

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on January 27, 2026 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
Tom Syroczyński	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Stuart Shephard	Azenco
Robert Schober	Resident
Steve Kollash	Resident
Several Corkscrew Pines & Aldi's team members	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

Ms. Huff explained the protocols for public comment.

Resident Robert Schober questioned why the flowers are changed out if they still look good and inquired about the cost. Ms. Huff stated the flowers are replaced three times per year as they start to look ragged beyond that point. Mr. Dalton explained that the flowers are pre-purchased at a fraction of the cost that consumers would pay at the retailers.

Discussion ensued regarding why the flowers are not changed out twice per year instead of three times, the flowers being a low-cost budget item, and floral costs being roughly 0.1% of the CDD's budget.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan reported the following:

- Staff conducted a pedestrian crossing audit; the CDD has six mid-block pedestrian crossings.
- Staff generated a GIS exhibit. After the meeting he will do a field verification and put this out for bid. The crossing at Brixham Run Loop, with the concrete sidewalk and four ADA ramps, will be the base bid. He can prepare an alternate bid for the six crossings so the Board can see the price difference with painting. It is important to note that there is no signage on the poles. A single ornamental pole will cost \$2,500; per the same vendor, the price could be reduced to \$1,500 to \$2,000 per sign. A dozen signs and poles will cost about \$24,000.

Discussion ensued regarding the necessity of the pedestrian crossing signs, the yield signs, cost of the required non-ornamental signs, cost of ornamental poles versus steel/metal poles and upholding the esthetic standard of the community.

The consensus was for Mr. Zordan to provide two bids at the next meeting.

- Work is underway on the scope of work for a Request for Proposals (RFP) for a pipe ROV and cleaning project.

Mr. Dalton explained that the HOA was in charge of all storm drains last year; however, the CDD is currently responsible for drainage. Since it is concerning when it rains and the streets do not drain like they should, he asked Mr. Zordan to develop a long-term plan for the sewers, including engaging a company to video scope to examine all the drain lines and clean clogged sewer lines.

- Lancaster Run Survey: The contract is fully executed and the surveyors are scheduled for next week or the week after.

FOURTH ORDER OF BUSINESS

Continued Discussion/Consideration of Patio Covers

- A. Palette**
- B. R-Shade**

Regarding the patio covers, Ms. Paul is contacting vendors and received responses from two vendors in addition to Azenco. Staff recently went to Duffy's with Mr. Shephard to take

rough measurements and calculations, and determined that four free standing R-shade solid panel units behind Duffy's will be needed.

Ms. Huff explained that this is to install a covered pergola over the extended patio to be used by Duffy's and the golf course for golf events. The CDD receives a percentage of the sales over a certain dollar amount. Extending the patio will allow Duffy's to have more business in inclement weather, rather than just the umbrellas.

Mr. Shephard introduced himself and his company, which is a regional dealer and installer of the Azenco Pergola Systems. He presented an idea for the R-shade, which is an insulated solid roof system that can go roughly 20' by 23' square with four support panels. The units can be cobbled together, sharing columns to reduce the column. He put forth a proposal for two units totaling about 23' by 46' and, after discussions with Mr. Zordan, turned it into an L shape and added two additional units to have it come down the right side of Duffy's and move across the front. He discussed the measurements taken with Mr. Zordan, screen options, a privacy wall and neighboring clientele.

Mr. Shephard responded to questions about the electrical for remounting the TVs, if the pergola will be attached to the building, if the entire patio will be covered, if he prepared plans to show the Board, pergola color, cost of the units, use of an independent engineering study for the drawings, wind load requirements, and cutting into the pavers to install the pergola.

Ms. Huff requested renderings of the project. She suggested Mr. Shepherd submit a plan and the price to Mr. Zordan before the next meeting for the Board's review and consideration.

Ms. Paul discussed the three patio vendors that responded and stated all are very competitive. Mr. Shepherd stated the Azenco product is patented, pre-engineered, and custom, in terms of size and height.

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

Mr. Vuknic provided updates on staffing, landscaping projects, recent flower changeouts, pine straw installations on the golf course, tree pruning, hog trap results, ball field maintenance, removal of five dead palm trees on the golf course and one maple tree near a

home, three rock installations at the entryway to deter vehicles from taking a short cut into the community and bald eagle sightings on the golf course.

Discussion ensued regarding traffic issues, the need to construct a turn lane on Corkscrew and to widen the road, construction costs, irrigation, adjusting the duration of the traffic light, the Village of Estero, the County and pavement markings.

Mr. Zordan will confer with a transportation Engineer regarding the intersection in question and report his findings at the next meeting.

B. Golf Pro

Mr. Schulte reported the following:

- Staffing: A range attendant was recently replaced.
- Mr. Schulte and Mr. Dalton recently attended a PGA show and education seminars and investigated golfing systems, driving ranges, facility upgrades, and use of AI at golf courses.
- Revenues: January revenues are \$552,000 and expected to reach \$650,000 by month’s end, which would be ahead of last year’s revenues.
- This will be a very busy week for the golf course. The Chicago Guys, consisting of 92 golfers, will be in the community this week for a golfing event. The tee sheet is organized for shotgun play and the golf course will host an Executive Travel Group tomorrow.
- The recent driving range upgrades are increasing the golf course’s bottom line.
- The current actual yield is 240 to 250 golfers per day and is expected to increase.

Mr. Schulte responded to questions regarding today’s tee sheet and sending an e-blast to golfers to discourage cancellations due to cool temperatures.

Discussion ensued regarding a radio frequency license for the golf course that will expire in August 2026.

SIXTH ORDER OF BUSINESS

Consideration of Proposals to Complete Conservation Area Fencing Project

Mr. Adams provided an update on the fencing project and presented the following:

A. Fore Fence and Gate, LLC

Discussion ensued regarding a map of the perimeter fence to be replaced, the size of the fence, scope of work, who will oversee the project, and other interior fences on Wooster and Langholm that need to be addressed.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Fore Fence and Gate, LLC proposal for a 42" perimeter fence, in a not-to-exceed amount of \$52,000, or \$72,000 if required, was approved.

B. Carter Fence

This item was not addressed.

SEVENTH ORDER OF BUSINESS

Board Member Reports

A. Update: Golf Course Redo

Mr. Syroczyński stated the Committee has not met since the last meeting. He opined that a complete renovation will exceed the \$6 million to \$7 million amount that was previously discussed. There is a lack of direction on how much to expend on the project.

Discussion ensued regarding a recently-circulated email from a resident regarding a suggestion to impose an annual \$500 assessment on all homeowners on the golf course to help fund the golf course renovation project, an assessment methodology, golf course profitability, equivalent residential unit (ERU) weightings, percentage of residents that live on the golf course and the need for the Board to be fiscally-responsible.

Per Ms. Huff, Mr. Adams will attach the resident’s email to the minutes on the website and keep this item on the agenda.

B. Phil Olive

- **Update: Duffy’s**

Ms. Paul presented a proposal for an illuminated Duffy’s sign at the entrance, to replace the existing sign.

Discussion ensued regarding whether to approve the proposal, the location and size of the sign, the fence around the putting green and permitting requirements.

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, authorizing installation of a new Duffy’s sign, in the amount of \$7,000, was approved.

Mr. Olive stated, with regard to the pergola, Duffy’s is not interested in helping offset the costs. He and Ms. Paul discussed implementing an event fee if they book groups.

Discussion ensued regarding a towing policy for overnight parking at Duffy's, patio maintenance, installation of locks on the dumpster gates and replacing the plants in the planter.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady provided an update on the condominium that had water intrusion from a sprinkler. He received an email about golf course grass encroachment behind a home and several emails regarding traffic on Corkscrew.

Discussion ensued regarding the bridge contractors and lake levels in the dry season.

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton stated December golf course revenues were at \$486,000, compared to \$406,000 in 2024. Revenues were up 20% in December. Cumulative to the first quarter, including October, November and December, the golf course is at \$1.2 million versus \$1.06 million in 2024; up 14%. Cash on hand is at \$885,000 versus \$555,000 in 2024; up 60%.

The January revenues are at \$552,000 versus \$462,000 in 2025; up 20%. Total revenues for January will likely be at \$660,000, which is not too strong due to the cooler temperatures.

Mr. Dalton voiced his opinion that there are several inaccuracies in the Unaudited Financials and that Accounting is one month behind on the statements. He will confer with Mr. Pinder soon. He asked Mr. Pires to discuss hiring another agency to produce the monthly financials instead of District Management doing it.

Mr. Pires stated part of the Agreement between the CDD and District Management, under the Amendment in 2006, is for District Management's Accounting Department to prepare and deliver monthly financial statements to the Board as part of the meeting agenda packages. The Board could send a demand letter to District Management providing them a reasonable time to remedy/cure the issue. The District could retain a firm solely for the purposes of producing the financials and modify the existing District Management Agreement to remove that task and require District Management agree to coordinate with a new firm that is engaged to prepare the financials.

Ms. Huff suggested Mr. Schulte and Mr. Dalton have an in-person meeting with Mr. Pinder and his staff to discuss the matters, including timely service related to golf course

operations, preparation and delivery of monthly statements, reconciliation of all balance sheet items, and timely processing and payment of approved invoices.

Discussion ensued regarding late fees, returned checks, “insufficient fund” emails from vendors, perceived shortcomings and sending District Management a demand letter.

Mr. Vuknic will compile and forward all returned check information to Mr. Dalton.

Mr. Pires will draft and send a demand letter to Mr. Pinder.

E. Eileen Huff

- **Update: Common Grounds**

Ms. Huff stated Mr. Vuknic’s department is doing a good job on the common grounds.

- **Update: Expenses via QuickBooks**

Ms. Huff could not access the system, as it was recently changed.

- **Update: Maintenance Department**

- **Consideration of Approval of Documents Requested by CC Properties Enterprise, LLC and Midgard Self Storage Estero FL, LLC Associated with the Development of the Commercial Tracts Located at Corkscrew Road and Stoneybrook Golf Drive:**

- a. **Termination of Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner, Instr. #2007000198963, Public Records, Lee County, Florida**

- b. **Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines, Instr. #2024000133453, Public Records, Lee County, Florida**

- c. **Grant of Easement from SBCDD to CC Properties Enterprise, LLC over an approximately 501.02 portion of Stoneybrook Golf Drive**

These items, previously Items 10A1a, 10A1b, and 10A1c, were presented out of order.

Mr. Pires stated a team from Aldi’s and their attorney are present at today’s meeting.

He distributed and described the redlined versions of the documents:

The meeting recessed and reconvened.

Mr. Pires reviewed the red-lined sections in the documents and gave recommendations. He stated it is important to hear from the members of the Aldi’s team regarding their position on the documents and their thoughts regarding the condition of the roads.

Eric Pariello, Aldi’s Director of Real Estate responsible for store development, stated he is not an attorney and will not discuss anything legal. Aldi’s is a tenant of CC Properties and the

roadwork in question is their work and their approval plan; he will not elaborate on that either. He discussed the cart storage location and the cart system.

Aldi's attorney Megan Strayhorn stated the team is present to ensure Aldi's has access and everything that it needs to operate.

Discussion ensued regarding the number of access points, Aldi's hours of operation, potential traffic issues with the area elementary school and Aldi's construction schedule.

Mark Price, of CC Properties, stated he coordinated with Mr. Pires on the documents. He discussed the grant of easements and the forthcoming roadway improvements.

Josh Eisenhoff, a Licensed Professional Engineer with the Aldi team, stated his engineering firm produced the Development Order (DO) for the roadway improvements on Stoneybrook Golf Drive. He described the scope of work and responded to questions regarding curbing and road resurfacing.

Ray Renfro, Director of Development overseeing the infrastructure work on Corkscrew Pines, stated the heavy lifting on the infrastructure construction has been completed. The stipulation of that road being completed coincides with everyone obtaining their CO.

Mr. Pires stated, in other words, the widening and upgrading of Stoneybrook Golf Drive needs to occur before the CO is issued for the building and the storage.

Discussion ensued regarding the storage unit, the supermarket building, road widening details, timing of the roadway improvements on Stoneybrook Golf Drive, the DO, the Village, the County, the DOT, revisions to the Grant of Easement, maintenance responsibility, construction plans, and indemnification insurance, maintenance assessment, and runoff concerns.

Ms. Huff stated two individuals must leave the meeting so the minutes will be deferred to the next meeting.

Mr. Pires suggested continuing the meeting to a date within the next two weeks and for the Board to allow him to prepare and present the final documents.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025 (under separate cover)

This item was discussed during Item 7D.

Approval of Minutes

- A. November 24, 2025 Regular Meeting**
- B. December 9, 2025 Regular Meeting**

This item was deferred.

TENTH ORDER OF BUSINESS

Staff Reports

- B. District Counsel: Tony Pires, Esquire**

- I. Consideration of Approval of Documents Requested by CC Properties Enterprise, LLC and Midgard Self Storage Estero FL, LLC Associated with the Development of the Commercial Tracts Located at Corkscrew Road and Stoneybrook Golf Drive:**

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- b. Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines, Instr. #2024000133453, Public Records, Lee County, Florida**
- c. Grant of Easement from SBCDD to CC Properties Enterprise, LLC over an approximately 501.02 portion of Stoneybrook Golf Drive**

These items were presented following Item 7E.

- C. District Manager: Wrathell, Hunt and Associates, LLC**

- I. Performance Measures/Standards & Annual Reporting Form (for informational purposes)**
- II. Irrigation Reports**
 - a. High Irrigation Users**
 - b. Irrigation Disconnect**

These items were included for informational purposes.

- III. NEXT MEETING DATE: February 24, 2026 at 6:00 PM**
 - QUORUM CHECK**

This meeting will be continued to February 3, 2026 at 9:00 a.m.

Supervisors' Requests

There were no Supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the meeting recessed and was continued to Tuesday, February 3, 2026 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928, to address the Aldi CCP document requests.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair