309	100	554650	954.90		00002025	29	537650	297950	H 75501	8/28/25- 9/26/25
770-9017-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #2 IRRIGATION VILLA	690495	668309	100	554650	954.90		00000000	29	537650	297950	H 75501	8/28/25- 9/26/25
770-9018-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #4 IRRIGATION VILLA	690495	668309	100	554650	954.90		00000000	29	537650	297950	H 75501	8/28/25- 9/26/25

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Bib**

STONEYBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

10/17/2025

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,486.18
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$307.61
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$298.57
KAHN	21660 WINDHAM RUN	W37158922	770-1029-02	\$425.38

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BII**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2025	Regular Meeting	9:00 AM
November 24, 2025*	Regular Meeting	9:00 AM
December 9, 2025**	Regular Meeting	9:00 AM
January 27, 2026	Regular Meeting	9:00 AM
February 24, 2026	Regular Meeting	6:00 PM
March 24, 2026	Regular Meeting	9:00 AM
April 28, 2026	Regular Meeting	9:00 AM
May 26, 2026	Regular Meeting	6:00 PM
June 23, 2026	Regular Meeting	9:00 AM
July 28, 2026	Regular Meeting	9:00 AM
August 25, 2026	Regular Meeting	6:00 PM
September 22, 2026	Regular Meeting	9:00 AM

Exception

* November meeting date is one (1) day earlier to accommodate Thanksgiving holiday

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