

Welcome to Stoneybrook Estates

On behalf of Stoneybrook Estates Community Association, we wish to extend a warm welcome to you as a new resident. It is my sincere wish that your new home will bring you immense enjoyment through great experiences. We work hard to maintain an attractive quality of life within the community, as well as protect the value of your home. Working together with the Board of Directors, we are here to assist you with any questions or concerns you may have.

Pinnacle Community Association Management has the experience, knowledge, and training necessary to operate and maintain your community to the highest standards. Our personnel are here to help make your experience in Stoneybrook Estates as enjoyable as possible, as well as preserving and protecting your investment. The duties of Pinnacle Community Association Management include accounts payable, accounts receivable, maintaining the financial records, supervising vendors, assisting in the enforcement of the Governing Documents, and general administration.

I am happy to inform you that I will be your primary point of contact, and I encourage you to contact me at any time with questions, comments, or feedback. Again, welcome to Stoneybrook Estates. We look forward to working with you and your family.

Best regards,

Joe Deshane

Joe Deshane, CMCA, LCAM
Licensed Community Association Manager

Pinnacle Community Association Management
3307 Clark Road, Suite 201, Sarasota, FL 34231
Office: 941-444-7090
Email: joe@pinnaclecam.com

All about Stoneybrook Estates

Stoneybrook Estates is a deed-restricted, gated community of 180 single-family homes, a 50' x 30' heated community pool, and gazebo picnic area, all nestled in the corner of Route 41 (Tamiami Trail) and McIntosh Road. The Estates share Stoneybrook Boulevard with the Stoneybrook Golf and Country Club. The gate entry and remote openers operate the gates at both entrances of the Boulevard. The restaurant is open to the public, but the golf course is semi-private.

The Estates incorporates six lakes, preserve areas and hedges at its perimeter. Soil from the digging of these lakes was used to build the lots about 36 inches higher than surrounding terrain, making us less susceptible to flooding. Our 180 single family homes have a very high year-round occupancy. It is an excellent walking (sidewalks on all streets) and biking community. Crime rates are monitored and are very low. The view from lanais are nearly all of lakes and preserves. We have reasonable HOA dues, low delinquencies and high owner's equity.

Stoneybrook Estate is governed by three sets of Covenants: Palmer Ranch, Stoneybrook Boulevard and Stoneybrook Estates, and residents pay fees to all three associations through Stoneybrook Estates. Each residence should have a copy of all Three Covenants. For the convenience of the residents, pertinent and amended sections of the Stoneybrook Estates Covenants are included on our web site,

A five-member Board of Governors is elected each year (2 terms) to guide and direct our management company. The Board maintains a community website, www.stoneybrookestates.org and publishes a monthly newsletter, the Stoneybrook Outlook. Professional services are retained by the Board to maintain the pool, pool area, lakes, community green areas, and irrigation system. Our Association is financially well managed with an excellent fund balance and adequate reserves.

To keep our lakes in pristine condition a policy establishing a "No Mow Zone" 3 feet from the edge of the water was made. This is to mitigate bank erosion as well as preventing run-off of fertilizers and erosion from emptying into the lake. There should be no fishing in the lakes. Please do not throw anything, organic or not, into the lakes or the storm sewers that drain into the lakes. In Stoneybrook, it is a privilege to keep a pet. Residents are required to keep their pets under control at all times and immediately pick up after them.

The proximity to grocery, drug, discount stores, Costco and the many excellent restaurants only enhance life in Stoneybrook Estates. School buses stop at the McIntosh entrance. Potter Park, a taxpayer-funded county park, is only a mile and a half from the Estates on Potter Park Road, just off Central Sarasota Parkway. The well-lighted basketball and tennis courts, age-appropriate playgrounds, walking trails, and baseball fields are adjacent to the state-of-the-art YMCA and Water Park. The 12-mile Legacy Trail bike path is close by and best of all, we are just a 15-minute drive from the beautiful Siesta Key beach which is consistently ranked in the top 10 beaches in the world.

Mrs. Bertha Palmer's Vision according to Sarasota History: Palmer Ranch



When Bertha Honoré Palmer arrived in Sarasota in the winter of 1910, she was preceded by her reputation as a keen businesswoman, a patron of the arts, an international socialite and the widow of Chicago multi-millionaire Potter Palmer.

In response to influence from Joseph H. Lord, and a newspaper advertisement extolling the beauty and quality of land in the Sarasota Bay district, Palmer visited Sarasota with her brother, father and son.

Her Impact on Sarasota

Based at the Halton Hotel, which was on the bayfront and had been converted from a sanitorium, the family spent more than a week touring the area. Before the year was over, they had begun purchasing the nearly 90,000 acres they would acquire in the Sarasota-Venice region of what was then Manatee County.

Palmer purchased Lawrence Jones' two-story house on Little Sarasota Bay, just north of the homestead established by John and Eliza Webb, the first settlers of Osprey. With assistance from Thomas Reed Martin, a Chicago architect who had moved to Sarasota, Palmer added rooms and columns to The Oaks and surrounded it with formal gardens, walkways, ponds and buildings for servants and work crews. A water and irrigation system and electric plant supported the estate. Mrs. Palmer was in large part responsible for transforming the sleepy town of Sarasota into a national winter residence destination for the well to do, such as Stanley and Sara Field of Chicago.

Although she had at least two architects design a new house, Palmer never built it. A Chicago journalist wrote in 1915 that Palmer was "wrapped up in (her) gardens" and would not replace her "bungalow" until the garden setting was complete.

Palmer's Sarasota Bay enormous land holdings provided a setting for her new interest - agriculture. Not only did she enjoy watching the beauty of her gardens unfold, she took on the challenge of improving the quality of livestock and crops that could be grown in southwest Florida.

To her ranch along the Myakka River, Meadowsweet Pastures, Palmer brought new cattle stock and new practices. She fenced the range, which had been open for pioneer cattlemen. To eradicate the Texas fever tick, she built concrete dipping vats and bathed her cattle in an arsenic and soda solution. Established cattlemen criticized both practices, but the Sarasota Times called the first dipping in November 1915 "more important in the history of Manatee County than any other corner-stone laying or other imposing ceremonial."

The newspaper also noted the shipment of 1,000 head of cattle that year from the Palmer Ranch. It was the largest shipment ever from Manatee County and required 31 rail cars on the Seaboard Air Line Railway.

Palmer ordered a great variety of flower, fruit and vegetable plants and seeds from nurseries across the country, sometimes seeking out unusual kinds to try on her Florida properties.

From the U.S. Department of Agriculture Bureau of Plant Industry in Brooksville, she obtained two boxes of sprouted chayote's. Along with instructions for planting the squash-related vegetable that is native to Central America, she kept recipes that varied from chayote soup to chayote custard pie. Palmer placed her name on a list of those wishing to receive samples of new plants being introduced by the Agriculture Department. At times her inquiries regarding the best varieties to grow in south Florida resulted in the response, "We do not know," so she experimented. Her experimentation was continued after her death in 1918, at age 69, by her sons Honoré and Potter II.

Although Mrs. Palmer was a very high profile person, Honoré and Potter tended to be happy to work in the background. Just north of their mother's estate, Honoré and Potter built their own winter home named "Immokalee," from the Seminole Indian word meaning "My Home."

It was after the death of their mother that Honoré and Potter began to develop the extensive land holdings. Honoré Palmer served as one of the first officials of the Sarasota-Venice Company, formed to develop the Palmer holdings. In 1922 he and Potter made the first planting in what was known as the Hyde Park Citrus Groves, today known as South Gate. The groves would eventually cover over 1,200 acres.

The next year, in 1923, Honoré and Potter Palmer aided in the formation of the Sarasota-Fruitville drainage district near Fruitville. In the development of the district, more than 8,000 acres were made available for cultivation. In this project, Honor and Potter acted as trustees of their mother's estate, and the land became known as the Palmer Farms and Experimental Station. Other portions of her land she left to her brother, Adrian Honore, became the foundation for Myakka State Park, due to the efforts of A. B. Edwards and Judge Paul Albritton.

One of their more lasting developments was the Palmer National Bank and Trust Company. Established by Honoré and Potter Palmer and Prince Michael Cantacuzene, Palmer National Bank and Trust Company organized on July 20, 1929, and took over the First Bank and Trust Company building at Five Points. The Palmer Bank survived the Great Depression and became one of the strongest banks in Sarasota. The bank remained at Five Points until it merged with Southeast Bank in 1976.

The vast holdings and business interests of the Palmer estate kept Honoré and Potter in different parts of the country. Although Honoré continued to winter every year in Sarasota, Potter began spending more time in Chicago. Among his various interests, he was president of the Chicago Art Institute and director of the First National Bank of Chicago. He also helped administrate all the Sarasota holdings, the Palmer House, and extensive holdings of real estate on Chicago's gold coast and in the loop. Potter Palmer, Jr. died in 1943 at one of his winter homes in Santa Barbara, California and Honoré Palmer died at his estate "Immokalee" in 1964 at the age of 90.

Who's Who

Homeowners Association

The homeowners, lot and landowners comprise the Association, which is represented by a Board of Directors. Membership of the Association is mandatory and comes with buying property within the community. You cease to be a member of the Homeowner's Association when you sell your property. The new owner of the property will then become a member. When you close on your home you become a member of your Homeowner's Association and agree to abide by its Governing Documents and pay assessments.

Board of Directors

The Board of Directors is comprised of homeowners elected by the community. When an owner sends a question or complaint to the management company, or there is a major violation, the management company presents this information to the Board of Directors. The Board makes all major decisions for the community. Each association holds an annual meeting to elect Board members and adopt a budget.

Management Company

Pinnacle Community Association Management is your management company. The management company takes direction from the Board of Directors and does not make major decisions for the community. They assist the Board in the day-to-day management of the Association, providing customer service to the residents when questions or concerns arise. Homeowners should contact the management company with any questions, comments or concerns related to the Association.

Stoneybrook Estates

RESIDENT COMMUNICATION AUTHORIZATION

Your name: _____

Stoneybrook address: _____

Alternate address: _____

Do you live at Stoneybrook Estates full-time? Yes No

Where do you want your mail to be sent to? Stoneybrook Estates Alternate

How would you like us to communicate with you (i.e. annual statements, upcoming events, meeting notices)? Email US Mail Telephone

Email address(s): _____

Telephone numbers: _____

I/We give permission for the use of my email address for all communication:

Signature: _____ Date: _____

DIRECTORY AUTHORIZATION

I/We give permission for the use of the following information in the Pinebrook South Directory:

Email Stoneybrook Estates Telephone

Signature: _____ Date: _____

Please email the completed Resident Sheet to Susan@pinnaclecam.com, or you may mail it to:

Stoneybrook Estates Community Association
c/o Pinnacle CAM
PO Box 21058
Sarasota, FL 34276

HOA Membership Assessments

Bi-Annual Assessments are collected each year on January 1st & July 1st. If you have any questions about your assessments, please contact our accounting team at 941-444-7090.

Frequently Addressed Uniform Protective Covenants

| Frequent Protective Covenant Topics | Guidelines |
|-------------------------------------|--|
| Care & Appearance of Premises | Premises neatly trimmed and in good condition |
| Parking | No boats, RV's, trailers, motorcycles parked in driveway, and no overnight parking on the street |
| Lake Easement | No items within the 20 ft. easement of the lake |

Violation notices from exterior inspections

This notice states the infraction and the timeframe in which it must be resolved. Ignoring the notices or failing to complete the required work may result in a fine being levied. Please notify your Community Association Manager of any steps you are taking to correct the issue and when it has been resolved.

Miscellaneous Community Information

Trash & Recycling Pick up

Stoneybrook Estates is serviced by Waste Management for trash and recycling pickup. Trash, recycling and yard waste pickup occurs on **Thursdays**, place trash and recycling out on Wednesday evening and bring cans in after pick up on Thursday.

For more information, you may contact the Sarasota County 941-561-5000 or visit the Sarasota County website:

<https://www.scgov.net/government/utilities-water/solid-waste/trash-and-recycling>

Sarasota County Sheriff's office Non-Emergency Number

For emergencies, always dial 911. For **non-emergencies**, you may contact the Sarasota County Sheriff's office at **941-861-5800**.

Pet Owner Courtesy

Pets shall be on a leash, no longer than six (6) feet long while on any common property. The owner of any pet shall, always be responsible for cleanup and disposal of pet waste. If you see a pet owner being negligent in this responsibility, please advise your Community Association Manager.