

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Special Meeting on May 14, 2024 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
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Huff, Simonsen and Dalton were present at roll call. Supervisor Brady attended via telephone. Supervisor Olive was not present at roll call.

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

Supervisor Olive arrived at the meeting at 9:01 a.m.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

There were no members of the public present.

THIRD ORDER OF BUSINESS

Discussion/Consideration:

A. Corkscrew Pines Plat

B. Declarations of Covenants, Conditions, and Restrictions for Corkscrew Pines

Mr. Pires presented the Corkscrew Pines Plat and its Covenants, Conditions, and Restrictions (CC&Rs) and stated he had numerous communications with the Developer and Developer’s Counsel regarding this item. The Declarations of CC&Rs for Corkscrew Pines were recorded on May 9, 2024 and the form of content is acceptable as far as protections for the CDD and the prohibitive uses and the enforcement rights of the CDD.

The proposed plat was corrected in relation to the issues that District Counsel and the District Engineer previously identified, with regards to dedications to the CDD and also referencing on the plat the recorded CC&Rs. The Developer has a time-sensitive consideration by the Village of Estero and that is why this Special meeting was necessary. Mr. Pires recommended approval of the form of Corkscrew Pines plat, as reviewed by District Staff.

Ms. Huff stated she was privy to the emails and voiced her support for the approval of the documents. Asked why it was necessary to hold a special meeting for this, Ms. Huff stated it was necessary to accommodate the Developer who must submit the documents to the Village by May 17, 2024 and to avoid further delays. Mr. Pires stated the Developer appreciates the Board’s thoughtfulness.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, acceptance of the Corkscrew Pines Plat and Declarations of Covenants, Conditions, and Restrictions for Corkscrew Pines, was approved.

Mr. Pires distributed a handout and stated that Mr. Vuknic and Mr. Brady received a request from Windham Run resident Colton Kreiger to install a generator but Mr. Kreiger is having trouble transporting it to his house. The handout is a Traverse License Agreement to allow the resident to utilize the cart path and delineates the SSA off the golf course to stay on the cart path; it shows the point where he must enter the cart path.

Mr. Pires asked Mr. Vuknic to fill in certain details, such as when the project will begin, when it will end and how much time the resident will need to transport the generator. He suggested the Board authorize the Chair to execute the Agreement and authorize Staff to select the beginning and termination dates, provided they are not too far out.

In response to Mr. Dalton’s question regarding responsibility for golf course damage, Mr. Pires stated there is full indemnification language in Paragraph 4, which states:

“Any property of the licensor which may be disturbed, damaged, adversely-affected or destroyed has to be repaired and replaced in complete satisfaction of the District as determined by the District in its sole and absolute discretion.”

Discussion ensued regarding potential beginning and end dates, if permits/authorization are in place, the Village of Estero and the terms of the License Agreement.

Mr. Pires will insert additional language to ensure that the CDD is held harmless from any injuries suffered by any contractors or subcontractors from activities on the golf course and specify that the transporting of the generator can only occur on weekdays from 8:00 a.m. to 5:00 p.m., and that it must be authorized.

On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the Traverse License Agreement to transport a generator to 21549 Windham Run, as amended to contain the specified additions and insertions by District Counsel, was approved.

Mr. Brady provided the following updates:

- Installation of bushes at a house on Pembroke with exposed tanks is underway.
- The Architectural Review Committee (ARC) is reviewing the homeowner’s request to bury the tanks.

Ms. Huff stated this item will be placed on hold until the dates, permits and ARC approval are confirmed.

Mr. Nixon announced his upcoming resignation from his position as Director of Professional Services and stated his last day will be June 6, 2024; he will inform his staff today.

Mr. Nixon recommended the Board consider hiring his former assistant, Mr. Bobby Conway. He discussed Mr. Conway’s work ethic and professional experience. As a former employee at Stoneybrook Golf, Mr. Conway is familiar with the golf program and very excited about the position. Ms. Huff stated she spoke with Mr. Conway and confirmed his eagerness to take over as Stoneybrook’s new Golf Professional but he also voiced his concerns about salary and benefits.

Discussion ensued regarding Mr. Conway’s candidacy, potential salary, medical coverage, insurance rates for employees with children, a medical cost-sharing option and hiring timeline.

Ms. Huff stated the Board will direct Staff to research how much it would cost to put Mr. Conway’s daughter on his health insurance and motioned to offer Mr. Conway the position.

On MOTION by Ms. Huff and seconded by Mr. Simonson, with all in favor, hiring Mr. Bobby Conway to fill the Golf Professional position, at a salary of \$90,000 per year with paid medical coverage and 5% of net sales, was approved.

Mr. Nixon will email a formal offer letter to Mr. Conway.

FOURTH ORDER OF BUSINESS

NEXT MEETING DATE: May 28, 2024 at 6:00 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]

- **QUORUM CHECK**

FIFTH ORDER OF BUSINESS

Supervisors’ Requests

A Board Member stated he recently received a resident complaint that the tables and chairs under the tent are worn and the tent is moldy on the inside.

Discussion ensued regarding the patio, Pro Shop and replacing the tent.

A Board Member asked Staff to include the Golf Now program as a discussion item on the next agenda.

Mr. Olive stated he will look into inviting an insurance professional to a future meeting to advise about changing the CDD’s 401k program into a Safe Harbor 401k, which would include profit sharing. He will follow up with the District Engineer about how best to address water spots.

Ms. Huff stated Mr. David Willems was supposed to forward information about constructing a third lane coming out of Stoneybrook at the right-hand turn. She will follow up with him and provide an update at the next meeting.

SIXTH ORDER OF BUSINESS

Adjournment

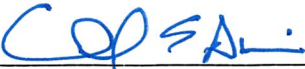
Mr. Brady suggested continuing the meeting so as not to pay twice for the next meeting.

Mr. Adams suggested a motion to waive the site fee for today’s meeting.

On MOTION by Mr. Olive and seconded by Mr. Dalton, with all in favor, waiving the site fee for today’s Special Meeting, was approved.

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the meeting adjourned at 9:48 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/~~Vice~~ Chair