

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on March 28, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present were:**

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

**Also present:**

Chuck Adams	District Manager
Tony Pires	District Counsel
Jeff Nixon	Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Al Quattrone	Quattrone & Associates
Ralph Choffe	Landowner
Bob Scaober	Resident
John Deterback	Resident
Kathleen Glover	Resident
John Crist	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

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

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

Resident Bob Scaober noted loud, intermittent noise from the pond area from 10:00 p.m. to 7:00 or 8:00 a.m. He asked if others reported it and if Mr. Vuknic is aware of it. Mr. Vuknic verified Mr. Scaober’s address and stated he and Ms. Huff will visit one evening.

Referencing a handout, resident and HOA Board Member John Deterback stated, as the Board is considering replacing the bridges, he discussed prefab, which is being used in his industry. It involves insertable bridge units for damaged and aging bridges. He believes it would benefit the bridge on #4 that needs repairs. Regarding costs, although the materials might be a bit costlier on the front end, the long-term savings would be substantial. He reviewed the Five Advantages of Unit Design, outlined on Page 7 of the handout.

Resident Kathleen Glover stated she emailed last year asking the CDD to trim a tree near the back gate that buds in the spring and covers her lanai and pool for two months after it buds. Mr. Vuknic stated the tree was trimmed last year. The Board must decide if it is something that should be done annually. Ms. Huff stated, even if the tree is trimmed, wind will still blow towards the home. In her opinion, the Board cannot set a precedent of cutting trees down because leaves or pollen affect certain properties. The Board will consider having the tree trimmed when tree trimming commences.

Resident John Crist thanked the Board for approving his tree removal request and asked for further clarification regarding cypress tree replacements. Ms. Huff stated a request must be submitted to the Architectural Review Committee (ARC).

Ms. Huff and Mr. Adams responded to questions regarding how to expedite the process, neighbors’ trees, contractors and replanting.

**THIRD ORDER OF BUSINESS**

**Golf Course Staff Reports**

**A. Golf Superintendent**

Mr. Vuknic raised a question about golf course plats and hurricane cleanup on parts of Stratham, Berwich and the loop. Mr. Adams asked for the locations to be identified on a map, with the invoices, so he can cross-reference to the Master plat.

Mr. Vuknic reported the following:

- The area between #11 and #12 was cleaned out and sprayed.
- The back lawn was sodded and landscaped.

➤ Flowers are being pulled. Some flower beds, especially at the entrance, are getting larger due to the common ground renovation. The beds will be prepped for flower installation by April 10, 2023.

➤ All the neighborhoods were sodded and shrubs will be planted in place of ficus.

Mr. Brady stated he received an email from a resident who expressed her preference for trees instead of the bushes that will be planted. Ms. Huff stated the plan is to install calusa bushes, which will grow tall and are easy to maintain without root issues like with the ficus trees that were removed.

Mr. Vuknic presented two landscaping proposals. The first is \$45,000 to remove ficus trees along the maintenance fence and replace them with 25-gallon clusia hedges. The second proposal is to re-sod certain areas of the golf course.

Discussion ensued regarding ficus removal, County commitment to repair damaged irrigation and contribute to replanting trees they previously removed, replacing a fence, funding source, timing and re-sodding the golf course.

**On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the proposal to remove the ficus along the roadway and replace it with clusia bushes, in the amount of \$45,000, was approved.**

**On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the proposal to re-sod certain areas of the golf course, in a not-to-exceed amount of \$50,000, was approved.**

**B. Golf Pro**

Mr. Nixon reported the following:

- March has been excellent and projected revenue is about \$61,000 overbudget.
- Duffy's is putting out the new patio furniture.

Mr. Vuknic asked about installing a handrail on the back patio for patrons who need help climbing the steps. Ms. Huff suggested installing railings on either end and one in the middle. Mr. Vuknic will secure a contractor and make sure the railing color is bronze.

- The golf course will be extremely busy in the coming months.
- The bridge on #4 is in poor condition. He suggested reconstructing it in the summer.

Discussion ensued regarding the condition of the #4 bridge, if the CDD can renovate it in the summer, bridge proposal and materials and upcoming golf course closure dates.

Mr. Nixon will contact Park Construction regarding bridge materials.

The consensus was to schedule the bridge repairs for late May.

Mr. Dalton asked if it is possible to review the rate structure and find out what residents are being charged. Mr. Nixon stated golf passes are \$85 all summer and there are no discounts.

Discussion ensued regarding how much other courses charge and the advertised rate.

**FOURTH ORDER OF BUSINESS**

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

- A. Improvements on Stoneybrook Golf Drive**
- B. Infrastructure Approval**
- C. Discussion/Consideration of Application for Village of Estero Building and Permitting Services**

Mr. Al Quattrone, of Quattrone & Associates (QA) presented an Application for Village of Estero Building and Permitting Services and stated his client, the Developer, is no longer pursuing a gas station and is instead pursuing a four-lot subdivision and a reverse frontage road with a self-storage facility on the east side and three lots on the west side. Landowner Ralph Choffe stated he agreed to deed-restrict the gas station/car wash ventures. It is the quickest way to eliminate use, as opposed to going through a re-sale. This way, potential buyers will not be allowed to open a gas station/car wash on the property.

Discussion ensued regarding potential buyers under consideration, the deed restriction, the Village, rezoning, approving the application and the CDD improving the road on Stoneybrook Golf Drive.

Mr. Pires recommended waiting until the deed restrictions are prepared before approving the application because there are no conditions attached to the authorization request so he does not want the Board to sign a document predicated upon a document that does not yet exist. He asked Mr. Quattrone to present the document at the next meeting so the Board can consider it.

**STONEBROOK CDD**

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A resident asked if the projected buyer will purchase the west and east corners. Mr. Choffe stated he will remain the owner of S2, where the self-storage will be built.

Mr. Quattrone agreed to have the deed restriction documents transmitted to Mr. Pires by the end of the week.

Asked what they would like the CDD to do to the road, Mr. Quattrone stated the road needs to be resurfaced and widened. Asked how the CDD would turn the road over to the County, Mr. Pires stated the County would require that the road be brought up to certain standards.

**FIFTH ORDER OF BUSINESS**

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

Ms. Huff stated that Mr. Nixon, Mr. Vuknic, Mr. Reynolds and Mr. Olive recently toured and examined the golf course.

Mr. Vuknic reported that a lot of grass areas on the golf course that are not necessarily in play or provide definition to the golf course can be converted into waste areas. As the CDD would need to hire an architect to do this, he can refer someone. There is no urgency; the CDD is three years away from having to address this. Ms. Huff voiced her opinion that this item should be prioritized and there is no need to wait until next year to get started.

Discussion ensued regarding whether to consult with the original architect, architect fees, publicizing a Request for Qualifications (RFQ), golf course changes, the bridges, forming a subcommittee and scheduling a workshop for further discussions.

**SIXTH ORDER OF BUSINESS**

**Consideration of First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease**

Mr. Pires presented the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease, which modifies the description of the patio area. He noted a few corrections to be made on the first page and asked Ms. Paul to facilitate them.

**On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease, subject to a date change and execution by Duffy's representatives on the first page, was approved.**

Discussion ensued regarding the Duffy's Outside Patio Rules and Regulations attachment, calusa hedges, railings, alerting patrons to foot traffic and sealing the patio.

Per Ms. Huff, Staff will research having calusa hedges installed along the back wall of the patio, painting a crosswalk and coordinating with Duffy's and Master Z to seal the patio.

Mr. Pires will review the Rules and Regulations with Ms. Paul and discuss it at the next meeting. The Rules and Regulations were tabled to the next meeting.

▪ **Acceptance of Unaudited Financial Statements as of February 28, 2023**

**This item, previously the Eighth Order of Business was presented out of order.**

Ms. Huff stated the Unaudited Financial Statements were not available because Accounting Staff is familiarizing themselves with a new system. She will confer with Mr. Pinder.

**SEVENTH ORDER OF BUSINESS**

**Discussion/Consideration of ProShop & Duffy's Bids**

Referencing a handout, Ms. Paul, Mr. Vuknic and Mr. Nixon presented the bids for the Pro Shop and Duffy's for the parking lot lights, portering, shutters and paint.

The Board and Staff discussed the bids, new LED lights, up lights, restroom maintenance, cameras, motion detectors, changing the alarm system in the concession stand and guard shack paint colors .

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2023**

Ms. Huff wants the financials before the next meeting and asked Mr. Adams to relay that to Mr. Pinder.

**NINTH ORDER OF BUSINESS**

**Approval of February 28, 2023 Regular Meeting Minutes**

Ms. Huff presented the February 28, 2023 Regular Meeting Minutes.

Discussion ensued about buying a camera to identify golf course vandals and trespassers, fining authority, golf cart registration, stickers and the landscaping project.

Mr. Vuknic will continue researching purchasing a long-range camera.

Ms. Huff will contact Daryl at Juniper.

**On MOTION by Mr. Simonsen and seconded by Mr. Dalton, with all in favor, the February 28, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Update: Sunshine Law**

Mr. Pires distributed the Sunshine Law. He will present a PowerPoint at the next meeting.

Regarding destruction and removal of the cypress trees on Wyndham Run, Staff determined the location and a letter was mailed to the property owner at 21675 Wyndham Run. Mr. Pires distributed the letter, which directs the property owner to remove the palm trees and re-install cypress trees.

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

There was no report.

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

- **NEXT MEETING DATE: April 25, 2023 at 9:00 A.M.**
  - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Brady stated a few residents emailed about irrigation bills. Ms. Huff stated Crosby and Tyson are doing the readings and there is a transmission issue somewhere. The re-reads came back and she is working with Mr. Adams to determine the problem.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the meeting adjourned at 11:47 a.m.**

*C. P. E. A. L. I.*

Secretary/Assistant Secretary

*E. L. Huff*

Chair/Vice Chair