

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/>

February 17, 2026

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

Board of Supervisors
Stoneybrook Community Development District

NOTE: Meeting Time

Dear Board Members:

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on February 24, 2026 at 6:00 p.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/Consideration of Cover14 Quote# C14-262 for Luxury Fixed-Roof Azenco R-Shade Units
4. District Engineer Staff Report: *Johnson Engineering, Inc.*
 - A. Discussion:/Update: Village of Estero LDO Comments
 - B. Update: Pipe Video
5. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
6. 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
- 7. Discussion: Golf Course Financial Updates
- 8. Acceptance of Unaudited Financial Statements
 - A. as of September 30, 2025
 - B. as of October 31, 2025
 - C. as of November 30, 2026
 - D. as of December 31, 2026
 - E. as of January 31, 2026
- 9. Approval of Minutes
 - A. January 27, 2026 Regular Meeting
 - B. February 3, 2026 Continued Meeting
- 10. 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: March 24, 2026 at 9:00 AM
 - QUORUM CHECK
 - III. Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

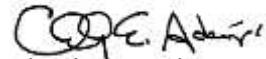
SEAT 1	THOMAS SYROCZYNSKI	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 4	ADAM DALTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
SEAT 5	EILEEN HUFF	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

11. Supervisors' Requests

12. 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