

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

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

**Present:**

Eileen Huff (Via Telephone)	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary
Tom Syroczyński	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Tony Pires	District Counsel
Rob Caves	Becker & Poliakoff
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Dennis Oldani	HOA
Dave Ragan	Ragan Technical Solutions
Gordi Lewis	Golf Course Architect
Chris Larson	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Brady, Dalton, Syroczyński and Olive were present. Supervisor Huff attended via telephone.

<p><b>On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, authorizing Ms. Huff's attendance and full participation, via telephone, due to exceptional circumstances, was approved.</b></p>
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**SECOND ORDER OF BUSINESS**

**Public Comments (4 Minutes)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**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**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Presentation of Golf Course Renovations Project (Gordi Lewis)**

Resident Chris Larson stated he was asked to lead the Golf Course Renovation Committee and named his fellow Committee Members. He stated that his job is to make sure the Board and residents understand the potential challenges of the golf course renovation and to highlight concerns before final decisions are made. He expressed appreciation for the Stoneybrook golf course and its energy and dedicated staff. He commented that the range is always full, the youth programs are outstanding and there is no other public golf facility in the area that offers what Stoneybrook offers, thanks to Mr. Schulte, Mr. Vuknic and the Board.

Mr. Larson noted that the golf course is 25 years old and is due for renovation. The redesign will shorten the course slightly, expand green sizes, improve green contours, relocate and remove/unearth trees, upgrade irrigation and drainage and have combination tee boxes for each level of play. The goal is to maintain the Stoneybrook Golf Course as Southwest Florida's premier golf course. The Board has asked for a list of the costs, which has been difficult to produce because the project pieces are interdependent. The Committee estimates a cost of \$6 million to \$8 million, and has been assured that funding will come through a bond paid for by golf operations, not homeowner assessments.

Mr. Larson listed a few operational challenges, including higher costs, a looming recession and a decrease in golf play. He urged residents to attend meetings, ask questions and voice their opinions regarding the renovation project and stated, once the project is underway, there is no going back. The Committee recommends establishing a \$7 million budget and ordering a full set of drawings from Mr. Lewis, including the scope of work, irrigation plans, project schedule and a solicitation for bids from general contractors.

Mr. Lewis distributed handouts for the golf course renovation project and discussed the pertinent information, including obtaining permits for cypress tree removals on the east side, shade problems at Holes #13 and #17, moving the greens forward, moving the trees to the south side of the golf course, and oak tree roots impacting the western side of the greens. Regarding the costs, Mr. Lewis stated the golf course irrigation is probably the costliest aspect of the project and the greens are probably in the range of \$1.5 million.

Mr. Dave Ragan, of Ragan Technical Solutions, stated he is an Independent Irrigation Consultant, focusing mostly on golf courses in Florida. He stated he was asked to study the system and options and create talking points and budget points for the golf course renovation project. He discussed the golf course irrigation system, including the pump station, mainline system, small/lateral pipes, control system, sprinkler heads, pressure reduction valves, gate valves, isolation valves and typical lifespans. Referencing charts, Mr. Ragan reviewed the color-coded options, including replacing the entire system except the pump station. He discussed the scope of work involved in each option and costs. He estimated that the irrigation will cost \$2.8 million based on acreage, knowledgeable factors and experience.

Asked about the difference between the orange and the green options, Mr. Ragan stated the green has no major pipe replacements and the orange has the mainline pipe replaced in the context of the golf course.

Discussion ensued regarding the age of the mainline system, the USGA's estimation of mainline pipe lifespans, drawings of the pipes and joints, the as-builts, pipe replacement, meters, degree of slope on the greens, bunkers, fairways, tree removal and replacements, scope of work of the options, the plan for #18 Tee, eliminating back tees, the nursery, funding sources, splitting the irrigations costs with the HOA, securing bids, proposals and the next steps.

Mr. Dalton stated the CDD has a Series 2014 bond of \$1.7 million, which matures in May 2028. The orange option rounds up to \$3 million, which works out to \$350,000 per year on a 15-year note, assuming the conditions are the same as in 2014. He stated the \$200,000, that the District is currently paying will drop off, and will potentially be replaced by \$350,000. He stressed that this will not affect homeowners; it will only impact the golf course.

Mr. Schulte stated the re-design will keep the structure of the golf course intact yet modernize it, improve accessibility and increase the pace of play with less maintenance on bunkers and other elements of the course.

Asked when the project will start, Mr. Schulte replied in April or May of 2027.

**A. Consideration of Johnson Engineering, Inc. Professional Services Supplemental Agreement [Golf Course Renovation Permitting]**

Mr. Zordan presented the Professional Services Supplemental Agreement for Golf Course renovation permitting, construction plans and environmental support.

Asked if the cypress trees must be replanted in another area, Mr. Zordan stated some mitigation will be required but he is unsure where they must be replanted.

**On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the Johnson Engineering, Inc. Professional Services Supplemental Agreement for Golf Course Renovation Permitting, in the amount of \$54,800, was approved.**

**FIFTH ORDER OF BUSINESS**

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

**A. Consideration of Lancaster Run Turnover Surveying Services Proposal**

Maps of the parking lot were distributed.

- **Base Map**

Fee: \$27,000 lump sum.

Mr. Zordan stated the base map is necessary because it does the actual survey and provides the information needed for the sketches and legal descriptions and the exhibit.

- **Boundary Survey – Option 1**

Fee: \$24,000 lump sum.

Mr. Zordan stated this option includes all three entities, meaning the Master Association, US Homes and the CDD.

- **Boundary Survey – Option 2**

Fee: \$31,000 lump sum.

Mr. Zordan stated this option breaks everything down and facilitates the individual boundary surveys for the CDD, the Master Association and US Homes and remaining parcels.

Asked to explain the difference in scope between Option 1 and Option 2, Mr. Zordan stated Option 1 is the combined areas of all conveyance parcels, and each parcel will be individually described and dimensioned but only the outer perimeter of the combined parcels will be monumented. With Option 2, all three parcels will be individually monumented.

Discussion ensued regarding the conveyance parcels and which proposals to approve.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Lancaster Run Turnover Surveying Services Proposal for a base map and Option 2 Boundary Survey, in the amount of \$58,000, was approved.**

Asked for his opinion on what to do about the purple areas, Mr. Caves stated he represents the Master Association and cannot speak for the condos. He agrees with the orange property being maintained by the Master Association and the green property being maintained by the CDD. He is unsure about which entity should maintain the purple areas.

Discussion ensued regarding US Homes, road maintenance and if the CDD should be responsible for the purple areas. Mr. Pires will work with Mr. Caves and the Master Association.

**B. Consideration of Signarama Monument Sign Installation at Golf Club Entrance Proposal and Estimate**

Mr. Zordan presented the \$34,775 Signarama monument and sign proposal.

Discussion ensued regarding whether to approve the proposal, the material, size of the monument sign, removing the smaller sign and if Duffy's will pay for its inclusion on the sign.

The consensus was to decline the proposal.

**On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, rejecting the Signarama Monument Sign Installation at Golf Club Entrance Proposal and Estimate, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Paramount Asphalt & Sealcoating Estimate #23633 to Raise Low Sidewalk Diagonally Across from Lancaster Run**

Mr. Zordan presented Paramount Asphalt & Sealcoating Estimate #23633 to Raise Low Sidewalk Diagonally Across from Lancaster Run, to resolve a recurring ponding issue.

Discussion ensued regarding pricing and whether additional bids should be sought.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, Paramount Asphalt & Sealcoating Estimate #23633 to Raise Low Sidewalk Diagonally Across from Lancaster Run, in a not-to-exceed amount of \$11,000, and authorizing Staff to secure additional bids for a price check, was approved.**

▪ **Consideration of Collier Paving Change Order #4**

This item was an addition to the agenda.

Mr. Zordan presented Change Order #4, a cost summary and a final invoice from Collier Paving for a total amount of \$5,498.33.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, Change Order #4 for the driveway and drainage project at the Golf Club, was approved.**

## SEVENTH ORDER OF BUSINESS

### Golf Course Staff Reports

#### A. Golf Superintendent

Mr. Vuknic provided updates on staffing; status of the golf course and common grounds; plant and sod installations at Holes #4 and #18; straightened trees on Green #9; flower, pine straw and mulch installations on the common grounds; status of the landscaping in the front of the community; and the irrigation audit.

Mr. Vuknic presented Dorman and Morse Proposal #408 for continuation of landscape improvements. He discussed the pricing and stated that Mr. Zordan will obtain additional bids.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, Dorman & Morse Proposal #408, in a not-to-exceed amount of \$120,000, and authorizing JEI to secure additional proposals to price check, was approved.**

Mr. Vuknic presented Michael Anthony Proposal #1924 for \$9,725 to maintain and pressure-wash both sides of the Braxfield wall. This item was tabled.

Discussion ensued regarding a resident email about removal of invasive acacia trees by his Braxfield Loop property, the 5' easement, utility lines, the entity that owns the land and is responsible for tree maintenance, the Village and the County. Mr. Vuknic and Mr. Zordan will inspect to determine the percentage of invasive trees that need to be removed. Mr. Adams will follow up with the utility companies regarding land ownership and report his findings.

#### B. Golf Pro

Mr. Schulte reported the following:

- Current point of sale revenue is \$241,000; up from \$228,000 in 2024. By month's end, total revenues are anticipated to be 15% to 20% above last October.
- The golf cart lease program is on schedule.
- Re-teeing the driving range is on schedule.

➤ The new point of sale system implemented in early October is operating smoothly, including booking, website design and user-friendliness. The new system resulted in 1,300 new customers.

➤ Mr. Schulte suggested the Board look into obtaining a Procurement Contract Specialist to review proposals, bids and golf course purchases.

**Mr. Olive left the meeting at 11:45 a.m.**

**EIGHTH ORDER OF BUSINESS****Board Member Reports****A. Update: Golf Course Redo**

This item was addressed during the Fourth Order of Business.

**B. Phil Olive**

- **Update: Duffy's**

Ms. Paul provided updates about the air conditioning and a plumbing issue in the women's restroom. Overall, everything looks great.

Mr. Dalton thinks the Duffy's exhaust fans are failing, mold is growing on the roof and Duffy's is using the area outside of the electrical closet as a storage area. Per Mr. Pires, Ms. Paul will schedule a three-way call with Duffy's Management to discuss the issues noted.

**C. Chris Brady**

- **Update: Email and Other Communications**

Mr. Brady stated the emails received were standard, except one that was forwarded to the Board and Staff. The incident involved a Chasing Birdies program student who wandered away without telling anyone and the parents deciding to not re-enroll the child in the program.

Discussion ensued regarding the CDD not being responsible for the children in the program, the dismissal policy and the program's check-in and check-out procedure.

Per Mr. Dalton, Mr. Schulte will make sure the dismissal policy is incorporated into the revised agreement with the local schools.

**D. Adam Dalton**

- **Update: Revenues**

Mr. Dalton distributed a handout titled the "Stoneybrook Golf Course - Truist Bank Account FY 2024 vs. 2025," which is a year-end summary of the golf course financials and the revenues. He reviewed the charts, the Insured Cash Sweep (ICS) account and cashflow in and

out of the account. Over the last two years the CDD has profits in five months and losses in seven months. He discussed his findings regarding incoming revenue, transition from GolfNow to the ForeUp system, pricing, the driving range machine, payments, the new point of sale system and drop points. Mr. Dalton stated the account will balance out once the unsettled reconciliation occurs, which will result in \$15,000 worth of revenue, and once the \$2.50 booking fee is implemented. The golf course might be \$30,000 short in October but, overall, everything is heading in the right direction.

Discussion ensued regarding the revenue data.

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

Ms. Huff thinks the landscaping looks great and everyone is doing a great job.

**NINTH ORDER OF BUSINESS****Discussion: Purchasing Policies**

This item will be carried over to the next agenda.

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of September 30, 2025**

Mr. Dalton stated that this is the fifth of 12 months that the golf course revenue data is not included in the financials and asked about the Board's options to have the golf data included in the monthly statements. Mr. Adams will follow up with Accounting.

The financials were tabled.

**ELEVENTH ORDER OF BUSINESS****Approval of September 23, 2025 Regular Meeting Minutes**

The following changes were made:

Lines 25 and 224: Insert "Forest" after "Nick"

Line 61: Change "Shulte" to "Schulte"

Line 96: Change "Filling" to "Filing"

Line 108: Change "Resolution 2027-07" to "Resolution 2025-07"

Line 132: Insert "post" after "sign"



Line 140: Change "Signorama" to Signarama"

Line 230: Change "deferential" to "differential"

Lines 235 and 236: Change "with all in favor" to "with Ms. Huff, Mr. Brady, Mr. Syroczyński and Mr. Olive in favor and Mr. Dalton dissenting the EZ GO carts" and insert "Motion passed 4-1" at the end of the motion

**On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the September 23, 2025 Regular Meeting Minutes, as amended, were approved.**

## **TWELFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel: Tony Pires, Esquire**

Mr. Pires stated he, Mr. Zordan and Mr. Haines worked on the Lancaster Run scope and proposal and he worked with Mr. Schulte on the golf cart lease contract. He submitted the insurance claim in a timely fashion and an insurance inspection will occur in November.

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

Mr. Adams stated the revised Engineer's Report was received earlier today and was subsequently forwarded to Bond Counsel and Mr. Pires for review and feedback. The Report will be included on the next agenda, along with a proposal to complete the fencing project.

##### **I. Irrigation Reports**

###### **a. High Irrigation Users**

###### **b. Irrigation Disconnect**

These items were included for informational purposes.

##### **II. NEXT MEETING DATE: November 24, 2025 at 9:00 AM**

###### **○ QUORUM CHECK**

## **THIRTEENTH ORDER OF BUSINESS**

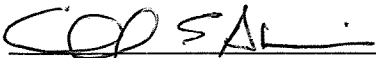
### **Supervisors' Requests**

There were no Supervisors' requests.

## **FOURTEENTH ORDER OF BUSINESS**

### **Adjournment**

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the meeting adjourned at 12:36 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair