

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

January 27, 2026

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

**STONEYBROOK
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/>

January 20, 2026

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 January 27, 2026 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. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Continued Discussion/Consideration of Patio Covers
 - A. Palette
 - B. R-Shade
5. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
6. Consideration of Proposals to Complete Conservation Area Fencing Project
 - A. Fore Fence and Gate, LLC
 - B. Carter Fence
7. 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
- 8. Acceptance of Unaudited Financial Statements as of December 31, 2025 (*under separate cover*)
- 9. Approval of Minutes
 - A. November 24, 2025 Regular Meeting
 - B. December 9, 2025 Regular Meeting
- 10. Staff Reports
 - A. 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:
 - 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
 - B. 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

III. NEXT MEETING DATE: February 24, 2026 at 6:00 PM

○ QUORUM CHECK

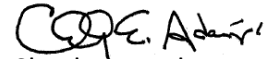
SEAT 1	THOMAS SYROCZYNSKI	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	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

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

4

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

4A



November 26, 2025

Wood Pavilion

Size 60' x 40'

150-person capacity

Estimated Cost \$195,375



Metal Pavilion

Size 60' x 40'

150-person capacity

Estimated Cost \$175,300



Tensile Canopy

Size 60' x 40' (Varies)

150-person capacity

Estimated Cost \$125,900 - \$150,900

Segmented Tensile



Monolithic Tensile (32' x 32' /64-person capacity shown)



Parasol Umbrella

Size 16.5' x 14.5' (Varies)

15-person capacity EA

Estimated Cost \$15,000 EA

Center Mast



Cantilever Mast



STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

4B



DESIGN SHEET

R-SHADE™

PREMIUM INSULATED PATIO COVER





01 Technical Specs

02 Warranty

03 Color Chart

04 Lighting

05 Sensors



TECHNICAL SPECS



maximum height under beam
post sizes: 141" or 177"

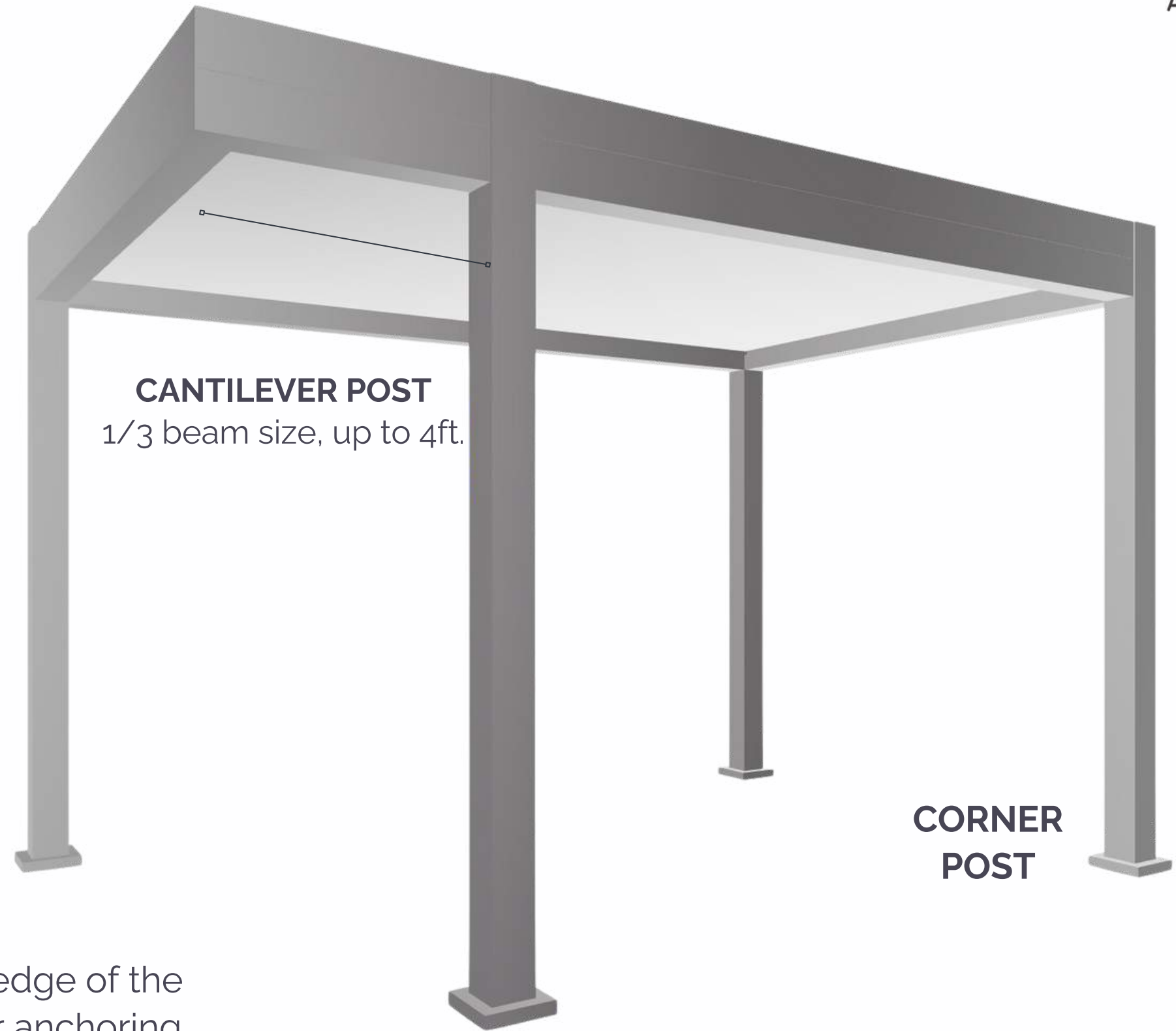
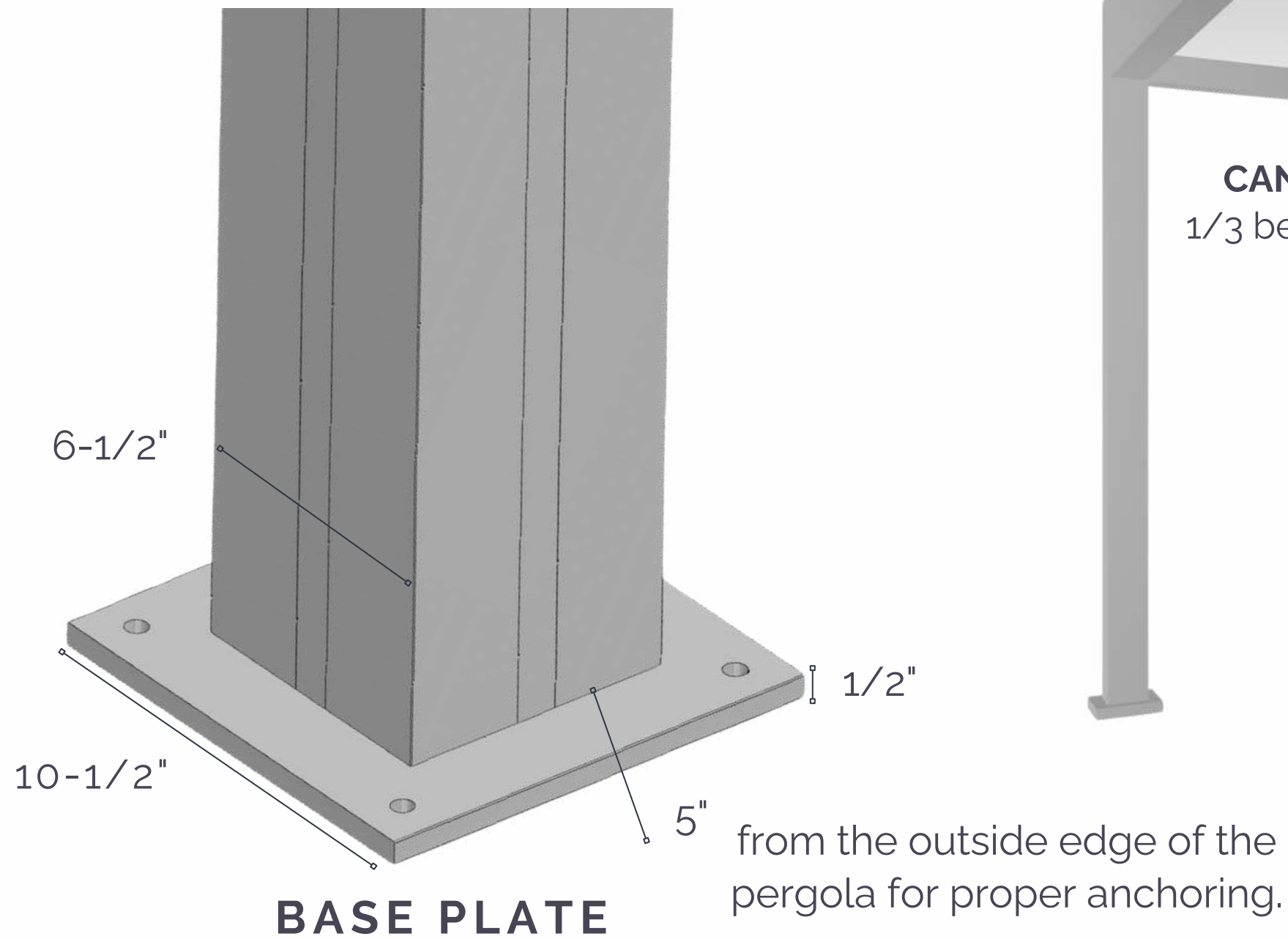
4" above for maintenance

14" x 5 11/16"
double beam + gutter

Recommended
clearance for fire
pits or fans is 10"

22'10" x 22'10"
largest single zone

TECHNICAL SPECS



TECHNICAL SPECS



2 TYPES OF DRAINAGE

- PVC pipes installed below ground;
- Scuppers placed either in the post or along the gutter.



1/8" pitch toward the drainage posts.

2 scuppers provided per zone



FOR CANTILEVER POST

Scupper required in gutter.

1 TECHNICAL SPECS



STANDARD PANEL

WHITE OR BRONZE

3" thick | .03" Aluminum sheet

Accessory beam for extra support required when length exceeds **10'** (only in areas with snow & high winds).



UPGRADED PANEL

WOOD GRAIN OR UPGRADED WHITE

3" thick | .03" Aluminum sheet

Leak-proof lock system | No peel-and-seal

Accessory beam for extra support required when length exceeds **15'** (only in areas with snow & high winds).

1 TECHNICAL SPECS

→ weight is in pounds,
frame only.
→ add 43 pounds per post



LENGTH	WIDTH (LOUVERS)							
ft	8'	9'	10'	11'	12'	13'	14'	15'
8'	235 lbs	503 lbs	520 lbs	566 lbs	583 lbs	626 lbs	697 lbs	696 lbs
9'	246 lbs	569 lbs	587 lbs	640 lbs	658 lbs	708 lbs	785 lbs	785 lbs
10'	268 lbs	612 lbs	629 lbs	687 lbs	704 lbs	759 lbs	838 lbs	838 lbs
11'	272 lbs	660 lbs	678 lbs	743 lbs	761 lbs	823 lbs	908 lbs	909 lbs
12'	289 lbs	711 lbs	729 lbs	798 lbs	815 lbs	882 lbs	971 lbs	970 lbs
13'	293 lbs	778 lbs	796 lbs	873 lbs	891 lbs	965 lbs	1,060 lbs	1,060 lbs
14'	330 lbs	839 lbs	857 lbs	939 lbs	956 lbs	1,034 lbs	1,132 lbs	1,132 lbs
15'	338 lbs	887 lbs	918 lbs	995 lbs	1,013 lbs	1,098 lbs	1,202 lbs	1,202 lbs
16'	338 lbs	911 lbs	905 lbs	1,023 lbs	1,041 lbs	1,130 lbs	1,238 lbs	1,238 lbs
17'	375 lbs	997 lbs	1,015 lbs	1,117 lbs	1,134 lbs	1,231 lbs	1,345 lbs	1,345 lbs
18'	282 lbs	1,021 lbs	1,039 lbs	1,145 lbs	1,162 lbs	1,263 lbs	1,380 lbs	1,380 lbs
19'	382 lbs	1,069 lbs	1,087 lbs	1,201 lbs	1,219 lbs	1,327 lbs	1,450 lbs	1,450 lbs
20'	418 lbs	1,129 lbs	1,147 lbs	1,265 lbs	1,283 lbs	1,395 lbs	1,521 lbs	1,521 lbs
21'	425 lbs	1,177 lbs	1,195 lbs	1,322 lbs	1,339 lbs	1,460 lbs	1,591 lbs	1,591 lbs
22'10"	426 lbs	1,249 lbs	1,267 lbs	1,406 lbs	1,424 lbs	1,556 lbs	1,697 lbs	1,697 lbs

2 WARRANTY



10 years: against delamination, peeling, cracking, crazing, or blistering

3 years: electronic & electrical components



15 years: standard color powdercoat
10 years: custom color powdercoat

15 years: aluminum structural components

COLOR CHART FRAME

WHITE MAT SMOOTH

SIGNAL WHITE

RAL 9003

AKZONOBEL – YA279QF
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



DESIGN SHEET - R-SHADE™



COLOR CHART FRAME

**BRONZE / DARK GRAY
TEXTURED**

GRIS 2900 SABLE

AKZONOBEL – Y2348QF
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



COLOR CHART FRAME

BLACK TEXTURED

EQUINOX BLACK

AKZONOBEL – YN325QF
CLASS 2 / AAMA 2604

3 to 4 weeks lead time



DESIGN SHEET - R-SHADE™



COLOR CHART FRAME

CUSTOM COLOR

AKZONOBEL COLOR CHART

5 to 12 weeks lead time



DESIGN SHEET - R-SHADE™



COLOR CHART PANELS



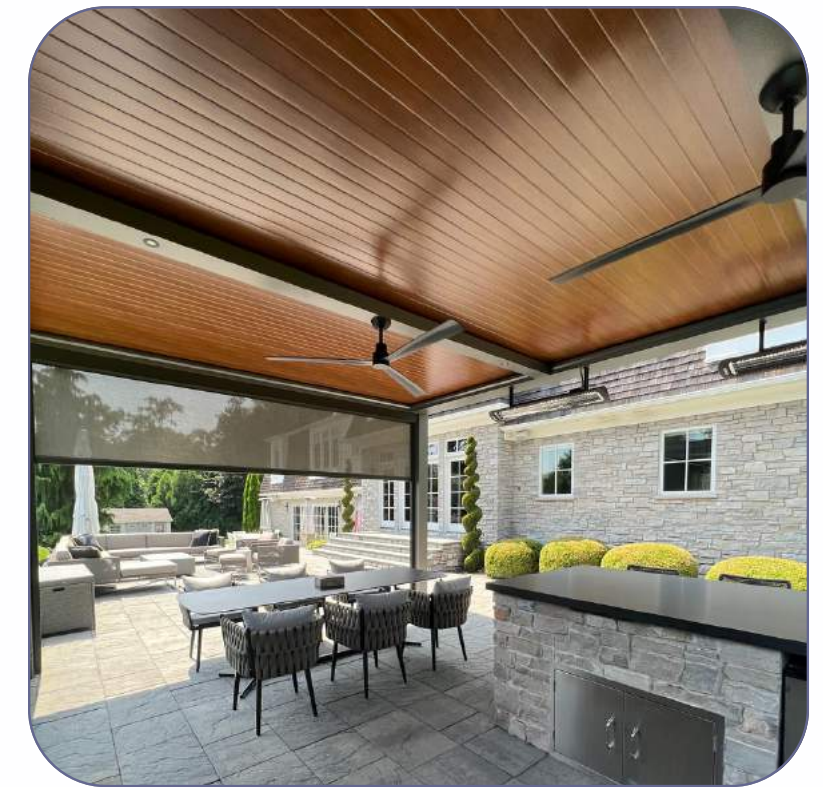
Standard White/White



Premium White/White
(extra cost)



Bronze/White



Wood Grain Finish
(extra cost)

LIGHTING



RECESSED LIGHTS

Accessory beam only

DIRECT LIGHTING 4W - 24V - 320 lm

Recommended - 2.5ft intervals, 1ft from frame

Beware of the potential strobing effect when a fan is on.



LED RAMPS

Frame and/or Accessory Beam

DIRECT LIGHTING 12W - 24V - 630 lm

Recommended - 3ft intervals, 1ft from frame



LED STRIPS

Frame only

ACCENT LIGHTING 4.5W/ft - 24V - 730 lm

Either on length, width, or the entire frame.

4 LIGHTING

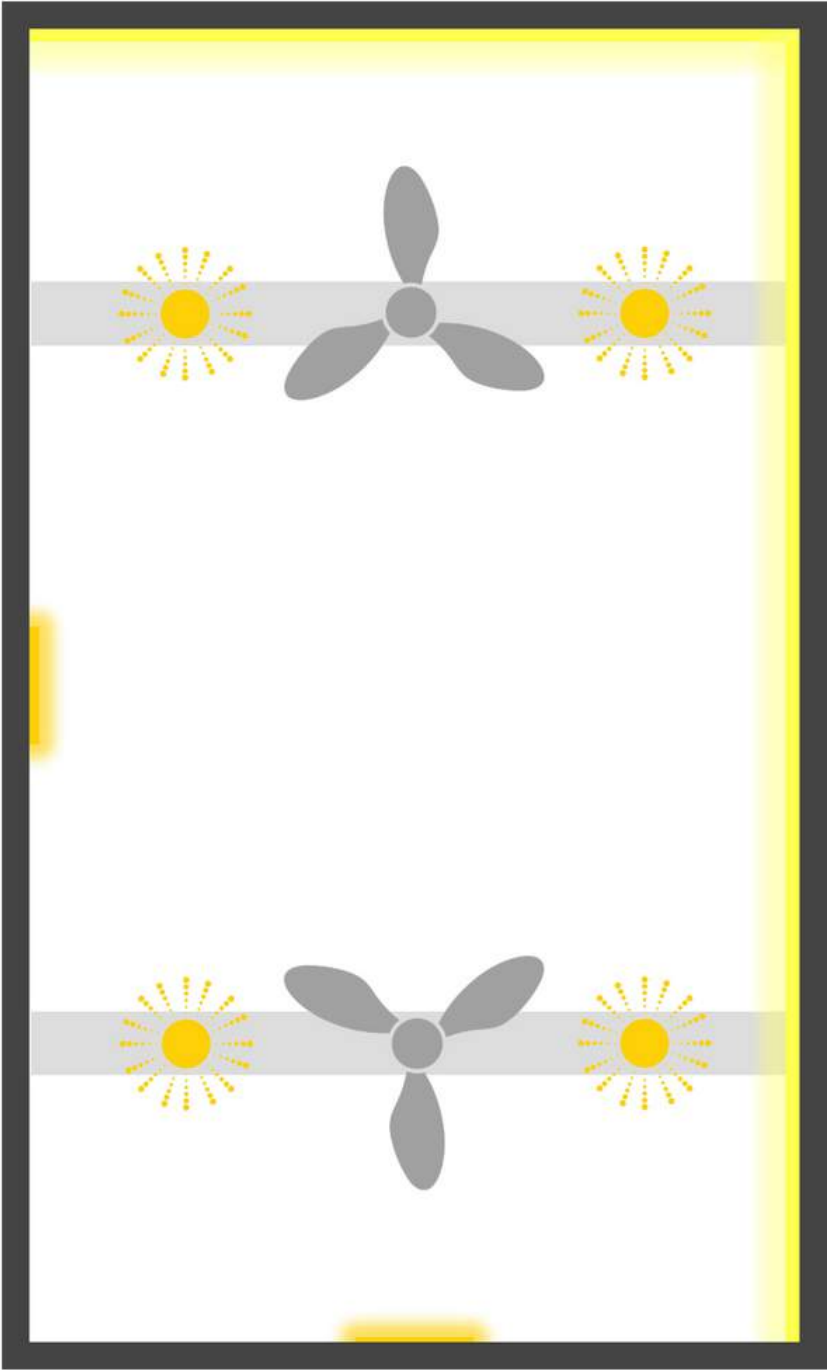


2700K & dimmable
**controllable with Azenco
Remote & App Control**

LIGHT CONTROL BOX (OPTIONAL)
20 AMP NEEDED OUTLET

# OF CHANNELS	5 channels		
LIGHTING OPTIONS	Recessed Light	LED Ramp	LED Strip
MAX PER CHANNEL	6	4	1
MAX PER CONTROL BOX	30	20	5

Remember that you can mix and match the lights across different channels to create various configurations within the limits provided.





azenco-outdoor.com

(305) 306-3204

azenco@azenco-outdoor.com

725 SE 9th Ct Hialeah, FL 33010

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

6

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

6A

**Invoice #00000005**

Issue Date: 12/8/2025

Due Date: 12/8/2025

Fore Fence and Gate LLC
22661 Island Lakes Drive
Estero, Florida 33928-2340
United States
forefence1@gmail.com
Phone: 239-313-0454
Company ID: Fore Fence and Gate
LLC

Customer Info:

Stoneybrook CDD
adamsc@whhassociates.com
Phone: +1 239-464-7114

Product or Service	Quantity	Price	Line Total
42 " custom black fence chain link	4000	\$18.00	\$72,000.00

**Invoice #00000004**Issue Date: 12/8/2025
Due Date: 12/8/2025

Fore Fence and Gate LLC
22661 Island Lakes Drive
Estero, Florida 33928-2340
United States
forefence1@gmail.com
Phone: 239-313-0454
Company ID: Fore Fence and Gate
LLC

Additional Info:

Stoneybrook CDD
adamsc@whhassociates.com
Phone: +1 239 464 7114

Perimeter fence

Product or Service	Quantity	Price	Line Total
4' tall	4000	\$13.00	\$52,000.00

STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT

6B

STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on November 24, 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
Tom Syroczyński	Assistant Secretary
Phil Olive (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC (WHA)
Tony Pires	District Counsel
Mark Zordan	District Engineer
Tony Grau (via telephone)	Grau & Associates
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Annette White (via telephone)	Resident
Joseph Green	Resident
Hunter Ratliff	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m.

Supervisors Huff, Brady, Dalton and Syroczyński were present. Supervisor Olive attended via telephone.

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

SECOND ORDER OF BUSINESS**Public Comments (4 Minutes)**

Resident Hunter Ratliff expressed concerns about a costly encroachment behind his home, which is spreading onto his pool deck. He presented photographs and two encroachment removal quotes and asked if the CDD could assist with the project given that the roots originate from the cypress trees that are technically part of the CDD. Ms. Huff stated Mr. Ratliff has the right to protect his property and cut the roots to the property line; however, the CDD is solely responsible for the maintenance of the common areas, not private property.

Discussion ensued regarding homeowners cutting down cypress trees, root removal versus tree removal, tree removal costs, the CDD's tree policy and the Village of Estero.

Ms. Huff asked for Mr. Ratliff's email address and stated Management will follow up regarding the tree removal and replacement process and permitting requirements. She will facilitate an e-blast reminding homeowners of the tree removal process.

Resident Annette White reported two recent instances of water intrusion into her unit, which impacted her bedroom windows and lanai. Mr. Vuknic stated he received a call about the first incident and asked his staff to inspect the property and adjust the sprinklers. Although his staff thought they resolved the problem, there was a re-occurrence. Mr. Vuknic re-adjusted the sprinkler heads and the problem was resolved. The sprinklers are currently working properly.

Discussion ensued regarding the date and time of the water intrusions, whether the sprinklers can be activated at 7:00 a.m. instead of 3:00 a.m., sprinkler repairs, over-spraying, if the CDD will reimburse some of the repair costs, inspection services and insurance.

Mr. Pires stated it is appropriate for the CDD to hire someone to inspect the property and perform a moisture check in the unit and make a recommendation to the Board.

Mr. Brady suggested that Ms. White ask her insurance carrier to contact the CDD's insurance company. Mr. Brady will follow up with Ms. White regarding the inspection.

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)

Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Grau responded to questions regarding the definition of a “noncancellable” lease, what risks are concerning for the CDD, the golf course profitability number for Fiscal Year 2023, how many of District Management’s other clients Mr. Grau’s firm perform audits for and how Stoneybrook CDD compares financially.

A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, Resolution 2026-01, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

Mr. Grau left the call.

FOURTH ORDER OF BUSINESS

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

A. Consideration of Supplemental Engineer’s Report

Mr. Zordan presented the revised Supplemental Engineer’s Report dated October 28, 2025. He highlighted the Lancaster Run information, the added landscaping to the common areas, the added fencing along common areas, rights-of-way (ROWs) and conservation areas in Section 4. Mr. Adams stated that the Report was reviewed by Bond Counsel and was found to have satisfactorily addressed the issues the CDD was trying to address, which was to make the bond/construction dollars available to pay for the fence project.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Revised Supplemental Engineer’s Report, was approved.

Referencing a handout, Mr. Zordan presented the Professional Services Supplemental Agreement for the Lancaster Run Turnover. He highlighted the scope of services, sketches and legal descriptions in Exhibit A.

Discussion ensued regarding a recent Lancaster Run meeting that Mr. Dalton attended, whether to proceed with the turnover, the survey, the Pinehurst and the Pinecrest Associations, car ports, a dumpster, landscaping, Lennar, US Homes, the CDD taking over the pink areas and an encroachment/overlap Agreement.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, proceeding with taking landscape maintenance of the areas identified in pink, with the exception of a dumpster opposite Pinecrest 3 and four car ports south of the pool carparks, was approved.

Mr. Zordan distributed a draft of the Brixham Run Pedestrian Crossing plans and asked if the Board would prefer a simple pedestrian sign or a solar-operated sign with flashing lights. He asked if the Board would like the yield pedestrian crossing signs with white pavement markings mounted on ornamental poles, which is optional, and stated that the existing 50' of the front sidewalk and the existing 50' in the rear will be added to the concrete poles for replacement. The Board preference was for a simple pedestrian sign and simple yield pedestrian crossing sign.

Mr. Zordan stated he received the construction plans for Holes #10, #13 and #18 from Gordi Lewis and they are being incorporated and digitally scanned. The application process will commence as soon as the plans are ready. He recently solicited quotes for the pathway repair project diagonal from Lancaster Run and for the landscaping project at Stratham. He will present a bid summary and recommendations at the next meeting.

Mr. Zordan provided updates on the Duffy's driveway and drainage project, the final payment to the HOA for the gate loop repair invoices, the median island, the patio covering around Duffy's, pipe cleaning and Staff's search for cad files of the as-built pipe drawings.

Per Mr. Dalton, Mr. Zordan will provide picture renderings of the patio covering options, including prices, at the next meeting. Mr. Brady asked for a decorative metal post to be installed for the new stop sign in the parking lot.

FIFTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided updates on staffing, the irrigation audit, the status of the golf course, common grounds and of a leak at the front entrance.

Mr. Vuknic presented the Dorman & Morse Estimate for sod and debris removal.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Dorman & Morse Estimate, in a not-to-exceed amount of \$35,000, was approved.

Mr. Vuknic responded to questions regarding the health of a bottle palm in front of the guard shack and if the issue with the sprinklers at Portrush was resolved.

B. Golf Pro

Mr. Schulte reported the following:

➤ Staffing: The golf course is fully staffed for the season. A professional intern might be hired in January, but only if the individual is a perfect candidate.

Per Ms. Huff, Mr. Schulte will have the snack shop painted.

➤ Revenue: Profits are \$89,000 more than for November 2024. By month's end, total revenues are anticipated to be 5% to 7% above last November.

➤ An e-blast will be sent later today regarding a Black Friday sale that will last until the end of the month. There will be discounts on memberships, golf clothes, shoes, etc.

➤ A Toys 4 Tots box will be set up in the Pro Shop.

➤ A new fleet of EZ-GO golf carts was recently delivered. The only issue is the carts do not have the upgraded premium tinted windshield that is a part of the lease; Mr. Schulte will contact the vendor and have the windshields tinted.

➤ The driving range will be replaced in December.

➤ The golf course is in excellent shape; staff received several compliments from golfers.

Mr. Schulte thanked the Board Members and Management for their support in establishing the new point of sale system. He presented the new Golf Now Order Form/Agreement.

Discussion ensued regarding necessary edits to the Agreement.

The following changes were made to the Agreement:

Page 1, Term and Renewals: Delete sentence in bold that reads “Upon expiration of the initial term, this agreement shall automatically renew for successive two (2) year terms unless otherwise terminated by either party in writing at least 90 days prior to any renewal term.” Have that section initialed by GolfNow representatives.

Revenue and Sales Report: Include language to be incorporated in the Agreement by Mr. Dalton regarding the revenue and sales report, requesting a manual reconciliation with seven days.

Insert “The reports must be delivered on the first Wednesday of the month.”

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the GolfNow Agreement, subject to the incorporation of language that requires GolfNow to provide detailed revenue and sales reports related to monthly bank deposits and GolfNow providing a manual reconciliation, and authorizing reports to be forwarded on the first Wednesday of the month, was approved.

Ms. Huff asked for the revised Agreement be emailed to her, Mr. Dalton, Mr. Pires and Mr. Adams.

Mr. Schulte will send an email promoting the Black Friday sale, Toys 4 Tots, and the holiday play schedule.

SIXTH ORDER OF BUSINESS

Discussion: Board Members as Volunteers

Ms. Huff clarified a previous statement, noting that Board Members are not volunteers; they are voted into their positions.

Asked if Board Members can be renters instead of owners, Mr. Pires replied affirmatively; all Supervisors must be qualified electors, over 18 years old, U.S. citizens, and must reside within the boundaries of the Stonybrook CDD.

Mr. Adams left the meeting.

SEVENTH ORDER OF BUSINESS

Board Member Reports

A. Update: Golf Course Redo

B. Phil Olive

- **Update: Duffy's**

Mr. Olive stated the CDD needs to increase Duffy's monthly common area maintenance (CAM) costs.

Ms. Paul stated she discussed the Duffy's cam with Mr. Olive and this is the time when Duffy's examines its budgets for its properties. The Board was asked to schedule a workshop to discuss budget details. She distributed the Duffy's budget and discussed maintenance expenses, income for percentage rent, the Duffy's cam, HVAC, electric bill for the parking lot and TAQ.

Mr. Pires will meet with Ms. Paul and Mr. Olive offline to discuss the Duffy's budget.

The consensus was to have the workshop as part of the next meeting as an agenda item.

Per Ms. Huff, the Board Members will review the Duffy's budget and forward their feedback to Mr. Adams for incorporation and dissemination back to the Board before the next meeting. Mr. Adams will include "Duffy's Budget" as a discussion item on the next agenda.

Mr. Dalton will revise the Duffy's Lease, adding a 25-year term to it.

DUE TO TECHNICAL DIFFICULTIES; AUDIO WAS NOT AVAILABLE –

THE REMAINDER OF THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES

C. Chris Brady

- **Update: Email and Other Communications**

D. Adam Dalton

- **Update: Revenues**

Mr. Dalton discussed a \$214,000 roof damage estimate value dated January 28, 2026, which will be inspected by insurance adjusters.

Discussion ensued regarding a "Golf Course Renovation Options" handout.

E. Eileen Huff

- **Update: Common Grounds**

- **Update: Expenses via QuickBooks**

- **Update: Maintenance Department**

EIGHTH ORDER OF BUSINESS

Continued Discussion: Purchasing Policies and Procedures

Mr. Pires presented and discussed a draft of the Purchasing Policies and Procedures.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Willis presented Resolution 2026-02. Seats 4 and 5, currently held by Mr. Dalton and Ms. Huff, respectively, are will be up for election at the November 2026 General Election.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, Resolution 2026-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

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

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

ELEVENTH ORDER OF BUSINESS

Approval of October 28, 2025 Regular Meeting Minutes

The following changes were made:

Line 9: Insert "Eileen Huff (via telephone)" and "Chair"

Line 83: Delete timestamp "14:22"

Line 205: Change "Mr. Brady" to "Mr. Zordan"

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the October 28, 2025 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Tony Pires, Esquire**

There was no report.

B. District Manager: Wrathell, Hunt and Associates, LLC**I. Irrigation Reports****a. High Irrigation Users****b. Irrigation Disconnect**

These items were included for informational purposes.

II. NEXT MEETING DATE: December 9, 2025 at 9:00 AM**○ QUORUM CHECK****THIRTEENTH ORDER OF BUSINESS****Supervisors' Requests**

On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, authorizing CES to complete a machine reset of two rogue conservation areas, in a not-to-exceed amount of \$45,000, was approved.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with Mr. Dalton, Ms. Huff, Mr. Brady and Mr. Syroczyński in favor, and Mr. Olive dissenting, offering a \$3,000 bonus to Mr. Schulte and Mr. Vuknic, based on golf profitability, was approved. (Motion passed 4-1)

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at 12:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

303

304

305 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on December 9, 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
Tom Syroczyński	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Tony Pires (via telephone)	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Chris Larson	Resident
Steve Kollash	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (4 Minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

41
42 Mr. Zordan distributed handouts and presented the Landcaster Run Survey, which is a
43 colored map. He stated the exhibits were revised and, to prepare for today's meeting, he met
44 with Mr. Haines, the Surveyor, and Mr. Pires. The group agreed on the interpretation of the
45 changes from the previous meeting, with regard to the conveyance parcels.

46 Mr. Zordan reported that the scope of work has been revised and finalized and,
47 although he does not have a prepared scope of work, the survey costs have increased to \$9,650
48 for all the sketches and legal descriptions, the base map survey and the Option 2 with the
49 survey, the breakdown of the parcels, sketches and pinning everything. The revised survey must
50 be forwarded to Pinecrest for review. He anticipates there will likely be additional changes.

51 Mr. Dalton stated, upon seeing Mr. Zordan's email, he posted it on Facebook for all to
52 see and, although there were no responses, he thinks that this is what everyone wants.

53 Resident Chris Larson stated he reviewed the documents before the meeting and is in
54 agreement with everything. He opined that the Board and Staff did a great job, as the Lancaster
55 Run turnover is a very difficult process involving several entities.

56 Ms. Huff stated she recently conferred with Mr. Pires and he and the other two
57 attorneys are in agreement with proceeding with the turnover and they just wanted the Board
58 to review it and decide whether to accept or reject it.

59 Discussion ensued regarding forwarding the survey documents to Pinecrest for review, if
60 the Master Association is the same as the Master Association that owns the ballpark, which
61 entity will be responsible for maintaining the pool area, which areas are currently being
62 maintained by the CDD, which areas will be maintained by the HOA's landscapers and how
63 much to increase the survey budget by.

64 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor,**
65 **increasing the survey budget to \$15,000, to make the revisions, was approved.**
66

67
68 Asked how long it will take to revise the survey and proceed with deeding, Mr. Zordan
69 stated four to five months.

70 Mr. Zordan stated the Cover14 patio handout was provided by Ms. Paul. He has since
71 contacted that vendor and is awaiting a response. Additional options, such as a pavilions,

canopies and parasol umbrellas, are included in Section 5 of the agenda, including one from Azenco that can sustain 175 miles per hour winds. Staff's recommendation is to proceed with a design-build covering by a contractor, which will include the structural engineering and permitting in one package.

Discussion ensued regarding the wind sails, patio options, which option to choose, if the project can be funded with reserve funds, a cost-share Agreement for the construction costs and amendments to the Duffy's lease.

Mr. Dalton would like multiple bids for this project.

Ms. Paul will show the options in Agenda Item 5 to Duffy's Management.

Mr. Olive will work with Ms. Paul to produce a draft of a cost-share Agreement.

Per Mr. Pires, Ms. Paul will email a recap of today's discussion, with bullet points, to him and Mr. Olive.

Referencing Request for Proposals (RFP) handouts, Mr. Zordan presented the 50' pathway repair email he sent to contractors on November 20, 2025, a follow up email sent on December 1, 2025 changing the bid submittal date from December 10, 2025 at 5:00 p.m. to December 5, 2025 at 3:00 p.m., and the landscaping email sent to contractors on November 21, 2025.

Regarding the pathway repair project, Mr. Zordan stated out of ten contractors, five submitted bids. Proven Paving Contractors (Proven) is the lowest bidder at \$11,920. Ms. Huff voiced her opinion that Proven should be vetted and Paramount Asphalt & Sealcoating should be asked about their increase in price.

Discussion ensued regarding the bid summary data, pricing, exact location of the pathway repair project and the scope of work.

Regarding the landscaping project, Mr. Zordan discussed the "Bimini sod" addendum, the Contractors Bid Tracking Sheet information, the lowest bidder Sunny Grove Landscaping & Nursery (Sunny Grove) at \$85 per hour, the irrigation repair and the mainline.

The Board and Staff discussed the 2026 Landscape Project bid summary, variance in pricing of the proposals, irrigation repair costs, tree removal costs, Sunny Grove estimate,

\$88,008 GulfScapes proposal, \$93,430 Dorman bid, exact location of the area to be landscaped, whether the north side will be re-sodded and if the bid packages are public information.

Per Ms. Huff, Mr. Zordan will request a 10% discount from GulfScapes.

Mr. Zordan referenced a "Sidewalks Improvement" handout and provided updates on the diagonal crossing, revisions made including facilitating easy access to the pool from the sidewalk, the two 50' repairs from the back of the existing sidewalk going to the pool from the parking lot and removal of the illuminated signage.

Discussion ensued regarding why there are no flashing signs at the pedestrian crossing, lack of stop signs at the crossings, the pavement markings at the crosswalk and maintaining consistency of all pedestrian crossings.

Per Mr. Dalton, Mr. Zordan will perform an audit and report his findings and give a recommendation at the next meeting.

Regarding the golf course renovation proposal, Mr. Zordan stated it turns out that the Village of Estero will require a full Development Order (DO) for Holes #10, #13 and #18 instead of a Limited DO (LDO). This changes the scope of everything that must be done to support a DO application, including a full boundary survey of the golf course and tying in everything for full control. The fee for a DO is \$12,500, and the cost of the survey is approximately \$45,000. The Surveyor has commenced work on the survey. Staff is producing CAD drawings for the permitting for Holes #10, #13 and #18.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided updates on staffing, a pre-emerging on December 16, 2025, the staff Christmas party, an ongoing irrigation audit, flower installations, and color changes to the lights in the center median. Mr. Vuknic responded to questions regarding whether the Christmas bonuses were processed and if there was an irrigation rate increase from Lee County.

B. Golf Pro

Mr. Schulte reported the following:

- Staffing: The position a tenured employee will be filled by a range employee.

➤ Revenues: The November bank deposit was \$22,000, which was the same as November 2024. The December bank deposit is \$67,000, which is ahead of December 2024, which was \$177,000. The golf course is on budget.

➤ A resident accidentally drove a golf cart into the lake near Hole #1. The golf cart was subsequently removed from the water.

Mr. Dalton suggested contacting the vendor, determining the maintenance costs and working Mr. Pires to assess the person who caused the additional maintenance.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of Patio Covers

A. Palette

B. R-Shadow

This item was addressed during the Third Order of Business.

SIXTH ORDER OF BUSINESS

Board Member Reports

A. Update: Golf Course Redo

Mr. Dalton referenced Handout #17 “Stoneybrook Golf Course Renovation Discussion” and stated the project has not moved quickly. He prepared the handout to facilitate a proper conversation about the renovations. He reviewed the golf course’s history; profitability; summary of audited financials; takeaways; past, present and future renovation project costs; and a golf course renovation options chart. Mr. Dalton opined that the CDD can only afford \$3 million on the renovations. He thinks the golf course is at an inflection point and changes need to be made to the business model.

Mr. Schulte discussed what neighboring public golf courses are planning to do in 2026 and beyond. He responded to questions regarding how many groups Stoneybrook has, what percentage of the tee sheet that makes up in the peak season, the group and resident rates and the number of residents that are members.

Discussion ensued regarding reducing the number of resident rounds, whether to increase the resident rate, notifying residents of a rate change, the bonds, maximizing revenue,

building reserves, paying less interest on the renovation and securing long-term viability of the golf course.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with Mr. Dalton, Ms. Huff and Mr. Brady in favor, and Mr. Olive and Mr. Syroczyński dissenting, authorizing Mr. Schulte to increase the resident rate and guest rate to the group rate for the morning hours during peak season, not to exceed the current maximum rate, was approved. (Motion passed 3-2)

B. Phil Olive

- **Update: Duffy's**

Ms. Paul distributed a handout of a spreadsheet showing the adopted 2025 budget, projected 2025 year end, her budget for 2026 compared to the CDD's budget. She stated the numbers are fairly close. Duffy's is currently paying \$8.38 per square foot for common area maintenance costs (CAM). She proposed an increase to \$12.28 per square foot for CAM. She discussed the HVAC and other minor issues in the lease.

C. Chris Brady

- **Update: Email and Other Communications**

Mr. Brady stated he received an email regarding an exhaust odor and a few inquiries about hog sightings and the fence project. Mr. Vuknic discussed the fencing around the golf course and asked the Board's permission to contact a hog trapper if there are additional sightings. The consensus was to call the hog trapper.

Asked for an update on the fence, Mr. Adams stated he is awaiting a proposal and permit adjustment for a 48" fence and a reconciliation from the fence contractor. Staff will present those items at the next meeting.

Discussion ensued regarding the 48" fence proposal, change orders and possibly engaging another contractor.

D. Adam Dalton

- **Update: Revenues**

This item was addressed in Item 4B.

E. Eileen Huff

- 191 • Update: Common Grounds
- 192 • Update: Expenses via QuickBooks
- 193 • Update: Maintenance Department

194 Ms. Huff will review common ground expenses with Mr. Vuknic.

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196 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2026-03,
Adopting Purchasing Policies and
Procedures; Providing for Monetary
Thresholds; and Providing for an Effective
Date; Providing for Conflict

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202 Ms. Huff presented Resolution 2026-03.

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On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Resolution 2026-03, Adopting Purchasing Policies and Procedures; Providing for Monetary Thresholds; and Providing for an Effective Date; Providing for Conflict, was adopted.

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Discussion ensued regarding authorizing Mr. Vuknic to engage Dorman & Morse for the landscaping project if he is able to secure a 10% discount. Mr. Pires stated it needs to be determined that Dorman & Morse is the lowest, most responsible, most qualified bidder and then Mr. Vuknic can negotiate a lower price. Mr. Willis noted that this was not a sealed bid; therefore, the adjustments can be made, as discussed.

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On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, deeming Dorman & Morse the lowest, most responsible, most qualified bidder, awarding the Landscaping contract to Dorman & Morse, in the amount of \$93,430, and authorizing Mr. Vuknic to negotiate the total price, was approved.

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221 **EIGHTH ORDER OF BUSINESS**

Consideration/Discussion/Ratification:
Performance Measures/Standards &
Annual Reporting Form

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Mr. Willis presented the Goals and Objectives Reporting Performance Measures and Standards for the following fiscal years:

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A. October 1, 2024 - September 30, 2025 [Posted]

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

There was nothing further to report.

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

I. Irrigation Reports

a. High Irrigation Users

b. Irrigation Disconnect

These items were included for informational purposes.

Regarding a previous question about the increase in irrigation, Mr. Willis stated a set of incremental increases from budget years 2023 through 2027 were approved by the County and there was a service charge increase by \$3.56 over that time. The average water use per single-family home was \$1.59.

II. NEXT MEETING DATE: January 27, 2026 at 9:00 AM

○ QUORUM CHECK

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Dalton asked for updates regarding a proposal for mechanical versus hand removal of invasive species and about the wall.

Mr. Adams stated Mr. Keys is working on the proposal and Staff is expecting a call from the County regarding the wall.

261 ELEVENTH ORDER OF BUSINESS

Adjournment

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263 On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the
264 meeting adjourned at 11:56 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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272 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
A**




WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

Anthony P. Pires, Jr.

Respond to the Naples Office:
3200 Tamiami Trail North, Suite 200
Naples, FL 34103
Phone: 239-649-6555
Facsimile: 239-649-7342
E-Mail: apires@wpl-Legal.com

MEMORANDUM

To: Board of Supervisors, Stoneybrook Community Development District (SBCDD)
From: Anthony P. Pires, Jr., Esq. 
Date: January 23, 2026
Re: Request By Developer/Aldi's To Consider/Approve Various Documents Associated with development of Commercial Parcels; Corkscrew Road and Stoneybrook Golf Drive

This Memorandum is for the purpose of providing the Board of Supervisors with various documents requested by Aldi's and the developer/owner of the commercial land on Corkscrew Road along with my comments and suggested edits/revisions to those documents.

On December 22, 2025, myself and the SBCDD Chair, Eileen Huff participated in a conference call with owner/developer representative Marita Gastaldello, and attorneys Mark Price and Charles Capps, to discuss various documents stated to be necessary to satisfy various concerns of Aldi's counsel concerning the development by Aldi's on a commercial parcel, Tract S-4, in the Corkscrew Pines plat. The conference call was a follow up to prior communications that I had with the other party(ies) attorneys. The Corkscrew Pines plat is the operative plat for the commercial properties on Corkscrew Road and Stoneybrook Golf drive. As noted in its previous presentations to the SBCDD Board and the Village of Estero ("VOE"), Aldi's is planning on building a new store on Tract S-4. A copy of the Corkscrew Pines plat is attached as **Exhibit "A"**. The District owns a conservation tract to the South of the commercial tracts, and the District has access to the District's conservation tract over the roadway designated as Tract S-1 on the Corkscrew Pines plat.

As part of the due diligence and title review by counsel for Aldi's, it is my understanding that various concerns and issues concerns were expressed regarding: 1.) the existence of a 2007 Declaration of Covenants, Conditions and Restrictions of Stonybrook Corner recorded at Inst. #200700098963, Public Records, Lee County, Florida (the "2007 Covenants"); 2.) certain provisions of the 2024 Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines recorded at Inst. #2024000133453, Public Records, Lee County, Florida (the "2024 Covenants"); and 3.) Ingress and egress over a portion (approximately 500 feet) of Stoneybrook Golf Drive, from Corkscrew Road to the entrance to the development on Tract S-4, including a desire to modify on approximately 500 foot portion of the right-of-way

of Stoneybrook Golf Drive. Stoneybrook Golf Drive is owned by the District. Stoneybrook Golf Drive is platted as Tract "A" on the plat of Stoneybrook. See attached **Exhibit "B"**.

Pursuant to the Dedications on the Stoneybrook plat, Stoneybrook Golf Drive was dedicated as follows:

Tract "A":

TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY, FOR INGRESS AND EGRESS, AND FOR DRAINAGE AND MAINTENANCE PURPOSES; AND TO ALL PUBLIC UTILITIES, SOLELY FOR PUBLIC UTILITY PURPOSES, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC AND LIFT STATION PURPOSES, SUBORDINATE TO OTHER USES.

A January 21, 2026 email summary from attorney Charles Capps explains the request and the documents that Aldi's would like the District to join in and sign, in order to facilitate Aldi's development. A copy of that summary is attached as **Exhibit "C"** to this Memorandum. To address their issues/concerns, counsel for the owner/developer drafted three documents: 1.) Termination Of Declaration Of Covenants, Conditions And Restrictions Of Stoneybrook Corner ("2007 Covenants Termination"); 2.) Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines ("2024 Covenants Amendment"); and, 3.) a Grant of Easement from SBCDD over a portion of Stoneybrook Golf Drive ("Easement"). On December 19, 2025, Mr. Capps provided us with drafts of the 2007 Covenants Termination and 2024 Covenants Amendment.

On December 22, 2025, myself and Eileen Huff participated in a remote video conference call with developer/owner representative Marita Gastaldello, Ray Renfroe, attorney Charles Capp (representing the owner/developer) and attorney Mark Price (representing Aldi's). We discussed the request and some initial concerns and comments that we had as to the draft 2007 Covenants Termination and 2024 Covenants Amendments and generally discussed some concepts concerning the proposed easement. On January 7, 2026, revised drafts of the 2007 Covenants Termination and 2024 Covenants Amendments were provided and on January 9, 2026 an initial draft of a Grant of Easement was provided. These are attached as **Exhibits "D", "E" and "F"**, respectively.

SBCDD is a signatory to the 2007 Covenants, as an owner of a portion of the property subject to the overall 2007 Covenants. The Stoneybrook Corner Association, Inc., the not for profit corporation that was formed to manage the 2007 Covenants, was voluntarily dissolved in 2011. Section 12.1 of the 2007 Covenants provides that the vote of Owners of Tracts assigned at least seventy-five percent (75%) of the Tracts may terminate the 2007 Covenants provided that: (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, are obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which terminates the Declaration. To the extent that the 2007 Covenants provided access to District lands or facilities, and certain potential drainage easements, the District, by way of a dedication on the Corkscrew Pines plat, has a dedicated easement over and across the private road right of way, Tract S-1 of the Corkscrew Pines plat, to and from all District drainage easements and to and from the conservation tract, and drainage easements have been dedicated to the District with no responsibility for maintenance. Under the current Corkscrew Pines plat and

the 2024 Covenants, as to, drainage easements the existing Corkscrew Pines Property Owners Association, Inc. is responsible for maintenance.

I have reviewed the three documents and it is my understanding that representatives of the developer and Aldi's will be attending the January 27, 2026 Board meeting. As to the three requested documents I have made a number of edits/comes and these are attached as **Exhibits "G", "H" and "I"**, respectively:

1. Termination Of Declaration Of Covenants, Conditions And Restrictions Of Stoneybrook Corner (2007 Covenants Termination):

I have made various suggested edits to the document as noted in the redlined attached draft. Subject to those edits and any changes the Board believes necessary or appropriate, it would be appropriate for the Board to approve a revised document for the Chair to sign.

2. Certificate of Amendment to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines (2024 Covenants Amendment):

I have made various suggested edits and comments to the document as noted in the redlined attached draft. As drafted I cannot recommend that the Board approve 2024 Covenants Amendment as submitted by the developer/owner. While the proposed 2024 Amendment does not modify or change any of the text regarding Restricted Activities (Section 5.2) or Prohibited Conditions (Section 5.3), the proposed 2024 Amendment if approved would delete Section 5.11, Architectural Review, in its entirety. Under Section 14.3 of the existing 2024 Covenants, Section 5.11 cannot be deleted without the consent of the SBCDD. It is suggested that the developer/owner explain the basis and rationale for the complete deletion of Section 5.11.

3. Grant of Easement (Easement):

I have made various suggested edits and comments to the document as noted in the redlined attached draft. As drafted I cannot recommend that the Board approve the Easement as submitted by the developer/owner.

STATE OF FLORIDA
PSM 1550
STATE OF FLORIDA
PSM 1550

LEGEND

U	URBAN EASEMENT	N.D.	NOT DEDICATED
U.C.U.E.	UTILITY COMPANY EASEMENT	R.O.D.	RIGHT-OF-WAY
P.C.P.	PLANNED CROWN POINT	L.B.E.	LANDSCAPE BUFFER EASEMENT
C.A.	CENTRAL	S.D.	SQUARE FEET
U.C.U.E.	UTILITY COMPANY EASEMENT	I.C.	INDICATION EASEMENT
C.E.	CONSTRUCTION EASEMENT	P.B.	INDICATED PLAT BOOK
•	INDICATES POINT OF INTERSECTION, POINT OF BEGINNING, POINT OF TERMINATION OR POINT OF REVERSAL	A.E.	ACCESS EASEMENT
N	PERMANENT CONTROL POINT	P.R.M.	PERMANENT REFERENCE MONUMENT
S.M.	SET MARKER	P.A.L.	PUBLIC ACCESS EASEMENT
S.M.	SET MARKER	R.O.D.	RIGHT-OF-WAY
S.M.	SET MARKER	F.S.	FLORIDA STATUTE
S.M.	SET MARKER	F.P.	FLORIDA POWER AND LIGHT
S.M.	SET MARKER	U.E.	UTILITY EASEMENT
S.M.	SET MARKER	M.E.	MAINTENANCE EASEMENT
S.M.	SET MARKER	R.E.	RECREATION EASEMENT
S.M.	SET MARKER	O.R.B.	OFFICIAL RECORD BOOK
S.M.	SET MARKER	P.R.M.	PERMANENT REFERENCE MONUMENT
S.M.	SET MARKER	C.I.	CIVIL NUMBER (TYPICAL)
S.M.	SET MARKER	I.	IRON
S.M.	SET MARKER	S.W.F.	STANDARD WOOD FRAME
S.M.	SET MARKER	P.R.T.	PERMANENT REFERENCE TYPICAL

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 01°40'20" W AND STONEYBROOK UNIT D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
 - 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - 3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED.
 - 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
 - 5) SEE PAGES 3 THROUGH 6 FOR INTERIOR DIMENSIONS AND DETAILS.
 - 6) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.
- MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P. WHICH SHALL BE A 5/8" X 16" LONG IRON ROD WITH CAP "188566" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I"
STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN
OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC
RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2024000147884

SHEET 2 OF 6 THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #05064
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL 34134
(239) 947-1915 FAX NO. (239) 947-9848



CURVE TABLE

CHORD	ARC LENGTH	AREA	PERIMETER	CIRCUMFERENCE
10.00	10.00	157.08	31.42	31.42
20.00	20.00	628.32	125.66	125.66
30.00	30.00	1413.72	219.91	219.91
40.00	40.00	2513.28	314.16	314.16
50.00	50.00	3926.98	408.41	408.41
60.00	60.00	5653.76	502.65	502.65
70.00	70.00	7693.60	596.90	596.90
80.00	80.00	10046.48	691.15	691.15
90.00	90.00	12712.40	785.40	785.40
100.00	100.00	15681.36	879.64	879.64

KEY MAP

LEGEND

[illegible]

NR NOT RECALL
HPI HISTORY
LBI LATERAL INFLAMMATORY EVIDENCE
SHEAR SHEAR
AF AFFECTION
PZ PZ
AB ACCESS
PDM PDM
HMC HMC
RUM RUM
IS IS
FLORIDA FLORIDA
PM PM
LBI LBI
RE RE
UT UT
OR OR
HPI HPI
C C
SWI SWI

CORKSCREW PINES

A SUBDIVISION LYING IN
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I"
STONEBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN
OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC
RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2024 100 #7884

SHEET 3 OF 6

THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5560
KRIS A. SLOSSER
LAND SURVEYING
4642 VILLA CAPRI LANE
BONITA SPRINGS, FL 34134
(947)-1915 FAX NO. (239) 947-9944

(239) 947-1915 FAX NO. (239) 947-9949

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORCORAN ROAD AS BEING S 01°40'32" W AND STONYBROOK UNIT B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS (INSTRUMENT NO. 200700019896), PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF
- 3) ALL CURVES SHOWN HEREON ARE CIRCULAR UNLESS OTHERWISE NOTED
- 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED
- 5) BASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS

MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A PERM OR P.C.P. WHICH SHALL BE A 5/8" X 18" LONG IRON ROD WITH CAP "185500" OR ALTERNATIVE MONUMENTATION AS WAY BE REQUIRED.



STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
10+00	183° 12'	17.10	183° 12'	17.10	183° 12'
10+20	183° 12'	17.10	183° 12'	17.10	183° 12'
10+40	183° 12'	17.10	183° 12'	17.10	183° 12'
10+60	183° 12'	17.10	183° 12'	17.10	183° 12'
10+80	183° 12'	17.10	183° 12'	17.10	183° 12'
11+00	183° 12'	17.10	183° 12'	17.10	183° 12'
11+20	183° 12'	17.10	183° 12'	17.10	183° 12'
11+40	183° 12'	17.10	183° 12'	17.10	183° 12'
11+60	183° 12'	17.10	183° 12'	17.10	183° 12'
11+80	183° 12'	17.10	183° 12'	17.10	183° 12'
12+00	183° 12'	17.10	183° 12'	17.10	183° 12'



7031-7721 P₁ 7222-7554

LEGEND

- DE UPRIDGE EASEMENT
- C.O.M.L. LEE COUNTY UTILITY EASEMENT
- P.C.P. HYDRAULIC CONCRETE PUMP
- C.S. CROWN
- P.U.E. PUBLIC UTILITY EASEMENT
- C.O.P. CROWN
- INDICATES POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY OR POINT OF BEGINNING CURVATURE
- PERMANENT CORNER MONUMENT SET FINDER NAIL ON NAIL/IRON STAMPED "100" WITH ROAD
- S.H. SET PERMANENT REFERENCE MONUMENT 5/8" IRON ROD STAMPED "TRU ASSOC"
- P.A.R. FOUND 5/8" IRON ROD
- P.C.M. FOUND CORNER MONUMENT 3/4" UNLESS OTHERWISE NOTED
- P.R. FOUND PARKER RAIL NAIL & DISK
- L.A. EMERGENCY ACCESS EASEMENT
- N.R. NOT RADIAL
- INST. INSTRUMENT
- C.D. CROWN
- S.D. SQUARE FEET
- L.P. LANDSCAPE EASEMENT
- P.D. INDICATES PLAT BOOK
- A.C. ACCESS EASEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.A.S. PUBLIC ACCESS EASEMENT
- R.O.W. RIGHT-OF-WAY
- F.S. FLORIDA STATUTES
- H.P. HIGHWAY PAVEMENT AND LIGHT
- U.L. UTILITY EASEMENT
- L.M.E. LAND MAINTENANCE EASEMENT
- R.L. ROADWAY EASEMENT
- O.R. OFFICIAL RECORD BOOK
- R.W. PRIVATE ROAD RIGHT-OF-WAY
- C.R. CROWN
- L.I. LINE NUMBER (TYPICAL)
- S.W. SIDEWALK EASEMENT
- R.E. RESERVED FOR INSTALLATION AND MAINTENANCE OF UTILITIES

NOTES:

- 1) DRAWINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD AS BEING S 61°45'22" W AND STONEYBROOK UNIT 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.
- 2) DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL CURVES SHOWN HEREIN ARE CIRCULAR UNLESS OTHERWISE NOTED.
- 4) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 5) EASEMENTS ALONG LOT LINES ARE PARALLEL WITH SAID LOT LINES UNLESS OTHERWISE NOTED.

MONUMENTS WILL BE SET AT ALL TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES IN DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P. WHICH SHALL BE A 5/8" X 10" LONG IRON ROD WITH CAP "10000" OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.

CURVE TABLE

STATION	BEARING	ANGLE	CHORD	CHORD BEARING	CHORD BEARING
104.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
105.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
106.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
107.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
108.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
109.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
110.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
111.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00
112.00	S 61°45'22" W	82.00	150.00	S 61°45'22" W	150.00

LINE TABLE

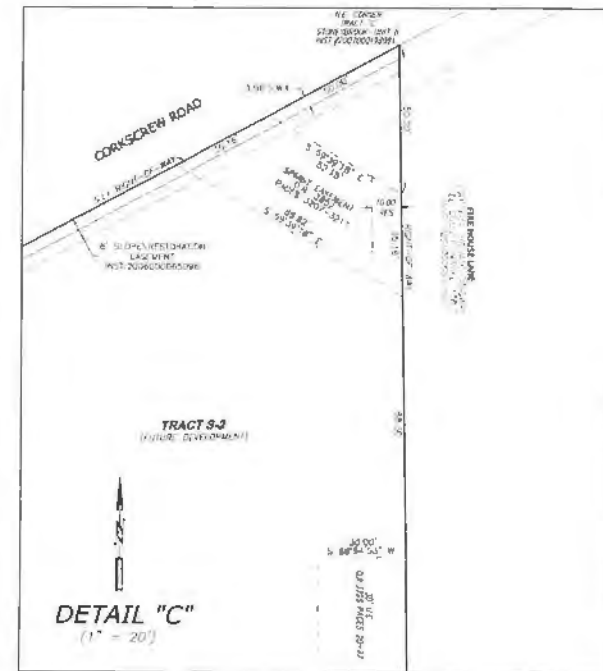
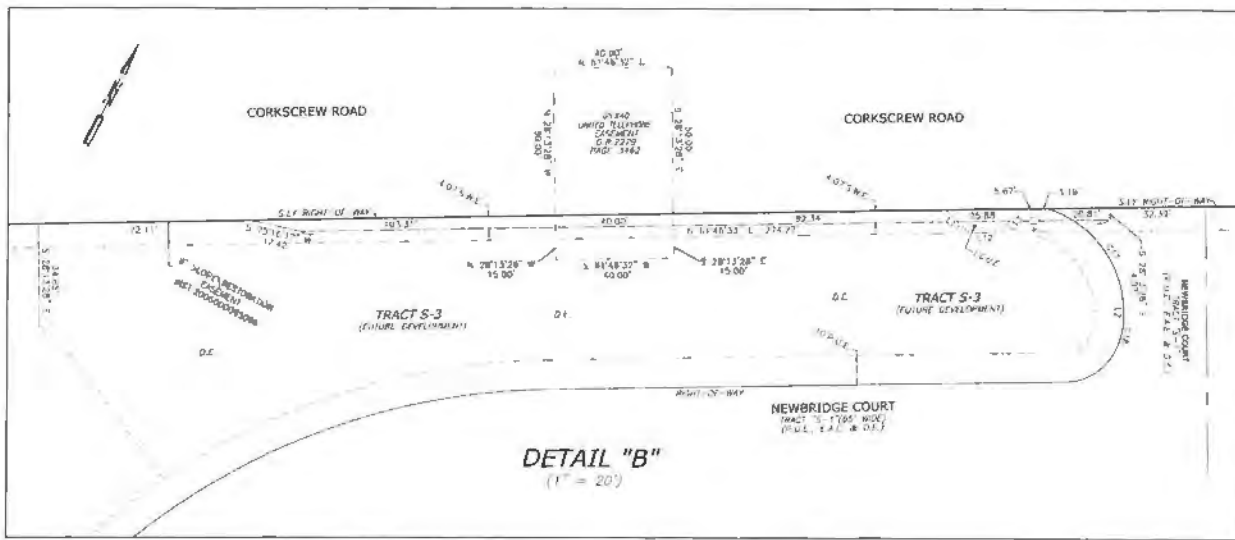
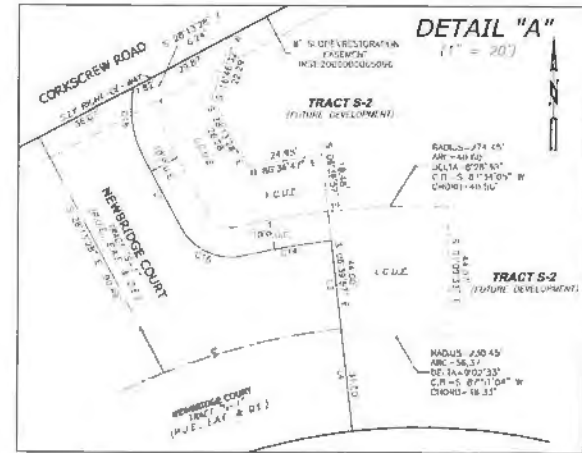
LINE	BEARING	LENGTH	STATION
1	S 61°45'22" W	150.00	104.00
2	S 61°45'22" W	150.00	105.00
3	S 61°45'22" W	150.00	106.00
4	S 61°45'22" W	150.00	107.00
5	S 61°45'22" W	150.00	108.00
6	S 61°45'22" W	150.00	109.00
7	S 61°45'22" W	150.00	110.00
8	S 61°45'22" W	150.00	111.00
9	S 61°45'22" W	150.00	112.00
10	S 61°45'22" W	150.00	113.00

CORKSCREW PINES

A SUBDIVISION LYING IN SECTION 25, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY FLORIDA. A REPLAT OF TRACTS "A", "B", "C", "D", "F", "H" AND "I" STONEYBROOK-UNIT 8, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007000198961, PUBLIC RECORDS OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

INSTRUMENT NUMBER 2024 000147884

SHEET 6 OF 6
THIS INSTRUMENT PREPARED BY:
KRIS A. SLOSSER, L.S. #5580
LAND SURVEYING
4642 VILLA CARPI LANE
MONTE SPRINGS, FL 34134
(239) 947-1915 FAX NO. (239) 947-9948



Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS
10901 SIX MILE CYPRESS PARKWAY - SUITE 104
FORT MYERS, FLORIDA 33912
(941) 939-5490
FLORIDA BUSINESS CERTIFICATE NUMBER 18 8090

STONEYBROOK

A SUBDIVISION LYING IN
SECTIONS 25, 35 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 63 PAGE 1

SHEET 1 OF 50

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:

LANDS DESCRIBED IN THIS PLAT ARE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER, SEWER AND REUSE FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED THAT HE MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE WATER, AND SEWER FACILITIES.

LEGAL DESCRIPTION:

A TRACT OF LAND, SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 25, 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, THENCE S89°50'00"W ALONG THE SOUTH LINE OF SAID SECTION 35 FOR 212.74 FEET TO THE LASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-WAY LINE OF INTERSTATE 75, THENCE N16°17'53"W FOR 2562.47 FEET, THENCE N15°50'10"W FOR 488.64 FEET, THENCE N12°28'50"W FOR 258.70 FEET, THENCE N09°50'33"W FOR 258.63 FEET, THENCE N06°33'22"W FOR 182.01 FEET, THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N80°18'18"E FOR 1402.18 FEET, THENCE S55°53'35"E FOR 1250.00 FEET, THENCE N28°13'28"W FOR 585.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, THENCE N07°46'32"E FOR 130.61 FEET, THENCE N07°13'28"W FOR 25.00 FEET, THENCE N01°46'32"E FOR 448.85 FEET, THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2408 AT PAGE 48 PUBLIC RECORDS OF SAID LEE COUNTY, THENCE S01°05'07"E FOR 518.05 FEET, THENCE S61°46'51"W FOR 1531.00 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 330.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS N7°18'37"E, THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°29'53" FOR 182.93 FEET, THENCE S13°48'50"W FOR 48.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°18'10" FOR 100 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE SOUTHWEST HAVING A RADIUS OF 100 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°53'52" FOR 100 FEET, THENCE N06°54'53"E ALONG A LINE RUN TO SAID CURVE FOR 1394.27 FEET, THENCE 7°E PARALLEL WITH AND 60.00 FEET WESTERLY OF SAID CURVE ON A PERPENDICULAR THE EAST LINE OF SECTION 25 OF SAID TOWNSHIP 46 SOUTH, RANGE 25 EAST 75 FEET, THENCE S00°33'14"E PARALLEL WITH AND 60 FEET WESTERLY OF (AS MEASURED ON A CURVE) THE EAST LINE OF SECTION 36 OF SAID TOWNSHIP 46 SOUTH, RANGE 25 EAST FOR 2640.72 FEET, THENCE S00°27'46"E PARALLEL WITH AND 60.00 FEET WESTERLY OF (AS MEASURED ON A PERPENDICULAR) THE EAST LINE OF SAID SECTION 36 FOR 2643.91 FEET, THENCE S11°17'17"E ALONG THE SOUTH LINE OF SAID SECTION 35 117 FEET TO THE SOUTH QUARTER CORNER, THENCE CONTINUE ALONG SAID SOUTH LINE S89°39'22"W 168 FEET TO THE SOUTHWEST CORNER OF SAID SECTION THE POINT OF BEGINNING.

DEEL CONTAINS 805.74 ACRES MORE OR LESS



VICINITY SKETCH
(NOT TO SCALE)

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 26TH DAY OF January, 1999.

Ray S. Jones
CHAIRMAN OF THE BOARD
PRINTED NAME: Ray S. Jones

Charles Green
CLERK OF COUNTY
PRINTED NAME: Charles Green

Mary G. Goble
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT
PRINTED NAME: MARY GOBLE

Walter W. McCreary
DIRECTOR, DIVISION OF DEVELOPMENT SERVICES
PRINTED NAME: Walter W. McCreary

Patrick J. White
COUNTY ATTORNEY
PRINTED NAME: PATRICK J. WHITE

PRINTED NAME: PATRICK J. WHITE

REVIEW BY THE COUNTY DESIGNATED PROFESSIONAL SURVEYOR AND MAPPER DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH 177, PART 1.

Adam L. Davies
PRINTED NAME: Adam L. Davies

DATE: 1-28-99

SURVEYOR'S CERTIFICATION:

HEREBY CERTIFY THAT THE ATTACHED PLAT OF STONEYBROOK WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (IF ANY) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

Thomas R. Lehnert, Jr.
THOMAS R. LEHNERT, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 0541
BUSINESS CERTIFICATION NO. 6690

DATE: 1-28-99

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT U.S. HOME CORPORATION, A DELAWARE CORPORATION AND THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, OWNERS OF THE HEREIN DESCRIBED LANDS, HAVE CAUSED THIS PLAT OF STONEYBROOK, A SUBDIVISION LYING IN SECTIONS 25, 35 & 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS TO THE ENTITY OR ENTITIES, AS STATED BELOW:

ALL ACCESS EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT FOR INGRESS AND EGRESS, FOR MAINTENANCE AND ACCESS PURPOSES.

ALL DRAINAGE EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES.

CONSERVATION TRACTS "C1" THROUGH "C8" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AS CONSERVATION EASEMENTS FOR CONSERVATION AND PRESERVATION PURPOSES.

GOLF COURSE TRACTS "G1" THROUGH "G20" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT FOR RECREATION PURPOSES, AND FOR THE PURPOSES OF DRAINAGE, IRRIGATION UTILITY, AND LAKE MAINTENANCE.

LAKE TRACTS "L1" THROUGH "L30" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AS DRAINAGE EASEMENTS FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES.

ALL LAKE MAINTENANCE EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT FOR LAKE MAINTENANCE PURPOSES.

COMMON AREA TRACTS "B-1" THROUGH "B-54" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AS LAKE MAINTENANCE EASEMENTS FOR LAKE MAINTENANCE AND STORMWATER MANAGEMENT PURPOSES.

ALL LAKE PATH EASEMENTS TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, MAINTENANCE, AND RECREATION PURPOSES.

TRACT "A" TO THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, AND TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY, FOR INGRESS AND EGRESS, AND FOR DRAINAGE AND MAINTENANCE PURPOSES, AND TO ALL PUBLIC UTILITIES, SOLELY FOR PUBLIC UTILITY PURPOSES, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC AND LIGHT STATION PURPOSES, SUBORDINATE TO OTHER USES.

A TEN FOOT STRIP LYING ADJACENT TO AND ALONG ALL PORTIONS OF TRACT "A" AS A PUBLIC UTILITY EASEMENT FOR PUBLIC UTILITY PURPOSES, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, ELECTRIC AND LIGHT STATION PURPOSES.

RECREATION TRACTS "R1" AND "R2" TO STONEYBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES.

TRACTS "T-1" THROUGH "T-15" ARE RESERVED FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF U.S. HOME CORPORATION, A DELAWARE CORPORATION AND THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT HAVE CAUSED THIS DEDICATION TO BE MADE THIS 26TH DAY OF January, 1999.

U.S. HOME CORPORATION
A DELAWARE CORPORATION

Peter N. Conrath
BY: Peter N. Conrath
REGIONAL VICE PRESIDENT

Wesley S. Banks
WESLEY S. BANKS (AS TO BOTH)

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT

Peter N. Conrath
BY: Peter N. Conrath
BOARD OF SUPERVISORS

James E. Cherry
JAMES E. CHERRY (AS TO BOTH)
PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26TH DAY OF January, 1999, BY PETER N. CONRATH, REGIONAL VICE PRESIDENT OF U.S. HOME CORPORATION AND CHAIRMAN, DISTRICT BOARD OF SUPERVISORS, STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE CORPORATION AND COMMUNITY DEVELOPMENT DISTRICT. HE IS PERSONALLY KNOWN TO ME.

(IF USING STAMP, PERMANENT INK IS REQUIRED)

Thomas R. Lehnert, Jr.
NOTARY PUBLIC - STATE OF FLORIDA
THOMAS R. LEHNERT, JR.
PRINTED NAME





STONEYBROOK

A SUBDIVISION LYING IN
SECTIONS 25, 35 & 36 TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PLAT BOOK 63 PAGE 4

SHEET 4 OF 50

Banks Engineering, Inc.

ENGINEERING, SURVEYING & LAND PLANNING

14501 SIX MILE CYPRESS PARKWAY SUITE 100
FORT MYERS, FLORIDA 33907

(941) 939-5180
FLORIDA BUSINESS CERTIFICATE NUMBER LD 8460

MATCHLINE SEE SHEET 3 OF 50

TRACT "C-1"
CONSERVATION AREA

UNPLATTED
O.R. 2406
PG. 49

TRACT "F-1"
FUTURE DEVELOPMENT

OVERALL BOUNDARY - CURVE DATA

Curve number 1	Curve number 2
Radius= 330.00	Radius= 30.00
Delta= 33°29'53"	Delta= 85°28'19"
Arc= 192.93	Arc= 44.75
Tangent= 99.31	Tangent= 27.72
Chord= 190.20	Chord= 40.72
Chord Brg. S 02°56'27"E	Chord Brg. N 28°55'40"W

CURVE TABLE

NO	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	300.00	47°55'42"	250.95	243.70	S 04°15'37"E
16	270.00	42°02'03"	198.08	193.47	S 07°12'27"E
17	335.00	08°24'31"	49.16	49.12	S 24°01'12"E

CORKSCREW ROAD

O.R. 2471 PG. 3298
10' DRAINAGE & UTILITY
EASEMENT

O.R. 2471 PG. 3300
10' DRAINAGE & UTILITY
EASEMENT

MATCHLINE SEE SHEET 5 OF 50

LAKE TRACT "11"

TRACT "B-1"

BLOCK "A"

CHAPMAN RUN

Anthony Pires

From: Charles B. Capps <CBC@PaveseLaw.com>
Sent: Wednesday, January 21, 2026 10:37 AM
To: Anthony Pires; Price, Mark
Cc: Chuck Adams (adamsc@whhassociates.com); EILEEN HUFF; seat5@stoneybrookesterocdd.com; Lenore Brakefield
Subject: RE: Corkscrew Pines Site Plans

Tony,

Please allow this email to serve as a summary to explain the documents that our client is requesting that the CDD sign as part of the Aldi's development. First, our client, CC PROPERTIES ENTERPRISE LLC, owns the commercial tracts on the west side of the Corkscrew Pines commercial development. The Corkscrew Pines development is part of the CDD and pays assessments on the tax bills to the CDD. Our client is entering into a long-term ground lease with Aldis. I'm going to break the summary down into the following parts:

1. **Commercial POA/ Declaration.** Corkscrew Pines was originally platted and POA created in 2007 under Lee County regulations. The CDD owns a conservation tract within the plat and is a member of the POA but has zero assessment liability. After the original plat was recorded, no development occurred and the original developer was foreclosed and the POA and Association were dissolved in 2011. Fast forward to 2023/2024, our client re-platted part of the commercial plat with the Village of Estero to revise lot lines, etc. and a new Declaration and POA was created and the CDD was a part of, reviewed, and approved that process. The two documents that need to be signed are a Termination of the 2007 Declaration and an amendment to the 2024 Declaration.
 - a. **2007 Declaration Termination.** This document just cleans up the 2007 Declaration which should have been done as part of the previous foreclosure but wasn't. It terminates the 2007 Declaration which not necessary at this point and is a title issue. The 2024 Declaration and POA assumes all responsibility of the 2007 Declaration and POA.
 - b. **2024 Declaration Amendment.** This is a straightforward amendment that in my opinion does not impact the CDD. It basically just ensures that the 2024 Declaration is consistent with Aldi's uses.
2. **Easement along Stoneybrook Golf Drive.** Aldis is requiring an easement along Stoneybrook Golf Drive as their title underwriter will not insure access without it. The title underwriter, who is out of state, saw the separate easement for the School Board, which predates the plat and the surveyor originally identified the road as a private road. We've discussed the challenges with explaining a CDD and CDD owned roads to underwriters and given this, the easement is being required by the underwriter.

Let me know if you have any questions and myself and my client greatly appreciates the CDD's assistance with these items.

Thanks,
Chad



This instrument prepared by:
Charles B. Capps, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
Telephone: (239) 336-6219

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF STONEYBROOK CORNER

THIS TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STONEYBROOK CORNER (this "Termination") is made as of the ____ day of _____, 2025 by CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company ("CCP"). Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes and MIDGARD SELF STORAGE ESTERO FL, LLC, a Delaware limited liability company authorized to do business in Florida ("Midgard" and, collectively with CCP, the "Successors").

WITNESSETH:

WHEREAS, ASAP Storage on Corkscrew, L.C., a Florida limited liability company ("ASAP") and Corkscrew Stoneybrook Retail, LLC, A Florida limited liability company ("CSR") executed and recorded as Declarants, that certain Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner for that certain property located in Lee County, more properly described in Exhibit "A" (the "Declaration"), recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida; and

WHEREAS, Stoneybrook Corner Association, Inc. (the "Association") was the not for profit Association created in 2006 to manage the Declaration and was voluntarily dissolved on March 7, 2011.

WHEREAS, ASAP and CSR are the predecessors in title to the real property which is subject to the Declaration (the "Property"); and

WHEREAS, Section 12.1 of the Declaration provides that the Owners of Tracts assigned at least seventy-five percent (75%) of the Tracts vote may terminate the covenants, conditions, restrictions or provisions provided that (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, were obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which terminated the Declaration; ; and



WHEREAS, the Declaration is no longer necessary, and the Successors desire to release, cancel and terminate the Declaration.

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida ("New Declaration") assumes all obligations of the Declaration.

WHEREAS, the Successors are the current owners of over seventy-five percent (75%) of the Tracts vote; and

WHEREAS, no additional approvals or consents of authorities, agencies, or public utilities are necessary to terminate the Declaration as the New Declaration and corresponding subdivision plat has been approved by all applicable authorities, agencies, and public utilities; and

WHEREAS, the Association has been dissolved since 2011 and in lieu of this Termination being approved by the majority of the Directors of the Association, Members of the Association consisting of greater than seventy-five percent (75%) of the Tracts vote have joined in to the execution of this Termination.

Now, therefore, in consideration of the foregoing, the Successors hereby state as follows:

1. Recitals. The above recitals are true and correct and are hereby incorporated into this instrument.
2. Defined Terms. Any term not specifically defined in this Termination shall be given the meaning ascribed to it by the Declaration.
3. Termination. The Successors hereby release, cancel, and terminate the Declaration in its entirety in all respects. The Declaration shall be of no further force or effect and no longer a burden or encumbrance on title to the Property. The Successors hereby direct that the Clerk of the Court of Lee County, Florida cancel the Declaration of record.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signed, sealed, and delivered
in our presence (2 witnesses):

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, 2025, by _____, as _____ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO
FL, LLC**, a Delaware limited liability
company

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

Sign: _____
Print: _____
Address: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, 2025, by _____, as _____ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, 2025, by _____, as _____ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

This instrument prepared by:
Charles B. Capps, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
Telephone: (239) 336-6219
Our file no.: 94677.002

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
CORKSCREW PINES**

THIS AMENDMENT is made this _____ day of _____, 2025, by CC Properties Enterprise, LLC, a Florida limited liability company and Midgard Self Storage Estero FL, LLC, a Delaware limited liability company (collectively the “Declarant”), to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines (“Amendment”).

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines is recorded at Instrument Number 2024000133453 (“Declaration”), and as may have been subsequently amended, of the Public Records of Lee County, Florida; and

WHEREAS, pursuant to Section 14.3 of the Declaration, the Declarant reserved the ~~unilateral~~ right to amend the Declaration any time prior to Turnover; and

WHEREAS, Turnover has not occurred;

WHEREAS, Declarant is the only party required to sign this Amendment to cause such Amendment to be effective or if so required, Declarant has received all necessary third-party approvals as may be required under the Declaration to cause such Amendment to be effective; and

WHEREAS, Declarant is desirous of amending the Declaration.

NOW THEREFORE, pursuant to the reserved rights recited above, the Declarant hereby amends the Declaration as set forth on the attached **Exhibit “A”**.



Signed, sealed, and delivered
in our presence (2 witnesses):

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, 2025, by _____, as _____ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO
FL, LLC**, a Delaware limited liability
company

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, 2025, by _____, as _____ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Consent of Stoneybrook Community Development District

Stoneybrook Community Development District hereby consents, in accordance with Section 14.3 of this Declaration, to the extent it holds such right to approve this Amendment under the Declaration.

Signed, sealed, and delivered
in our presence (2 witnesses):

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

Sign: _____
Print: _____
Address: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, 2025, by _____, as _____ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

EXHIBIT A

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORKSCREW PINES

The Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines shall be amended as follows (otherwise, all provisions shall remain the same):

Note: Language to be added is underlined and language to be deleted is ~~struck through~~.

* * * * *

SECTION 5 – GENERAL COVENANTS AND USE RESTRICTIONS.

Section 5.1 to remain unchanged.

Section 5.2(7): This Section of the Declaration shall be amended to the extent that the Ground Lease Tenant of Tract S-4, Aldi (Florida) L.L.C.'s, ("Aldi") use of the sidewalk on Tract S-4 for the storing of shopping carts in Aldi's normal business operations shall not be considered a violation of this Section of the Declaration.

Sections 5.3 through 5.10 shall remain unchanged.

Section 5.11: Architectural Review. Is hereby deleted in its entirety.

~~All buildings and related improvements constructed within the Development shall be designed so as to be architecturally compatible with the remainder of the Development. In order to maintain the architectural and aesthetic harmony of the Development ("Architectural Theme"), each Owner shall, at least thirty (30) days prior to the commencement of any work on its Tract, submit to the Declarant for approval detailed exterior elevation plans ("Plans") covering the initial construction of each building. The Declarant shall have the right to disapprove any Plans submitted for its approval only if it reasonably determines that such Plans are materially inconsistent with the Architectural Theme or the terms of this Declaration. If the Declarant disapproves of any Plans, it shall deliver written notice thereof to the submitting Owner within fifteen (15) days following its receipt of the Plans submitted for approval, which notice shall (a) identify with reasonable specificity the components of the Plans determined to be materially inconsistent with the Architectural Theme or the terms of this Declaration, and (b) set forth reasonable suggested revisions to cause the Plans to materially conform to the Architectural Theme and other provisions of this Declaration ("Disapproval Notice"). Following the delivery of a Disapproval Notice, the Declarant and the submitting Owner shall work together in good faith to reach mutual agreement regarding the modifications to be made to the Plans in order to cause them to materially conform to the Architectural Theme and other provisions of the Declaration. If the Declarant does not deliver a Disapproval Notice to the submitting Owner within fifteen (15) days following its receipt the Plans in accordance with the terms of this Section 5.11, the Declarant shall be deemed to have approved the Plans as submitted. Approval of Plans by the Declarant shall not constitute an assumption of responsibility for the accuracy, sufficiency, or propriety thereof, nor shall such approval constitute a representation or warranty that the Plans comply with applicable laws or~~

~~governmental requirements. No material deviation shall be made from any approved Plans. Notwithstanding the foregoing, upon such time as the Declarant (or its affiliates) no longer owns any property within the Lands, all submittals shall be made to the Board and the Board shall have all approval rights of Declarant as set forth above. The contents of this Section 5.11 shall be in addition to any approvals required by any applicable governmental, quasi-governmental, or regulatory agency, or any other association to which the Lands are subject.~~

~~Following the initial construction of each building, all additions, remodeling, reconstruction, or other alteration thereto shall require approval from the Declarant or Board (as the case may be) only, utilizing the same procedures as set forth above for initial construction.~~

~~All signage must be approved and placed as designated by Declarant~~

Sections 5.12 and 5.13 shall remain unchanged.

SECTION 6 – EASEMENTS.

Sections 6.1 through Section 6.4 shall remain unchanged.

Addition of the below Section 6.5 and Section 6.6:

6.5 Cross-Access Agreement between Tracts S-3 and S-4. Tract S-3 and Tract S-4 hereby consent to a mutual cross-access easement for vehicular ingress and egress for the benefit of and to be imposed on both the tract S-3 and Tract S-4 (“Cross-Access Easement”). The location of the Cross-Access Easement shall connect Tract S-3 at the northeast corner of the Tract S-4, as depicted on Exhibit A-3 as the “Proposed Cross Access”. Further, the Cross Access Easement shall only be granted if the Tract S-3 also has a curb cut with full vehicular ingress and egress (from all directions) to and from Newbridge Court and the access road across Tract S-3 connecting the Proposed Cross Access to Newbridge Court is completed. There shall be no cross parking rights or easements between Tract S-3 and Tract S-4.

6.6 — Fire Truck Roundabout Easement. Tract S-3 hereby grants Tract S-4 a nonexclusive easement for access with full ingress and egress for the purposes of a fire truck roundabout; as depicted on Exhibit A-3 (“Fire Truck Roundabout”) for fire trucks to be able to turn around as may be required by applicable governing authorities. Aldi shall be responsible for the initial construction of the Fire Truck Roundabout.

SECTION 7 – COMMON AREAS CONVEYANCE, USE AND MAINTENANCE.

Addition of the below to Sections 7.1:

Section 7.1: Tract S-4 shall not be subject to Section 7.1 of the Declaration.

Addition of the below to Section 7.2

Section 7.2: Aldi, as a ground tenant of Tract S-4, or the owner of Tract S-4 may make any application to any governmental, quasigovernmental, or regulatory agency that modifies the Common Areas (outside of Tract S-4) or the improvements constructed outside of Tract S-4 with the Association's prior written consent.

The Association shall not have the right to install light fixtures on Tract S-4 without both the Tract S-4 Owner's and Aldi's prior written consent.

Sections 7.3 and 7.4 shall remain unchanged.

Addition of the below to Section 7.5

Section 7.5: The Declarant shall not have the right to change the configuration or legal description of the Common Areas due to changes in development plans, so long as any such change affects Tract S-4.

SECTION 17 – ALDI GROUND LEASE.

Addition of the below Section 17:

Section 17: Notwithstanding anything to the contrary contained herein, no approvals, consents, waivers or any further actions under the Declaration are required for the construction and operation of an Aldi branded store on Tract S-4, and prototypical alterations thereto. Such construction and operation shall be deemed in compliance with all terms and conditions of the Declaration. The Association shall take no action that materially and adversely affects the development and operation of an Aldi branded store on Tract S-4. Aldi shall be deemed a third-party beneficiary of the Declaration.

Exhibit A is hereby deleted and replaced with Exhibit A-1

EXHIBIT A-1

Tracts S-1, S-2, S-3, and S-4 of Corkscrew Pines according to the plat thereof as recorded in Instrument Number 2024000147884, Public Records of Lee County, Florida.

Exhibit D is hereby deleted and replaced with Exhibit A-2

EXHIBIT A-2

EXHIBIT "D"

TRACTS VOTING AND ASSESSMENTS INTERESTS

TRACT S-2: 219,378 Square Feet: 49.35% Voting and Assessment Interest

TRACT S-3: 120,561 Square Feet: 27.12% Voting and Assessment Interest

TRACT S-4: 104,597 Square Feet: 23.53% Voting and Assessment Interest

EXHIBIT A-3

(Insert Site Plan with Fire Truck Roundabout and Cross Access Easement)

This instrument was prepared by and
when recorded return to:

Mark J. Price, Esq.
Roetzel & Andress, LPA
999 Vanderbilt Beach Road, Suite 401
Naples, Florida 34108

Space above this line for recorder's use

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is entered into as of this ____ day of _____, 2026, by STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes (the "Grantor"), whose mailing address is 2300 Glades Road, Suite 410W., Boca Raton, Florida 33431, in favor of CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company (the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors, assigns, tenants, invitees, customers, and patrons, a perpetual, non-exclusive easement for the purposes of pedestrian and vehicular ingress and egress to, over and across the property owned by Grantor and described on Exhibit "A" (the "Easement Area"), which is attached hereto and incorporated herein.

This instrument and any other rights in connection herewith shall run with title to, and be a benefit to, Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein. Accordingly, this instrument establishes an easement appurtenant to the lands effected hereby with the intention of also benefitting the customers, employees and vendors of tenants doing business on the CCP Parcel.

Without limiting the generality of the foregoing, ALDI (Florida) L.L.C., a Florida limited liability company, along with its successors and assigns ("ALDI"), shall be a benefitted party hereunder for so long as ALDI is ground leasing, by way of that certain Aldi Ground Lease Agreement dated April 1, 2025 (the "ALDI Lease"), the property described on Exhibit "C" (the "ALDI Parcel"), which is attached hereto and incorporated herein. Grantor specifically grants the right to ALDI's employees, customers, contractors, and delivery trucks to traverse across the Easement Area to access Newbridge Court and the ALDI Parcel. Grantor, during the term of the ALDI Lease, shall not alter, relocate, close, or otherwise impair ALDI's employees, customers, contractors or delivery trucks from full ingress to and egress from Corkscrew Road through the Easement Area to Newbridge Court and the ALDI Parcel.

This instrument cannot be modified except by written agreement executed by Grantor, Grantee and ALDI (as long as the ALDI Lease is in effect).

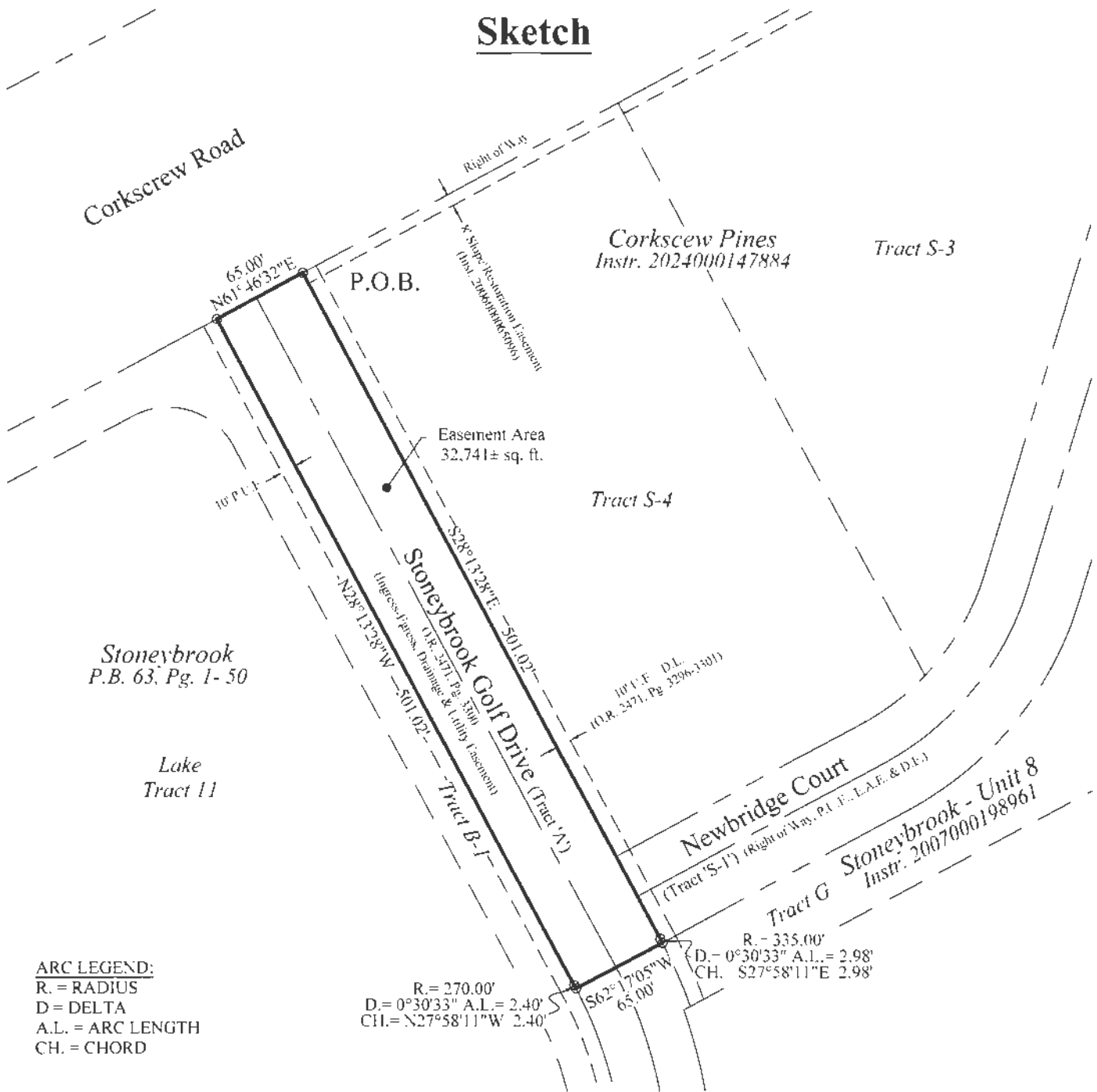


EXHIBIT A

Legal Description and Sketch of Easement Area

(SEE ATTACHED)

Sketch



ARC LEGEND:

R. = RADIUS
D = DELTA
A.L. = ARC LENGTH
CH. = CHORD

SURVEY NOTES:

1. BEARINGS ARE BASED ON EASTERLY LINE OF STONEYBROOK GOLF DRIVE, AS BEING S28°13'28"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2026, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
INST. = INSTRUMENT
R/W = RIGHT-OF-WAY

Sheet 1 of 2

Sketch to Accompany Description

Easement Area

A tract of land being in Stoneybrook as recorded in Plat Book 63, Pages 1-50 lying in Section 25, Township 46 South, Range 25 East, Lee County, Florida

THIS IS NOT A SURVEY



ARDURRA
COLLABORATE. INNOVATE. CREATE.

324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **January 20, 2026** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

JOHN M. HARRIS (FOR THE FIRM)

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 7121
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

JOB # 26-0056 PREPARED FOR: GCM

SECTIONS 25, TOWNSHIP 46S, RANGE 25E

Description

Easement Description:

A parcel of land lying in Stoneybrook as recorded in Plat Book 63, at Pages 1 through 50 as recorded in the Public Records of Lee County, Florida, being more particularly described as follows:

Beginning at the Northeasterly most corner of Stoneybrook Golf Drive as shown on the plat of Stoneybrook as recorded in Plat Book 63, at Pages 1 through 50, said Drive also being recorded in Official Records Book 2471, at Page 3300, all being recorded in the Public Records of Lee County, Florida:

thence run S28°13'28"E, along the Easterly line of said Stoneybrook Golf Drive for a distance of 501.02 feet to a point of curvature;
thence continue along said Easterly line for 2.98 feet along the arc of said curve to the right of radius 335.00 feet, concave to the southwesterly, having a delta angle of 0°30'33", a chord bearing of S27°58'11"E and a chord length of 2.98 feet to a point of tangency;
thence run S62°17'05"W, for a distance of 65.00 feet to the Westerly line of said Stoneybrook Golf Drive and a point of curvature of a non-tangent curve;
thence run along the said Westerly line for 2.40 feet along the arc of said curve to the left of radius 270.00 feet, concave to the southwesterly, having a delta angle of 00°30'33", a chord bearing of N27°58'11"W and a chord length of 2.40 feet;
thence continue along the said Westerly line N28°13'28"W for a distance of 501.02 feet to an intersection with the Southerly Right of Way of Corkscrew Road;
thence run along said Right of Way N61°46'32"E for a distance of 65.00 feet to the Point of Beginning.

Said parcel contains 32,741 sq. ft. (more or less).

Bearings are based on the Easterly Line of Stonebrook Golf Drive, as being S28°13'28"E.

Description to Accompany Sketch

Easement Area

A tract of land being in Stoneybrook as recorded in Plat Book 63, Pages 1-50 lying in Section 25, Township 46 South, Range 25 East, Lee County, Florida

THIS IS NOT A SURVEY

Not Valid without Sheet 1 of 2

Sheet 2 of 2



ARDURRA
COLLABORATE. INNOVATE. CREATE.

324 Nicholas Parkway W, Unit A
Cape Coral, Florida 33991
Phone: (239) 673-9541
www.Ardurra.com
License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **January 20, 2026** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

See Sheet 1 of 2 for Signature and Seal

JOB # 26-0056 PREPARED FOR: GCM
SECTION 25, TOWNSHIP 46S, RANGE 25E

JOHN M. HARRIS FOR THE FIRM
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 7424
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT B

“CCP Parcel”

Tracts S-1, S-2, S-3 and S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

EXHIBIT C

“ALDI Parcel”

Tract S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

This instrument prepared by:
Charles B. Capps, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
Telephone: (239) 336-6219

TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF STONEYBROOK CORNER

THIS TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STONEYBROOK CORNER (this "Termination") is made as of the ____ day of _____, 2025-2026 by CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company ("CCP"). Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes and MIDGARD SELF STORAGE ESTERO FL, LLC, a Delaware limited liability company authorized to do business in Florida ("Midgard") and, collectively with CCP, the "Successors").

WITNESSETH:

WHEREAS, ASAP Storage on Corkscrew, L.C., a Florida limited liability company ("ASAP") and Corkscrew Stoneybrook Retail, LLC, A Florida limited liability company ("CSR") executed and recorded as Declarants, that certain Declaration of Covenants, Conditions and Restrictions of Stoneybrook Corner for that certain property located in Lee County, more properly described in Exhibit "A" (the "Stoneybrook Corner Declaration"), recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida; and

WHEREAS, Stoneybrook Corner Association, Inc. (the "Association") was the not for profit Association created in 2006 to manage the Stoneybrook Corner Declaration and was voluntarily dissolved on March 7, 2011.

WHEREAS, ASAP and CSR are the predecessors in title to the real property which is subject to the Stoneybrook Corner Declaration (the "Property"); and

WHEREAS, ~~Section-Article~~ 12.1 of the Stoneybrook Corner Declaration provides in part that the Owners of ~~Traets-assigned~~ at least seventy-five percent (75%) of the Tracts may vote may to terminate the Stoneybrook Corner Declaration and its covenants, conditions, restrictions or provisions provided that (i) adequate provision is made for the maintenance and upkeep of all private streets and utilities, (ii) all required approvals or consents of authorities and agencies and public utilities, if any, were obtained, and (iii) a majority of the Directors execute and record an instrument in the public records of Lee County, Florida which ~~terminated-terminates~~ the Stoneybrook Corner Declaration; and



WHEREAS, the Stoneybrook Corner Declaration is no longer necessary, and the Successors desire to release, cancel and terminate the Stoneybrook Corner Declaration.

~~WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida ("New Declaration") assumes all obligations of the Declaration.~~

WHEREAS, the Successors are the current owners of over seventy-five percent (75%) of the Tracts that may vote; and

WHEREAS, no additional approvals or consents of authorities, agencies, or public utilities are necessary to terminate the Stoneybrook Corner Declaration as the Declaration of Covenants, Conditions, and Restrictions for Corkscrew Pines recorded as Instrument Number 2024000133453 in the Official Records of Lee County, Florida ("Corkscrew Pines Declaration")~~New Declaration~~ and corresponding subdivision plat of Corkscrew Pines, recorded at Instrument # 2024000147884, Public Records, Lee County, Florida, ~~have~~has been approved by all applicable authorities, agencies, and public utilities; and

WHEREAS, the Association has been dissolved since 2011 and in lieu of this Termination being approved by the majority of the Directors of the Association, Members of the Association consisting of greater than seventy-five percent (75%) of the Tracts vote have joined in to the execution of this Termination.

Now, therefore, in consideration of the foregoing, the Successors hereby state as follows:

1. Recitals. The above recitals are true and correct and are hereby incorporated into this instrument.
2. Defined Terms. Any term not specifically defined in this Termination shall be given the meaning ascribed to it by the Stoneybrook Corner Declaration.
3. Termination. The Successors hereby release, cancel, and terminate the Stoneybrook Corner Declaration recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida in its entirety in all respects. The Stoneybrook Corner Declaration recorded on June 21, 2007 as Instrument No.: 2007000198963, of the Public Records of Lee County, Florida shall be of no further force or effect and no longer a burden or encumbrance on title to the Property. The Successors hereby direct that the Clerk of the Court of Lee County, Florida cancel the Stoneybrook Corner Declaration of record.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signed, sealed, and delivered
in our presence (2 witnesses):

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, ~~2025~~2026, by _____, as _____ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO
FL, LLC**, a Delaware limited liability
company

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, ~~2025~~2026, by _____, as _____ of **Midgard Self Storage Estero FL, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of (*check one*) _____ physical presence OR _____ online notarization, this _____ day of _____, ~~2025~~2026, by _____, as _____ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

This instrument prepared by:
Charles B. Capps, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
Telephone: (239) 336-6219
Our file no.: 94677.002

**CERTIFICATE OF AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
FOR
CORKSCREW PINES**

THIS AMENDMENT is made this _____ day of _____, 2025/2026, by CC Properties Enterprise, LLC, a Florida limited liability company and Midgard Self Storage Estero FL, LLC, a Delaware limited liability company (collectively the "Declarant"), to the Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines ("Amendment").

WHEREAS, the original Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines is recorded at Instrument Number 2024000133453 ("Corkscrew Pines Declaration"), and as may have been subsequently amended, of the Public Records of Lee County, Florida; and

WHEREAS, pursuant to and subject to the provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, the Declarant reserved the unilateral right to amend the Corkscrew Pines Declaration any time prior to Turnover; and

WHEREAS, Turnover has not occurred;

WHEREAS, Declarant is the only party required to sign this Amendment to cause such Amendment to be effective or if so required, Declarant has received all necessary third-party approvals or consents as may be required under the Corkscrew Pines Declaration to cause such Amendment to be effective; and

WHEREAS, Declarant is desirous of amending the Corkscrew Pines Declaration.

NOW THEREFORE, pursuant to the reserved rights recited above, subject to the provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, the Declarant hereby amends the and subject to the provisions and conditions of Section 14.3 of the Corkscrew Pines Declaration, as set forth on the attached **Exhibit "A"**.



Signed, sealed, and delivered
in our presence (2 witnesses):

CC PROPERTIES ENTERPRISE, LLC, a
Florida limited liability company

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of *(check one)* _____ physical presence OR _____ online notarization, this _____ day of _____, ~~2025~~2026, by _____, as _____ of **CC Properties Enterprise, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Signed, sealed, and delivered
in our presence (2 witnesses):

**MIDGUARD SELF STORAGE ESTERO
FL, LLC**, a Delaware limited liability
company

Sign: _____
Print: _____
Address: _____

Sign: _____ By: _____
Print: _____ Print: _____
Address: _____ Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of *(check one)* _____ physical presence OR _____ online notarization, this _____ day of _____, ~~2025~~2026, by _____, as _____ of Midgard Self Storage Estero FL, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

Consent of Stoneybrook Community Development District

Stoneybrook Community Development District hereby consents to the amendments as set forth on the attached Exhibit "A", in accordance with its rights under and the requirements of Section 14.3 of this the Corkscrew Pines Declaration, ~~to the extent it holds such right to approve this Amendment under the Declaration.~~

Signed, sealed, and delivered
in our presence (2 witnesses):

**Stoneybrook Community Development
District, a Special district formed under
Chapter 190, Florida Statutes**

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

By: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF LEE

THE FOREGOING INSTRUMENT was acknowledged before me, by means of *(check one)* _____ physical presence OR _____ online notarization, this _____ day of _____, 2025, by _____, as _____ of **Stoneybrook Community Development District, a Special district formed under Chapter 190, Florida Statutes** on behalf of the district, who is personally known to me.

(Notary Seal/Stamp)

Notary Public

Sign: _____
Print: _____

EXHIBIT A

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORKSCREW PINES

The Declaration of Covenants, Conditions and Restrictions for Corkscrew Pines shall be amended as follows (otherwise, all provisions shall remain the same):

Note: Language to be added is underlined and language to be deleted is ~~struck through~~.

* * * * *

SECTION 5 – GENERAL COVENANTS AND USE RESTRICTIONS.

Section 5.1 to remain unchanged.

Section 5.2(7): This Section of the Declaration shall be amended to the extent that the Ground Lease Tenant of Tract S-4, Aldi (Florida) L.L.C.'s, ("Aldi") use of the sidewalk on Tract S-4 for the temporary storing of shopping carts in Aldi's normal business operations, at locations, at times and in accordance with buffering conditions as approved by District and the Village in writing, shall not be considered a violation of this Section of the Declaration.

Sections 5.3 through 5.10 shall remain unchanged.

Section 5.11: Architectural Review. Is hereby deleted in its entirety.

All buildings and related improvements constructed within the Development shall be designed so as to be architecturally compatible with the remainder of the Development. In order to maintain the architectural and aesthetic harmony of the Development ("Architectural Theme"), each Owner shall, at least thirty (30) days prior to the commencement of any work on its Tract, submit to the Declarant for approval detailed exterior elevation plans ("Plans") covering the initial construction of each building. The Declarant shall have the right to disapprove any Plans submitted for its approval only if it reasonably determines that such Plans are materially inconsistent with the Architectural Theme or the terms of this Declaration. If the Declarant disapproves of any Plans, it shall deliver written notice thereof to the submitting Owner within fifteen (15) days following its receipt of the Plans submitted for approval, which notice shall (a) identify with reasonable specificity the components of the Plans determined to be materially inconsistent with the Architectural Theme or the terms of this Declaration, and (b) set forth reasonable suggested revisions to cause the Plans to materially conform to the Architectural Theme and other provisions of this Declaration ("Disapproval Notice"). Following the delivery of a Disapproval Notice, the Declarant and the submitting Owner shall work together in good faith to reach mutual agreement regarding the modifications to be made to the Plans in order to cause them to materially conform to the Architectural Theme and other provisions of the Declaration. If the Declarant does not deliver a Disapproval Notice to the submitting Owner within fifteen (15) days following its receipt the Plans in accordance with the terms of this Section 5.11, the Declarant shall be deemed to have approved the Plans as submitted. Approval of Plans by the Declarant

~~shall not constitute an assumption of responsibility for the accuracy, sufficiency, or propriety thereof, nor shall such approval constitute a representation or warranty that the Plans comply with applicable laws or governmental requirements. No material deviation shall be made from any approved Plans. Notwithstanding the foregoing, upon such time as the Declarant (or its affiliates) no longer owns any property within the Lands, all submittals shall be made to the Board and the Board shall have all approval rights of Declarant as set forth above. The contents of this Section 5.11 shall be in addition to any approvals required by any applicable governmental, quasi-governmental, or regulatory agency, or any other association to which the Lands are subject.~~

~~Following the initial construction of each building, all additions, remodeling, reconstruction, or other alteration thereto shall require approval from the Declarant or Board (as the case may be) only, utilizing the same procedures as set forth above for initial construction.~~

~~All signage must be approved and placed as designated by Declarant.~~

Commented [AP2]: SEE ABOVE COMMENT

~~Sections 5.12 and 5.13 shall remain unchanged.~~

SECTION 6 – EASEMENTS.

~~Sections 6.1 through Section 6.4 shall remain unchanged.~~

Addition of the below Section 6.5 and Section 6.6:

6.5 Cross-Access Agreement between Tracts S-3 and S-4. Tract S-3 and Tract S-4 hereby consent to a mutual cross-access easement for vehicular ingress and egress for the benefit of and to be imposed on both the tract S-3 and Tract S-4 ("Cross-Access Easement"). The location of the Cross-Access Easement shall connect Tract S-3 at the northeast corner of the Tract S-4, as depicted on Exhibit A-3 as the "Proposed Cross Access". Further, the Cross Access Easement shall only be granted if the Tract S-3 also has a curb cut with full vehicular ingress and egress (from all directions) to and from Newbridge Court and the access road across Tract S-3 connecting the Proposed Cross Access to Newbridge Court is completed. There shall be no cross parking rights or easements between Tract S-3 and Tract S-4.

6.6 Fire Truck Roundabout Easement. Tract S-3 hereby grants Tract S-4 a nonexclusive easement for access with full ingress and egress for the purposes of a fire truck roundabout: as depicted on Exhibit A-3 ("Fire Truck Roundabout") for fire trucks to be able to turn around as may be required by applicable governing authorities. Aldi shall be responsible for the initial construction of the Fire Truck Roundabout.

SECTION 7 – COMMON AREAS CONVEYANCE, USE AND MAINTENANCE.

Addition of the below to Sections 7.1:

Section 7.1: Tract S-4 shall not be subject to Section 7.1 of the Declaration.

Addition of the below to Section 7.2

Section 7.2: Aldi, as a ground tenant of Tract S-4, or the owner of Tract S-4 may make any application to any governmental, quasigovernmental, or regulatory agency that modifies the Common Areas (outside of Tract S-4) or the improvements constructed outside of Tract S-4 with the Association's prior written consent.

The Association shall not have the right to install light fixtures on Tract S-4 without both the Tract S-4 Owner's and Aldi's prior written consent.

Sections 7.3 and 7.4 shall remain unchanged.

Addition of the below to Section 7.5

Section 7.5: The Declarant shall not have the right to change the configuration or legal description of the Common Areas due to changes in development plans, so long as any such change affects Tract S-4.

SECTION 17 – ALDI GROUND LEASE.

Addition of the below Section 17:

Section 17: Notwithstanding anything to the contrary contained herein, no approvals, consents, waivers or any further actions under the Declaration are required for the construction and operation of an Aldi branded store on Tract S-4, and prototypical alterations thereto. Such construction and operation shall be deemed in compliance with all terms and conditions of the Declaration. The Association shall take no action that materially and adversely affects the development and operation of an Aldi branded store on Tract S-4. Aldi shall be deemed a third-party beneficiary of the Declaration.

Commented [AP3]: I CANNOT RECOMMEND THAT THE BOARD APPROVE THIS. TOO BROAD AND CAN BE CONSTRUED AS NEGATING AND GUTTING ALL OF ARTICLE 5 COVENANTS AND RESTRICTIONS AND OTHER PROTECTIONS FOR THE DISTRICT

Exhibit A is hereby deleted and replaced with Exhibit A-1

EXHIBIT A-1

Tracts S-1, S-2, S-3, and S-4 of Corkscrew Pines according to the plat thereof as recorded in Instrument Number 2024000147884, Public Records of Lee County, Florida.

Exhibit D is hereby deleted and replaced with Exhibit A-2

EXHIBIT A-2

EXHIBIT "D"

TRACTS VOTING AND ASSESSMENTS INTERESTS

TRACT S-2: 219,378 Square Feet: 49.35% Voting and Assessment Interest

TRACT S-3: 120,561 Square Feet: 27.12% Voting and Assessment Interest

TRACT S-4: 104,597 Square Feet: 23.53% Voting and Assessment Interest

EXHIBIT A-3

(Insert Site Plan with Fire Truck Roundabout and Cross Access Easement)

This instrument was prepared by and
when recorded return to:

Mark J. Price, Esq.
Roetzel & Andress, LPA
999 Vanderbilt Beach Road, Suite 401
Naples, Florida 34108

Space above this line for recorder's use

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is entered into as of this ____ day of _____, 2026, by STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes (the "Grantor"), whose mailing address is 2300 Glades Road, Suite 410W., Boca Raton, Florida 33431, in favor of CC PROPERTIES ENTERPRISE LLC, a Florida limited liability company (the "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors, assigns, tenants, invitees, ~~customers and patrons and licensees~~, a perpetual, non-exclusive easement, for the purposes of pedestrian and vehicular ingress and egress ~~to~~ over and across the property owned by Grantor and described on **Exhibit "A"** (the "Easement Area"), which is attached hereto and incorporated herein; to and from Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein.

~~This instrument and any other rights in connection herewith shall run with title to, and be a benefit to, Grantee's property as described and depicted on Exhibit "B" (the "CCP Parcel"), which is attached hereto and incorporated herein. Accordingly, this instrument establishes an easement appurtenant to the lands effected hereby with the intention of also benefitting the customers, employees and vendors of tenants doing business on the CCP Parcel.~~

Without limiting the generality of the foregoing, ALDI (Florida) L.L.C., a Florida limited liability company ("ALDI"), shall be a benefitted party hereunder for so long as ALDI is ground leasing, by way of that certain Aldi Ground Lease Agreement dated April 1, 2025 (the "ALDI Lease"), the property described on **Exhibit "C"** (the "ALDI Parcel"), which is attached hereto and incorporated herein. Grantor specifically grants the right to ALDI's employees, customers, contractors, and delivery trucks to traverse across the Easement Area to access Newbridge Court and the ALDI Parcel.

Grantee and Aldi at their sole expense shall, prior to the use of the Easement Area by any construction vehicles or delivery trucks, improve the Easement Area and upgrade the road base and surface in and on the Easement Area in accordance with plans approved by the Grantor in



writing. All construction or reconstruction of the road, as well as revisions to those drawings, must be prepared by a professional engineer and have written approval from the Grantor before implementation. Other than required maintenance, Grantee and Aldi shall not construct, install or make any other improvements in, on, over or under the Easement Area without the prior written approval of the Grantor.

. Grantor, during the term of the ALDI Lease, shall not alter, relocate, close, or otherwise impair ALDI's employees, customers, contractors or delivery trucks from full ingress to and egress from Corkscrew Road through the Easement Area to Newbridge Court and the ALDI Parcel.

Grantee, during the duration of this Easement and ALDI for so long as ALDI is ground leasing by way of the Lease shall procure, at their expense and maintain at all times, comprehensive liability insurance policies that covers use of the Easement by the Grantee, ALDI and their successors, assigns, tenants, invitees, for property damage or loss.

Grantee and ALDI, by virtue of accepting this Easement, hereby agrees to hold harmless, defend, and indemnify the Grantor, its officers, directors, members, employees, management, agents, and its successors and assigns, from all claims, suits, and actions (whether for negligence or otherwise), including claims for reasonable attorneys' fees and all costs of litigation, and judgements of any names and description, arising out of or incidental to the Grantee's or ALDI'S exercise of their rights under this Easement or work or services performed by Grantee, ALDI or their agents or contractors hereunder that do not pertain to any incident arising from the acts or omissions of the Grantor or its officers, directors, members, employees, management, agents, and its successors and assigns. As to ALDI, this indemnification shall survive the termination or expiration of the Lease.

This instrument cannot be modified except by written agreement executed by Grantor, Grantee and ALDI (as long as the ALDI Lease is in effect).

WITNESSES:

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes

Title: _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, _____ of STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT, a special district formed under Chapter 190, Florida Statutes, on behalf of such entity, who ☐ is personally known to me or ☐ has produced a _____ as identification.

Printed Name of Notary Public

-3-

EXHIBIT A

Legal Description and Sketch of Easement Area

TO BE FINALIZED.

A tract or parcel of land situated in the State of Florida, County of Lee, lying in Sections 25, 35 & 36, Township 46 South, Range 25 East, and being part of the plat of Stoneybrook, A Subdivision, as recorded in Plat Book 63, Pages 1 through 50, of the public records of Lee County, Florida, and being further bound and described as follows:

That approximately 501.02-foot portion of Tract "A" (Road right-of-way) commencing at the southern right-of-way of Corkscrew Road and ending at the intersection of Newbridge Court.

EXHIBIT B

“CCP Parcel”

Tracts S-1, S-2, S-3 and S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

EXHIBIT C

“ALDI Parcel”

Tract S-4 being part of the plat of Corkscrew Pines, a subdivision, as recorded as Instrument Number 2024000147884 on May 23, 2024 in the public records of Lee County, Florida, such subdivision lying in Section 25, Township 46 South, Range 25 East, Village of Estero, Lee County, Florida.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
B**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BI**

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

CP SAL
District Manager

Chuck Adams
Print Name

12/9/25
Date

Eileen L. Huff
Chair/Vice Chair, Board of Supervisors

Eileen L. Huff
Print Name

12/9/25
Date

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BII**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
Blla**

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10					DUE 1/29/2026		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
770-0015-03 OWEN F FEENEY W86626682	I 001	SFR IRRIGATION 21501 BELHAVEN WAY	1582730	1559840	1	22890	27.64		00000300	34	16280	20220	H 15701	11/26/25-12/30/25
770-0016-02 CHRISTINA GEHROLD W24001839	I 001	SFR IRRIGATION 21504 BELHAVEN WAY	118720	74750	1	43970	84.30		00000310	32	36720	17780	H 15701	11/26/25-12/30/25
770-0020-04 CARIN PITZER W21058935	I 001	SFR IRRIGATION 21512 BELHAVEN WAY	433800	407210	1	26590	36.51		00000320	34	9080	16740	H 15701	11/26/25-12/30/25
770-0022-03 STEPHEN/PAM ELLER W22223100	I 001	SFR IRRIGATION 21516 BELHAVEN WAY	584820	544270	1	40550	74.90		00000325	34	29210	27930	H 15701	11/26/25-12/30/25
770-0024-02 ANTHONY/BETH ANNE W37158930	I 001	SFR IRRIGATION 21520 BELHAVEN WAY	990290	972880	1	17410	15.31		00000330	34	15260		H 15701	11/26/25-12/30/25
770-0029-05 DONNA MARIE GAINES W20062593	I 001	SFR IRRIGATION 21528 BELHAVEN WAY	841570	818530	1	23040	27.98		00000340	34	17980	12670	H 15701	11/26/25-12/30/25
770-0031-01 JULIE BELSANTI W37159074	I 001	SFR IRRIGATION 21532 BELHAVEN WAY	907600	891170	1	16430	13.10		00000345	34	11410	14790	H 15701	11/26/25-12/30/25
770-0033-02 ALEX BENDER/SHANNON LAMBERT W20062589	I 001	SFR IRRIGATION 21536 BELHAVEN WAY	519510	499700	1	19810	20.71		00000350	34	10150	5070	H 15701	11/26/25-12/30/25
770-0035-01 GAIL WOJTYNA W37810910	I 001	SFR IRRIGATION 21540 BELHAVEN WAY	1241890	1126680	1	115210	300.07		00000355	34	15690	30470	H 15701	11/26/25-12/30/25
770-0036-03 JEFFREY/JENNIFER GRADDY W37158911	I 001	SFR IRRIGATION 21543 BELHAVEN WAY	1060410	1031650	1	28760	42.48		00000245	34	22570	11490	H 15701	11/26/25-12/30/25
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I 001	SFR IRRIGATION 21544 BELHAVEN WAY	433030	403550	1	29480	44.46		00000360	34	7770	16650	H 15701	11/26/25-12/30/25
770-0039-02 CYNTHIA/JERALD AIZEN W37158957	I 001	SFR IRRIGATION 21551 BELHAVEN WAY	1314910	1297630	1	17280	15.02		00000240	34	13710	14230	H 15701	11/26/25-12/30/25
770-0040-01 MARK/KAREN MCCAW W37159047	I 001	SFR IRRIGATION 21552 BELHAVEN WAY	1105410	1083440	1	21970	25.57		00000370	34	14220	29080	H 15701	11/26/25-12/30/25
770-0041-02 MICHELLE M. LINGLET W37158899	I 001	SFR IRRIGATION 21555 BELHAVEN WAY	1039460	1019160	1	20300	21.81		00000235	34	13980	7490	H 15701	11/26/25-12/30/25
770-0044-03 CHRISTOPHER SIMONEAU W37158900	I 001	SFR IRRIGATION 21560 BELHAVEN WAY	1256070	1235190	1	20880	23.12		00000380	34	15700	24880	H 15701	11/26/25-12/30/25
770-0045-01 JUDITH A. CARLSON W24001841	I 001	SFR IRRIGATION 21563 BELHAVEN WAY	86580	53180	1	33400	55.24		00000225	34	26390	1260	H 15701	11/26/25-12/30/25
770-0048-01 GARY W. MULLINS W22223105	I 001	SFR IRRIGATION 21571 BELHAVEN WAY	494240	469070	1	25170	32.77		00000215	34	22350	19840	H 15701	11/26/25-12/30/25
770-0059-02 DARRIN/KRISTEN SCHMITZ W86626405	I 001	SFR IRRIGATION 21600 BELHAVEN WAY	2280290	2259630	1	20660	22.62		00000070	34	15740	16460	H 15701	11/26/25-12/30/25
UB130DCL							QSYSPRT							

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10							DUE 1/29/2026		PAGE 2				
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0065-04 TRACI/PETER MACIOW W23124207		I 001	SFR IRRIGATION 21612 BELHAVEN WAY	1759770	1737800	1	21970	25.57		00000085	34	15880	18990	H 15701	11/26/25-12/30/25
770-0074-01 KENNETH A./VIRGINIA GENTRY W12133328		I 001	SFR IRRIGATION 21632 BELHAVEN WAY	1517030	1500690	1	16340	12.90		00000110	34	7640	12260	H 15701	11/26/25-12/30/25
770-0075-02 GARY WHEELER W37810837		I 001	SFR IRRIGATION 21633 BELHAVEN WAY	1295500	1257310	1	38190	68.41		00000155	34	23210	28850	H 15701	11/26/25-12/30/25
770-0077-02 DEBRA J. WHEELER W23195520		I 001	SFR IRRIGATION 21637 BELHAVEN WAY	469260	449830	1	19430	19.85		00000150	34	19330	1560	H 15701	11/26/25-12/30/25
770-0080-01 JOHN/JULIE REEDY W21058946		I 001	SFR IRRIGATION 21649 BELHAVEN WAY	461130	441970	1	19160	19.25		00000135	34	13850	13570	H 15701	11/26/25-12/30/25
770-0081-03 MELISSA/JOSEPH ALVAREZ W16398838		I 001	SFR IRRIGATION 21650 BELHAVEN WAY	431820	414110	1	17710	15.98		00000120	34	12600	9910	H 15701	11/26/25-12/30/25
770-0082-01 RALPH/ELLEN LERMAN W20062578		I 001	SFR IRRIGATION 21654 BELHAVEN WAY	881500	864390	1	17110	14.63		00000125	34	12800	6310	H 15701	11/26/25-12/30/25
770-0083-01 DOUGLAS/KERRY SANDERS W21058947		I 001	SFR IRRIGATION 21658 BELHAVEN WAY	286820	270890	1	15930	11.98		00000130	34	12700	7200	H 15701	11/26/25-12/30/25
770-0089-09 *DAVID MYERS W37158882		I 001	SFR IRRIGATION 21509 BERWHICH RUN	805440	787850	1	17590	15.71		00000580	34	12280	16140	H 15701	11/26/25-12/30/25
770-0106-03 NATALIE/WASYL/ROMA MIRUTENKO W21058954		I 001	SFR IRRIGATION 21550 BERWHICH RUN	681250	661890	1	19360	19.70		00000650	34	18580	1110	H 15701	11/26/25-12/30/25
770-0130-03 GALEN WHITE W22127658		I 001	SFR IRRIGATION 21608 BERWHICH RUN	1828650	1810850	1	17800	16.19		00000710	34	20210	19470	H 15701	11/26/25-12/30/25
770-0132-03 ROBERT/MICHELE LASARACINA W36889008		I 001	SFR IRRIGATION 21612 BERWHICH RUN	941250	920360	1	20890	23.14		00000715	34	9240	14700	H 15701	11/26/25-12/30/25
770-0143-01 RONALD/ARLENE LEE W22295389		I 001	SFR IRRIGATION 21644 BERWHICH RUN	1430150	1406700	1	23450	28.90		00000745	34	13200	13450	H 15701	11/26/25-12/30/25
770-0146-01 JACK/KAREN LUEBBERT W22223118		I 001	SFR IRRIGATION 21652 BERWHICH RUN	333230	316360	1	16870	14.09		00000755	34	13720	13870	H 15701	11/26/25-12/30/25
770-0150-02 NICHOLAS SCHUETZ/PATRENA BROWN W37810860		I 001	SFR IRRIGATION 21660 BERWHICH RUN	787960	760960	1	27000	37.64		00000765	34	22650	14770	H 15701	11/26/25-12/30/25
770-0164-02 DANIEL/SHANNON BISNAIRE W22295385		I 001	SFR IRRIGATION 21136 BRAXFIELD LOOP	1562340	1546530	1	15810	11.71		00000825	34	17100	13250	H 15701	11/26/25-12/30/25
770-0168-02 THOMAS PELUSE W24001829		I 001	SFR IRRIGATION 21152 BRAXFIELD LOOP	129410	111410	1	18000	16.64		00000845	34		23730	H 15701	11/26/25-12/30/25
770-0170-03 GUIKA GROUP LLC W21058926		I 001	SFR IRRIGATION 21159 BRAXFIELD LOOP	768320	746800	1	21520	24.56		00001185	34	13970	19230	H 15701	11/26/25-12/30/25
UB130DCL								QSYSPRT							

UBI30XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026										PAGE 3			
RTE-LOCT-RS		RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0171-02 MICHEL GOUDREULT W20062511		I 001	SFR IRRIGATION 21160 BRAXFIELD LOOP	801270	784560	1	16710	13.73		00000860	34	15010	16220	H 15701	11/26/25-12/30/25
770-0174-03 RICHARD A/LOUANN M HOYT W37810876		I 001	SFR IRRIGATION 21168 BRAXFIELD LOOP	903420	882220	1	21200	23.84		00000865	34	18760	12670	H 15701	11/26/25-12/30/25
770-0175-03 MICHAEL A VOIT W19208753		I 001	SFR IRRIGATION 21171 BRAXFIELD LOOP	1169660	1151740	1	17920	16.46		00001170	34	18280	17400	H 15701	11/26/25-12/30/25
770-0180-01 TIMOTHY/CYNTHIA SMITH W20062514		I 001	SFR IRRIGATION 21180 BRAXFIELD LOOP	662080	641700	1	20380	21.99		00000880	34	1160	8370	H 15701	11/26/25-12/30/25
770-0186-02 BRENDA CHANDLER W86626253		I 001	SFR IRRIGATION 21192 BRAXFIELD LOOP	1419190	1403360	1	15830	11.75		00000895	34	12710	12980	H 15701	11/26/25-12/30/25
770-0190-02 WILLIAM CLARK W19208757		I 001	SFR IRRIGATION 21201 BRAXFIELD LOOP	879380	852160	1	27220	38.24		00001135	34	24510		H 15701	* CURRENTLY- CUTOFF 11/26/25-12/30/25
770-0191-02 STEVEN/JUDY BOEKER W86626298		I 001	SFR IRRIGATION 21204 BRAXFIELD LOOP	2294920	2258280	1	36640	64.15		00000910	34	18200	16130	H 15701	11/26/25-12/30/25
770-0192-01 JILL DAVIS W37158953		I 001	SFR IRRIGATION 21205 BRAXFIELD LOOP	1301660	1285000	1	16660	13.62		00001130	34	19860	6140	H 15701	11/26/25-12/30/25
770-0198-01 MICHELLE ANGELTTI W22127656		I 001	SFR IRRIGATION 21216 BRAXFIELD LOOP	1074480	1056010	1	18470	17.69		00000925	34	2120	10310	H 15701	11/26/25-12/30/25
770-0199-02 KURT R. BRINKMAN W86626264		I 001	SFR IRRIGATION 21219 BRAXFIELD LOOP	2853860	2837100	1	16760	13.85		00001110	34	14650	16000	H 15701	11/26/25-12/30/25
770-0201-04 ANDREW MUNOZ W36888999		I 001	SFR IRRIGATION 21223 BRAXFIELD LOOP	501330	484290	1	17040	14.48		00001105	34	13670	10	H 15701	11/26/25-12/30/25
770-0204-02 LARRI ANTONIO PASSOS W24001835		I 001	SFR IRRIGATION 21228 BRAXFIELD LOOP	54400	25250	1	29150	43.55		00000940	34	16810	8360	H 15701	11/26/25-12/30/25
770-0211-04 DAVID/LAURA DUKE W86626255		I 001	SFR IRRIGATION 21251 BRAXFIELD LOOP	1447040	1430490	1	16550	13.37		00001090	34	13110	12960	H 15701	11/26/25-12/30/25
770-0212-02 GARY TROESTER W16377277		I 001	SFR IRRIGATION 21252 BRAXFIELD LOOP	686170	666300	1	19870	20.84		00000970	34	18350	16270	H 15701	11/26/25-12/30/25
770-0213-03 SADRI SOORENA W19208774		I 001	SFR IRRIGATION 21256 BRAXFIELD LOOP	583980	565790	1	18190	17.06		00000975	34	14210		H 15701	11/26/25-12/30/25
770-0233-02 JU CHOU W23011018		I 001	SFR IRRIGATION 21306 BRAXFIELD LOOP	411580	394740	1	16840	14.03		00001035	34	7810	15150	H 15701	11/26/25-12/30/25
770-0234-01 CHRISTOPHER/MARY VANDERHOEF W24001833		I 001	SFR IRRIGATION 21310 BRAXFIELD LOOP	96540	67120	1	29420	44.29		00001040	34	23600	18770	H 15701	11/26/25-12/30/25
770-0235-05 KENNETH/ANGELA WESTHEUSER W37810906		I 001	SFR IRRIGATION 21314 BRAXFIELD LOOP	880350	864490	1	15860	11.82		00001045	34	12980		H 15701	11/26/25-12/30/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026					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
770-0269-02 JOHN/LESLIE DULMER W86626803	I 001	SFR IRRIGATION 21580 BRIXHAM RUN LOOP	2802030	2779730	1	22300	26.31		00001265	34	19310	16910	H 15701	11/26/25-12/30/25
770-0273-03 NICHOLAS/CANDICE BALTUSEVICH W36888985	I 001	SFR IRRIGATION 21595 BRIXHAM RUN LOOP	449390	430590	1	18800	18.44		00001630	34	17570		H 15701	11/26/25-12/30/25
770-0300-02 JENNIFER/RYAN VOGLER W22223123	I 001	SFR IRRIGATION 21667 BRIXHAM RUN LOOP	319970	301860	1	18110	16.88		00001535	34	13930	11750	H 15701	11/26/25-12/30/25
770-0314-05 VALERIE JEAN/JOHN BOSTROM W86626726	I 001	SFR IRRIGATION 21698 BRIXHAM RUN LOOP	1074020	1053390	1	20630	22.55		00001340	34		16100	H 15701	11/26/25-12/30/25
770-0321-02 AMRO HEIDAK W37158903	I 001	SFR IRRIGATION 21711 BRIXHAM RUN LOOP	936260	918890	1	17370	15.22		00001480	34	13600	7130	H 15701	11/26/25-12/30/25
770-0326-01 KEVIN ALEXANDER W24001832	I 001	SFR IRRIGATION 21726 BRIXHAM RUN LOOP	40290	15930	1	24360	30.95		00001365	34	10820	21260	H 15701	11/26/25-12/30/25
770-0329-02 MICHAEL/SUSAN COLOMBO W37158924	I 001	SFR IRRIGATION 21737 BRIXHAM RUN LOOP	1040720	1017750	1	22970	27.82		00001450	34	19560		H 15701	11/26/25-12/30/25
770-0332-04 CHRISTOPHER/MINDY TORBIT W16377212	I 001	SFR IRRIGATION 21749 BRIXHAM RUN LOOP	1097010	1079090	1	17920	16.46		00001435	34	12350	8630	H 15701	11/26/25-12/30/25
770-0337-01 BERNARD THYE W24001834	I 001	SFR IRRIGATION 21768 BRIXHAM RUN LOOP	170540	115690	1	54850	114.22		00001370	34	107560	18450	H 15701	11/26/25-12/30/25
770-0340-02 MICHAEL GORMAN W2001848	I 001	SFR IRRIGATION 21777 BRIXHAM RUN LOOP	201490	181960	1	19530	20.08		00001400	34	12960	22390	H 15701	11/26/25-12/30/25
770-0354-04 ALISON/KENNETH BROWN W21058952	I 001	SFR IRRIGATION 11536 CHAPLIS LANE	502830	484940	1	17890	16.39		00001755	34		20840	H 15701	11/26/25-12/30/25
770-0357-01 DONALD/CHERYL MURRAY W86626506	I 001	SFR IRRIGATION 11548 CHAPLIS LANE	2471060	2454550	1	16510	13.28		00001740	34	20460	15950	H 15701	11/26/25-12/30/25
770-0361-02 LENIESHA FERRIGON W24001843	I 001	SFR IRRIGATION 21607 HELMSDALE RUN	209090	165750	1	43340	82.57		00001810	34	16330	2050	H 15701	11/26/25-12/30/25
770-0363-02 BRUCE VIENS W37810851	I 001	SFR IRRIGATION 21619 HELMSDALE RUN	1153030	1129790	1	23240	28.43		00001815	34	9450	12220	H 15701	11/26/25-12/30/25
770-0373-05 RYAN T/JENNIFER BUBB W86626873	I 001	SFR IRRIGATION 21654 HELMSDALE RUN	1839700	1821570	1	18130	16.93		00001965	34	13220	11910	H 15701	11/26/25-12/30/25
770-0380-03 RYAN MACPHEE W24001822	I 001	SFR IRRIGATION 21680 HELMSDALE RUN	112600	93460	1	19140	19.20		00001945	34	20090	19020	H 15701	11/26/25-12/30/25
770-0388-04 NICHOLAS MAZZOLA W22186854	I 001	SFR IRRIGATION 21715 HELMSDALE RUN	2767810	2749200	1	18610	18.01		00001865	34	13780	14690	H 15701	11/26/25-12/30/25
770-0391-02 PHILLIP/JULIE FRANKLIN W37158894	I 001	SFR IRRIGATION 21727 HELMSDALE RUN	1565770	1527880	1	37890	67.58		00001870	34	8000	20700	H 15701	11/26/25-12/30/25
UB130DCL							QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10							DUE 1/29/2026		PAGE 5				
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0394-02 RODNEY NICHOLS W24001844		I	001 SFR IRRIGATION	21741 HELMSDALE RUN 187880	168500	1	19380	19.74		00001875	34	24620	9730	H 15701	11/26/25-12/30/25
770-0395-02 DAVID/MARTINA O'HORA W37158933		I	001 SFR IRRIGATION	21746 HELMSDALE RUN 623240	604870	1	18370	17.47		00001895	34	14580	6620	H 15701	11/26/25-12/30/25
770-0396-01 ALAIN/YVONNE FILIAULT W20501035		I	001 SFR IRRIGATION	21747 HELMSDALE RUN 640110	619980	1	20130	21.43		00001880	34	14680	8560	H 15701	11/26/25-12/30/25
770-0398-02 CHARLES/DEBRA MURPHY W22142719		I	001 SFR IRRIGATION	21751 HELMSDALE RUN 2105270	2081360	1	23910	29.93		00001885	34		22390	H 15701	11/26/25-12/30/25
770-0686-02 MILENA SENI W37810840		I	001 SFR IRRIGATION	21513 LANGHOLM RUN 836790	806680	1	30110	46.19		00003005	34	17100	440	H 15701	11/26/25-12/30/25
770-0695-02 PAUL M. CARVEY W24001845		I	001 SFR IRRIGATION	21532 LANGHOLM RUN 310120	284120	1	26000	34.89		00002075	34	30960	26760	H 15701	11/26/25-12/30/25
770-0696-01 MARK RUSET W20501031		I	001 SFR IRRIGATION	21533 LANGHOLM RUN 800180	756040	1	44140	84.77		00002080	34	4500	11260	H 15701	11/26/25-12/30/25
770-0701-02 CHRISTOPHER/STACEY CAMPBELL W21058951		I	001 SFR IRRIGATION	11414 PEMBROOK RUN 496880	464620	1	32260	52.10		00003035	34	29610	1150	H 15701	11/26/25-12/30/25
770-0704-03 JOHN/VIRGINIA DETTERBECK W37159040		I	001 SFR IRRIGATION	11421 PEMBROOK RUN 1244690	1223020	1	21670	24.89		00003135	34	17050	9670	H 15701	11/26/25-12/30/25
770-0706-02 MELISSA WHITFIELD W37159022		I	001 SFR IRRIGATION	11427 PEMBROOK RUN 537790	506070	1	31720	50.62		00003130	34		810	H 15701	11/26/25-12/30/25
770-0709-02 TRISHA/TIMOTHY GOFF W37810835		I	001 SFR IRRIGATION	11434 PEMBROOK RUN 1221390	1188050	1	33340	55.07		00003055	34	16420	12740	H 15701	11/26/25-12/30/25
770-0714-01 SHIRLEY RUEHL W37159042		I	001 SFR IRRIGATION	11451 PEMBROOK RUN 920420	903250	1	17170	14.77		00003110	34	9950	13990	H 15701	11/26/25-12/30/25
770-0829-04 SAMANTHA/TIMOTHY GRIFFIN W86626605		I	001 SFR IRRIGATION	21410 SHERIDAN RUN 1886560	1867240	1	19320	19.61		00003305	34	14010	16050	H 15701	11/26/25-12/30/25
770-0838-01 IVANA MARUDIS W86626578		I	001 SFR IRRIGATION	21429 SHERIDAN RUN 2295400	2278290	1	17110	14.63		00003255	34	13810	14370	H 15701	11/26/25-12/30/25
770-0841-05 CARLOS NUNEZ W37158937		I	001 SFR IRRIGATION	21434 SHERIDAN RUN 624650	607970	1	16680	13.67		00003340	34	1090		H 15701	11/26/25-12/30/25
770-0842-01 VIRGIL P./CATHERINE KUNTZ W16398834		I	001 SFR IRRIGATION	21437 SHERIDAN RUN 458800	433060	1	25740	34.17		00003245	34	18920	16230	H 15701	11/26/25-12/30/25
770-0843-03 FRED V./GRACE H.LEONE W37158885		I	001 SFR IRRIGATION	21438 SHERIDAN RUN 753030	732690	1	20340	21.90		00003340	34	17170	4310	H 15701	11/26/25-12/30/25
770-0845-01 JOHN/ANGELA RINALDI W20062614		I	001 SFR IRRIGATION	21442 SHERIDAN RUN 798990	778460	1	20530	22.33		00003345	34	15140	13800	H 15701	11/26/25-12/30/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026							PAGE 6						
RTE-LOCT-RS	RTECD	SERVICE	DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0855-01 ALAN RODRIGUEZ W20062613	I	001	SFR IRRIGATION 21462 SHERIDAN RUN	1105280	1087960	1	17320	15.11		00003370	34	33150	19600	H 15701	11/26/25-12/30/25
770-0858-04 JORDAN PAUL W22295302	I	001	SFR IRRIGATION 21469 SHERIDAN RUN	1264560	1246880	1	17680	15.92		00003205	34	3050	7240	H 15701	11/26/25-12/30/25
770-0863-01 CHRISTOPHER P./MARY W86626562	YFF I	001	SFR IRRIGATION 21478 SHERIDAN RUN	1695440	1678450	1	16990	14.36		00003390	34	12370	10160	H 15701	11/26/25-12/30/25
770-0867-01 JUAN/AIDA SALVIDAR W23011013	I	001	SFR IRRIGATION 21486 SHERIDAN RUN	399700	383340	1	16360	12.95		00003400	34	13740	5070	H 15701	11/26/25-12/30/25
770-0876-02 CHUCK/MARGIE KAUFMAN W22223119	I	001	SFR IRRIGATION 21505 SHERIDAN RUN	288250	270650	1	17600	15.74		00003160	34	15340	12390	H 15701	11/26/25-12/30/25
770-0880-04 CHELSEA/MICHAEL GANEY W16398837	I	001	SFR IRRIGATION 11369 STRATHAM LOOP	528710	505440	1	23270	28.49		00003595	34	22210	16610	H 15701	11/26/25-12/30/25
770-0883-02 TIMOTHY LONDRIGAN W20062607	I	001	SFR IRRIGATION 11377 STRATHAM LOOP	940510	923720	1	16790	13.91		00003590	34	18720	4960	H 15701	11/26/25-12/30/25
770-0886-06 DIANE FRANCES/ALLEN RYAN SHAW W37158909	I	001	SFR IRRIGATION 11385 STRATHAM LOOP	1389380	1373060	1	16320	12.86		00003585	34	1630	16070	H 15701	11/26/25-12/30/25
770-0888-02 CURT/CYNTHIA MILLER W37158888	I	001	SFR IRRIGATION 11390 STRATHAM LOOP	1502500	1481610	1	20890	23.14		00003460	34	15640	14810	H 15701	11/26/25-12/30/25
770-0895-03 JEROME/JESSICA KING W22142754	I	001	SFR IRRIGATION 11405 STRATHAM LOOP	2419720	2348200	1	71520	160.07		00003565	34	79200		H 15701	11/26/25-12/30/25
770-0896-02 ANTHONY/JENNIFER STOVALL W22223114	I	001	SFR IRRIGATION 11406 STRATHAM LOOP	507020	461810	1	45210	87.71		00003480	34	15940		H 15701	11/26/25-12/30/25
770-0903-03 DAVID/TARA HINCKLEY W37159012	I	001	SFR IRRIGATION 11426 STRATHAM LOOP	439560	422420	1	17140	14.70		00003505	34	14030	20	H 15701	11/26/25-12/30/25
770-0906-02 ROBERT/LISA SCHOBBER W37159014	I	001	SFR IRRIGATION 11433 STRATHAM LOOP	1635180	1613820	1	21360	24.20		00003545	34	16820	19800	H 15701	11/26/25-12/30/25
770-0907-02 WENDY WILLIAMSON W24001836	I	001	SFR IRRIGATION 11434 STRATHAM LOOP	40580	12800	1	27780	39.78		00003515	34	9670	610	H 15701	11/26/25-12/30/25
770-0908-03 MICHAEL MCGUNN W23011009	I	001	SFR IRRIGATION 11437 STRATHAM LOOP	454510	434430	1	20080	21.32		00003540	34	14490	16370	H 15701	11/26/25-12/30/25
770-0909-02 18TH TEE LLC W21383628	I	001	SFR IRRIGATION 11438 STRATHAM LOOP	2180830	2158390	1	22440	26.63		00003520	34	29030	17830	H 15701	11/26/25-12/30/25
770-0912-02 RICHARD/JUDITH SCHNYER W22223189	I	001	SFR IRRIGATION 11446 STRATHAM LOOP	479680	447120	1	32560	52.93		00003530	34	24130		H 15701	11/26/25-12/30/25
770-0926-04 EARTH SALT SOLUTIONS LLC W16398889	I	001	SFR IRRIGATION 21229 WAYMOUTH RUN	243820	214810	1	29010	43.16		00003660	34	4590		H 15701	11/26/25-12/30/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10					DUE 1/29/2026		PAGE 7						
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0943-01 JOHN/MICHELLE SHUBITOWSKI W20501020		I 001 SFR IRRIGATION 21272 WAYMOUTH RUN		420920	405070	1	15850	11.80		00003760	34	12090	4310	H 15701	11/26/25-12/30/25
770-0957-02 WILLIAM P.CASEY, SR W19208772		I 001 SFR IRRIGATION 21509 WINDHAM RUN		541420	521740	1	19680	20.42		00004180	34	13550	9950	H 15701	11/26/25-12/30/25
770-0959-12 CHRISTINA SORENSON W37159028		I 001 SFR IRRIGATION 21513 WINDHAM RUN		869240	853090	1	16150	12.47		00004175	34	6190	12870	H 15701	11/26/25-12/30/25
770-0964-02 ROBIN CHUDY W86626441		I 001 SFR IRRIGATION 21524 WINDHAM RUN		910080	890890	1	19190	19.31		00004230	34	14640	9650	H 15701	11/26/25-12/30/25
770-0972-04 AUTUMN PROPERTY & W20062584		I 001 SFR IRRIGATION 21540 WINDHAM RUN		551670	535380	1	16290	12.79		00004250	34	20120	12280	H 15701	11/26/25-12/30/25
770-0978-03 RUTH R. WILSON W86424031		I 001 SFR IRRIGATION 21552 WINDHAM RUN		1587990	1571550	1	16440	13.13		00004265	34	8790	11270	H 15701	11/26/25-12/30/25
770-0990-02 DAVID B.BATES W86424019		I 001 SFR IRRIGATION 21576 WINDHAM RUN		1729780	1707290	1	22490	26.74		00004295	34	12190	17260	H 15701	11/26/25-12/30/25
770-1014-03 JAMES BRYANT/STEWART W96424074		I 001 SFR IRRIGATION 21625 WINDHAM RUN		1296240	1279680	1	16560	13.40		00004035	34	14720	10120	H 15701	11/26/25-12/30/25
770-1021-01 TRACI CORBETT W86424067		I 001 SFR IRRIGATION 21640 WINDHAM RUN		2011790	1994630	1	17160	14.75		00004375	34	13450	18780	H 15701	11/26/25-12/30/25
770-1031-04 DAVID M.NEPHEW W22223124		I 001 SFR IRRIGATION 21663 WINDHAM RUN		102780	83370	1	19410	19.81		00003995	34	10180	3110	H 15701	11/26/25-12/30/25
770-1049-01 CHERYL L GARVIE W37159065		I 001 SFR IRRIGATION 21699 WINDHAM RUN		673150	653590	1	19560	20.15		00003950	34	16460	17790	H 15701	11/26/25-12/30/25
770-1053-02 PAUL J. PULEO W86424093		I 001 SFR IRRIGATION 21707 WINDHAM RUN		1803320	1783720	1	19600	20.24		00003940	34	13390	18960	H 15701	11/26/25-12/30/25
770-1059-04 BARBARA/PHILIP FRANK W16377211		I 001 SFR IRRIGATION 21721 WINDHAM RUN		557030	539530	1	17500	15.51		00003925	34	12750		H 15701	11/26/25-12/30/25
770-1069-01 ARMENITO/GRACIA ENGRACIA W37159075		I 001 SFR IRRIGATION 21741 WINDHAM RUN		624330	606250	1	18080	16.82		00003900	34	12640	9360	H 15701	11/26/25-12/30/25
770-1071-02 LINDA/LEO SULLIVAN W21058961		I 001 SFR IRRIGATION 21749 WINDHAM RUN		542880	522970	1	19910	20.93		00003890	34	14120		H 15701	11/26/25-12/30/25
770-1078-02 ANTHONY/ERICA TENUTO W86626773		I 001 SFR IRRIGATION 11529 WOODMOUNT LANE		1403310	1384350	1	18960	18.80		00004530	34	10	4530	H 15701	11/26/25-12/30/25
770-1088-03 ANDREW J.WILLIS/NATALIE W19208790		I 001 SFR IRRIGATION GAGNON 11550 WOODMOUNT LANE		918510	891530	1	26980	37.58		00004435	34	13400	14450	H 15701	11/26/25-12/30/25
770-1090-04 NELLY YVONNE HERY W20062622		I 001 SFR IRRIGATION 11555 WOODMOUNT LANE		1019180	996190	1	22990	27.86		00004505	34	9520	8680	H 15701	11/26/25-12/30/25
UB130DCL								QSYSPRT							

UB130XP1		CYCLE BILLING # 01 ABSOLUTE HI/LOW RUN 1/09/2026 11.50.10 DUE 1/29/2026							PAGE 8						
RTE-LOCT-RS		RTECD SERVICE DESCRIPTION		PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1097-02 LAURA/RYAN POWELL W19208791		I 001	SFR IRRIGATION 11574 WOODMOUNT LANE	586520	568550	1	17970	16.57		00004465	34	14970	9860	H 15701	11/26/25-12/30/25
770-1104-01 JAMES/KARIN MARCHETTI W21383629		I 001	SFR IRRIGATION 11402 WORCESTER RUN	3378510	3354940	1	23570	29.17		00004545	34	16350	19680	H 15701	11/26/25-12/30/25
770-1105-02 JERRY/BONNIE BOLLIN W21026754		I 001	SFR IRRIGATION 11404 WORCESTER RUN	601890	584070	1	17820	16.23		00004550	34	18720	19250	H 15701	11/26/25-12/30/25
770-1107-01 CAROLE DISALVO W22223103		I 001	SFR IRRIGATION 11408 WORCESTER RUN	300830	281330	1	19500	20.01		00004555	34	15440	8260	H 15701	11/26/25-12/30/25
770-1108-01 JOSHUA A. SKY W22295388		I 001	SFR IRRIGATION 11409 WORCESTER RUN	2691720	2675990	1	15730	11.53		00004605	34	1470	12580	H 15701	11/26/25-12/30/25
770-1109-03 JOSEPH LETSON W21058931		I 001	SFR IRRIGATION 11412 WORCESTER RUN	1485900	1443430	1	42470	80.18		00004560	34	19170	47230	H 15701	11/26/25-12/30/25
770-1110-01 JON/LISA LAMOS W22295383		I 001	SFR IRRIGATION 11413 WORCESTER RUN	1666540	1641290	1	25250	32.95		00004600	34	5750	9160	H 15701	11/26/25-12/30/25
770-1111-03 RAFAEL/MARYBETH HERNANDEZ W21058944		I 001	SFR IRRIGATION 11416 WORCESTER RUN	815150	797870	1	17280	15.02		00004565	34	14170	9000	H 15701	11/26/25-12/30/25
770-1112-06 LAIMONES/RASA RIMKUS W37159102		I 001	SFR IRRIGATION 11417 WORCESTER RUN	799410	782690	1	16720	13.76		00004595	34	12690	1620	H 15701	11/26/25-12/30/25
770-1115-03 MELISSA MCDUGAL/SCOTT BROWN W21058930		I 001	SFR IRRIGATION 11424 WORCESTER RUN	993360	966200	1	27160	38.08		00004575	34	23200	23410	H 15701	11/26/25-12/30/25
770-1117-01 TONY/PAULA SANCHEZ W21058925		I 001	SFR IRRIGATION 11426 WORCESTER RUN	862040	837370	1	24670	31.64		00004580	34	14210	18760	H 15701	11/26/25-12/30/25
770-9001-01 STONEYBROOK VILLAS I DEPT.567 W20083177		I 002	CONSUMPTION BILLED @ 88% MULTI-FAM/CONDO	58969	58969	100	324192	236.66		00002010	29	276056	257576	H 75501	11/26/25-12/30/25
770-9010-01 VILLAS II STONEYBROOK W20083153		I 002	MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	646230	636720	100	731280	533.83		00002015	34	629464	643544	H 75501	11/26/25-12/30/25
770-9015-01 PINECREST W20201072		I 003	PINECREST #1 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00002020	34	380475	252250	H 75501	11/26/25-12/30/25
770-9016-01 PINECREST W20201072		I 003	PINECREST #3 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00002025	34	380475	252250	H 75501	11/26/25-12/30/25
770-9017-01 PINECREST C/O TROPICAL ISLE W20201072		I 003	PINECREST #2 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00000000	34	380475	252250	H 75501	11/26/25-12/30/25
770-9018-01 PINECREST C/O TROPICAL ISLE W20201072		I 003	PINECREST #4 IRRIGATION VILLA	751837	727445	100	609800	1106.56		00000000	34	380475	252250	H 75501	11/26/25-12/30/25

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

1/13/2026

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,635.15
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$314.81
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$305.36
KAHN	21660 WINDHAM RUN	W37158922	770-1029-02	\$437.96
FOX	21285 BRAXFIELD LOOP	W22295301	770-0224-03	\$212.61
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$413.09

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
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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