

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on February 28, 2023 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present were:**

Eileen Huff	Chair
Chris Brady	Vice Chair
Phil Olive	Assistant Secretary
Philip Simonsen	Assistant Secretary
Adam Dalton (via telephone)	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tony Pires	District Counsel
Jeff Nixon	Golf Pro
John Vuknic	Golf Superintendent
Bill Reynolds	HOA President
Lisa Paul	Property Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:02 p.m. Supervisors Huff, Brady, Olive and Simonsen were present, in person. Supervisor Dalton attended via telephone.

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

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

In response to a question about the Duffy's parking lot lighting, Ms. Huff stated Bentley Electric (BE) addresses the lighting. The plan is to trim the trees and install lights that are lower than the trees. Staff is working on this.

Mr. Dalton suggested asking BE for estimates for up and down lighting.

**THIRD ORDER OF BUSINESS**

**Golf Course Staff Reports**

**A. Golf Superintendent**

Mr. Vuknic reported the following:

- The mulch that has been used since 2015 was discontinued; it will be replaced with cypress mulch, which is darker.
- Hole #4 green was completed.
- Despite the current dry season, new landscaping is being installed near the Pro Shop, center median and in other areas. Staff will install up lights by the trees and Juniper is currently installing palms in the cul-de-sacs.
- Staff will install sod, especially at the intersections. Clusia hedges will be replanted along the wall. The landscaping will be adequately-irrigated.

Discussion ensued regarding the irrigation lake, Lee County Utilities, reclaimed water, golf course, completion time of the back wall and further issues at Hole #7.

- There were a few vandalism incidents on the golf course in the past month. The vandals are getting bolder and recently attempted to start a fire at Hole #15.

Mrs. Huff suggested filing a police report.

Discussion ensued regarding other vandalism incidents, identifying the vandals, funding source for the repairs, purchasing a solar-powered, long-range camera to capture footage.

Per Ms. Huff, Mr. Vuknic to research purchasing a camera to manage golf course vandalism.

- Quotes were obtained from Dorman Morris and Juniper for ficus tree removal.
- Dumpsters are being overfilled with bulk items, such as couches and appliances. The dumpsters were moved inside but people continue dropping off bulk items; it is a safety hazard.

Discussion ensued about how best to handle the dumpster issue, the Duffy's dumpster, Waste Management and equipment leases in the previous financials.

Mr. Vuknic will forward TCF lease documents and data to Accounting, once received.

- The area between Holes #11 and #12 are being cleaned.

Discussion ensued regarding whether residents will receive credits or refunds from being improperly billed for irrigation and the current meter reading and billing process.

**B. Golf Pro**

Mr. Nixon reported that February has been a lucrative month, as reflected in the “Range Revenue” handout. Golf course revenue is anticipated to be \$25,000 to \$30,000 over the budget expectations.

- The increase in revenue is due to after-hours play and daylight savings time will add to that.
- The plan is to add to the patio at Duffy’s.
- The parking lot lights were replaced with LED lights. The lake fountain light will be addressed.

Discussion ensued regarding instituting a slight price increase for groups and leagues, keeping resident rates the same, range balls and the best way to reserve tee times.

Ms. Huff will send an e-blast regarding reserving tee times via Option 2 on the internet.

Mr. Nixon distributed and presented a proposal from TWC Services Inc., for a new ice machine.

**On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, TWC Services Inc., Quote #329707.1 for a new ice machine, in the amount of \$6,971.85, was approved.**

Discussion ensued regarding two exceptional former Stoneybrook Junior Golfers.

**FOURTH ORDER OF BUSINESS**

**Update: Common Ground Landscaping by Juniper**

Ms. Huff reported the following:

- The project started 10 years ago, was on hold and re-commenced two years ago.
- Juniper removed the bushes in the center median and installed palms, bottle palms and sod.

- The goal is to achieve uniformity and decrease maintenance.
- Juniper is working on the cul-de-sacs. Each area will have one royal palm and two bottle palms with muhly grass, bougainvillea and crotons underneath.
- Once the cul-de-sacs are completed, Juniper will commence on the four-way stop, followed by the main road and the community center.
- Mr. Vuknic’s staff will add lights to the center median and install plants by the utility boxes on the main road and by the previously-trimmed trees and bushes to improve the line of sight.
- The landscape has improved tremendously. Juniper is doing a good job and coordinates well with golf course staff.

Regarding the City light pole projects, Ms. Huff stated that Florida Power & Light (FPL) will perform the work; the timing is unknown.

Discussion ensued regarding taking over ownership and maintenance of the light poles from FPL, the Village, maintenance costs and liability.

Mr. Reynolds will email photographs of the downed light poles to FPL.

**FIFTH ORDER OF BUSINESS**

**Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]**

Ms. Huff reported the following:

- After the last meeting, the current property owner, who pulled permits and cancelled the contract with 7-Eleven, contacted her. There will not be a gas station, convenience store or car wash on Corkscrew Road. The project was rejected because of the proximity to the school and selling of alcohol and tobacco, etc.
- 7-Eleven was not pleased.
- The owner asked if the CDD would like to purchase a portion of or the entire property. The owner is very reasonable.
- The Village scheduled a meeting on March 14, 2023 to change the zoning order on the property. The property owner and Ms. Huff will attend the zoning meeting.

➤ Until all documentation and information from the owner was received, Ms. Huff was not at liberty to openly discuss this matter.

Mr. Pires stated the owner must forward the documents indicating the changes from the Village and recommended Ms. Huff ask for confirmation.

Discussion ensued regarding whether the CDD should purchase the property, taking out a loan, asking price and the Village.

Ms. Huff will continue working with the owner to obtain the documentation.

**SIXTH ORDER OF BUSINESS**

**Discussion: Early Payoff of Bond Debt for Golf Course Re-Grassing**

Mr. Nixon stated, in the financials, one payment is placed in reserve, which would allow the CDD to pay off the bond for the golf course section in 2027. He proposed placing another payment in the reserves to pay it off in 2026 so the CDD can re-grass the golf course, complete major bridge repairs and finish some or all the golf course cart paths. A bank loan is needed to facilitate the proposed project and the loan will solely be the responsibility of the golf course; residents would not be impacted. The first step in the process involves holding back the bond payments and the next step would require cooperation and coordination from golf course staff, District Staff and the Board to manage, oversee and commence the project.

Discussion ensued regarding additional improvements at Holes #14 and #18, the last time the golf course was re-grassed, re-grass process, bridge work, irrigation work, informing residents that the golf course would be closed for seven months, providing reciprocals through other golf courses, keeping the range open, bond payment schedule and reserved funds.

Ms. Huff felt that funds should be set aside to make the additional payments requested and asked Supervisor Simonsen and Supervisor Olive to, separately, tour the golf course with Mr. Vuknic to notate items that should be included in the re-grassing project and present their findings at the next meeting.

Mr. Adams asked to be informed by the next meeting if a partial or full redemption is anticipated.

This item will be carried over to the next agenda.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2023**

Ms. Huff presented the Unaudited Financial Statements as of January 31, 2023.

Mr. Adams responded to questions about the Revenue fund “Repairs and maintenance” and “Building maintenance” line items, annual bonus from Duffy’s and interest from bunker renovations. He explained the Debt Service Series’ 2022-1 and 2022-2 fund balances.

Ms. Huff asked for “TAQ” to be removed from the financials.

**On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of January 31, 2023, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of January 24, 2023 Regular Meeting Minutes**

Ms. Huff presented the January 24, 2023 Regular Meeting Minutes.

The following changes were made:

Line 44: Change “A resident” to “Resident Terry Merrifield”

Line 45: Insert “Ours” after “Crosby”

Line 54: Change “A resident” to “Resident Paul Carvey”

Lines 105: Delete “issues that he has with” and insert “the” before “Lease”

**On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the January 24, 2023 Regular Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Update: Sunshine Law**

Mr. Pires reported the following:

- The Sunshine Law update will be presented at the next meeting.
- He sent a letter to a resident about the ficus tree behind his property and emailed it to the Board.

➤ A letter will be sent to a Wyndham Run resident regarding removal of a cypress tree behind the home.

Discussion ensued regarding residents removing trees, tree replacement requirements and Limited Development Orders (LDO) from the Village.

➤ Mr. Pires distributed the proposed revised Exhibits A and G, revised Duffy’s Lease and current Exhibits A and G. He described the purpose of the amendments and stated the Guarantor, Duffy’s Holdings Inc., will be asked to re-execute the documents.

Ms. Paul will email a draft of the Duffy’s Rules and Regulations to Mr. Adams and the Board.

**B. District Engineer: *Johnson Engineering, Inc.***

There was no report.

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

- **NEXT MEETING DATE: March 28, 2023 at 9:00 A.M.**

- **QUORUM CHECK**

The next meeting would be held on March 28, 2023.

**TENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisor’s requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor, the meeting adjourned at 8:03 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/~~Vice Chair~~