

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on October 24, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

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| Eileen Huff | Chair |
| Chris Brady | Vice Chair |
| Phil Olive | Assistant Secretary |
| Adam Dalton | Assistant Secretary |
| Philip Simonsen | Assistant Secretary |

Also present:

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| Chuck Adams | District Manager |
| Tony Pires | District Counsel |
| John Vuknic | Golf Superintendent |
| Jeff Nixon | Golf Pro |
| Lisa Paul | Property Manager |
| Dave Willems | Village of Estero |
| Several Residents/members of the public | |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion: Landscaping on Corkscrew Road [David Willems – Village of Estero]

Ms. Huff stated that she and Mr. Vuknic recently met with Mr. Willems and two professionals from Johnson Engineering (JEI) regarding landscaping on Corkscrew Road and the letter from Waymouth residents. She stated the consensus was that installing a physical wall near Waymouth would be ineffective because noise would bounce over it and it would not be esthetically-conducive to the community; additionally, installing a seawall around the entire

lake is not financially-feasible. The plan is to construct a berm and install tall plants, according to what Dorman and Morse Lawn and Landscape (D&M) and Juniper submitted for the Waymouth section.

Ms. Huff stated that she and Mr. Vuknic are working with D&M and Juniper, their landscape architects, Village Officials and JEI to obtain the correct trees with the proper Village requirements for maximum coverage and privacy. Hardwood trees, palms and many different native trees are being considered. The goal is to plant trees that can be easily-maintained.

Mr. Vuknic stated, regarding the architects, D&M indicated that they will have two landscape architects submit proposals with costs and design added according to the Village of Estero requirements for hardwoods, palms and native trees.

Asked who will pay for the project, Ms. Huff stated the Village will help fund the project, which is part of the common grounds landscaping; it will be designed to fit the look of the community and the requirements of the Village. Asked about the funding sources, Ms. Huff stated funding will be facilitated by the bonds and the Common Ground Landscape Committee.

A Waymouth resident commented on the existing wooden seawall along the main road, inquired about the proposed berm and asked for the CDD to install a third oak tree in an open section that overlooks his backyard. Mr. Vuknic stated the CDD will install the berm without the seawall; there is room for a 3' high berm and a 4:1 slope, which is necessary, and he will look into having a third oak tree installed, as requested.

Resident Sharon Higerly voiced her concerns about privacy and safety. She asked about the berm, fencing and what the CDD has planned from the top down to the water. Ms. Huff stated there will not be a fence but the CDD plans to install tiered, staggered and different trees, based on what the Village will contribute to the project. The landscapers are working on the required plantings that the Village will allow the CDD to install in that location. Once the final layout of what the Village will approve is obtained, residents will be informed. She assured everyone that the Board will do what is in the best interest of the community.

Mr. Willems voiced his opinion stated the palms are extremely over-pruned. Mr. Vuknic stated that he will confer with the tree-trimmers and convey that the CDD is trying to maintain the trees in a healthy way.

In response to Mr. Olive's question regarding tree replacement, Ms. Huff stated, although she is unsure of the amount that the County will contribute to the project, the County

is willing to work with the CDD to replant the trees that were removed two years ago. Staff is working on obtaining pricing and submitting plans to the County. Asked if JEI will prepare a proposal for the project, Ms. Huff stated she and Mr. Vuknic will contact JEI to inquire and provide an update at a future meeting.

Discussion ensued regarding recently planted clusia hedges, tree trimming, palmetto bushes, a lake bank Land Development Order (LDO), South Florida Water Management District (SFWMD) permitting, native plants, littorals, landscape architects and sable and queen palms.

In response to a resident’s request for the CDD to circulate a project timeline to homeowners, Ms. Huff stated the Board hopes to have more information by the next meeting and, as specific dates are set, homeowners will be alerted.

Mr. Willems voiced his opinion that the CDD will receive pushback for not trimming the sabal palms; he will leave pamphlets from the University of Florida (UF) regarding proper native tree maintenance. Mr. Brady asked for the information to be emailed so that it can be posted on the CDD website. A resident asked if the project will be finished in January 2024, Mr. Willems stated the County’s official word is the project will be completed by early 2024.

Mr. Willems left the meeting.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

• Presentation of Tuition Reimbursement Policy

Mr. Vuknic distributed and reviewed proposals from D&M and Juniper. He reported the following:

- The trees that were recently planted near the back gates are doing well.
- The grass in the back was sprayed and will be replaced with bahia in the coming week.
- Staffing: A Common Grounds Manager/Crew Leader is still needed. Three new individuals were hired in recent weeks.

Mr. Simonsen stated he would like to discuss going out to bid for an outside landscaping contractor; he would prefer that Mr. Vuknic focus on the golf course.

Discussion ensued regarding having the common grounds coverage five days per week instead of two, budget concerns and the previous contractor.

For December, Mr. Adams will update the budget to include this new expenditure.

- Flowers, mulch and pine straw were installed.
- Once the mulching is complete, the weeds between the T-boxes will be addressed.
- Golf Course Staffing: Two employees are needed. The roles are being filled by day laborers for now. The new Assistant Mechanic is productive and making great improvements.

Mr. Vuknic provided updates on the bridge project and the locks on the restrooms.

A resident asked for an overgrown oak tree near his home to be trimmed. Mr. Vuknic will have the tree trimmed.

Mr. Brady stated he was contacted by a resident from the villas regarding an issue with cypress knees. Mr. Vuknic and Mr. Brady will visit the property after the meeting.

B. Golf Pro

- **Update: October Activities and Accomplishments**

Mr. Nixon presented the October Activities and Accomplishments Report.

- He recently enjoyed a game of golf and, in his opinion, the golf course looks really nice.
- Business-wise, October has been very lucrative. There have been 52,000 rounds of golf in 2022/2023 and \$3.8 million in revenue has been earned.
- League golfers asked about prizes for golf champions.

Discussion ensued regarding whether to award prizes, discounts, range passes, etc., to the golf champions. The consensus was the leagues receive sufficient perks so no prizes will be given by the golf course.

Mr. Nixon asked how to handle golf carts parking near the driving range.

Discussion ensued regarding creating a designated golf cart parking area, reporting rule-breakers and Duffy's customers.

Ms. Huff will address golf cart parking in her newsletter.

FIFTH ORDER OF BUSINESS

Consideration of Award of Contract for Community Roads Repaving, Restriping and Sidewalk/Curb Repairs/Replacements

Mr. Adams reported the following:

- Road repairs went out to bid. The three bids received were analyzed by the District Engineer.

➤ The District Engineer’s recommendation is Southern Striping Solutions LLC, with a bid amount of \$1,543,305.44. \$2 million was previously budgeted for the road work.

Discussion ensued regarding the project timing, an LDO submittal, permitting and a change order that will be needed to include a parking lot that was omitted from the paperwork.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the Southern Striping Solutions LLC bid for road milling and resurfacing, in the amount of \$1,543,305.44, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Carter Fence Company, Inc., Estimate #51862

Mr. Vuknic presented the Carter Fence Estimate #51862 for perimeter fence repairs.

Discussion ensued regarding whether bond funds can be used to fund this project, encroachment from adjacent property owners, feral hog activity, areas that need fencing and confirming that Carter will hold its prices.

Mr. Pires discussed the price thresholds for capital projects/construction versus maintenance that would require the formal bid process. Mr. Adams stated that he considers this a capital replacement type of project.

This item was deferred to the November meeting.

SEVENTH ORDER OF BUSINESS

Discussion: Letter from Waymouth Run Residents Regarding Corkscrew Road Noise and Stoneybrook Golf Drive Security

This item was addressed during the Third Oder of Business.

EIGHTH ORDER OF BUSINESS

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

Mr. Pires reported the following:

➤ He received an email from Mr. Jim Hart, from the Village. Additional submittals are pending. The status is in limbo.

- Permitting is underway.
- An update will be given at the next meeting.

NINTH ORDER OF BUSINESS

Consideration of Joint CDD/HOA Workshop

Discussion ensued regarding Board Member attendance at the November 14, 2024 joint CDD/HOA workshop, the Village, liability issues, installing cart path lanes on the roadways and HOA traffic calming proposals, such as installing additional stop signs, speed humps and installing a hawk/drone to capture speeders.

Ms. Huff will inform Dennis Oldani that several CDD Board Members will attend the joint meeting.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

Mr. Adams responded to questions regarding the bond payments, debt service fund, building maintenance, amortization schedule, interest, capital projects fund, irrigation billing, the irrigation lake and flower replacements. Mr. Vuknic will compile photographs of perennials to present at the next meeting.

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of September 26, 2023 Regular Meeting Minutes

Ms. Huff asked about the bridge repairs, tuition reimbursement progress, tree encroachment and signature cards.

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, authorizing Staff to adjust the budget to include \$20,000 to facilitate bridge and golf course repairs, was approved.

The following changes were made:

Line 232: Change “Mr. Olive” to “Mr. Dalton” and insert “Leon” after “Tyler”

On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the September 26, 2023 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires thanked the Board for allowing him to attend the meeting via telephone.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: November 14, 2023 at 9:00 AM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Brady stated he received an email about an irrigation billing issue after a home is sold.

Discussion ensued regarding utility changeovers, an estoppel letter and the HOA.

Mr. Simonsen asked if he can tour the CDD with Mr. Vuknic once every quarter to point out issues in the common areas.

Discussion ensued regarding the Staff holiday luncheon, past irrigation issues, common grounds maintenance and the HOA.

Ms. Paul stated she is working on resolving issues with the A/C unit at Duffy’s. She responded to questions regarding whether the area behind Duffy’s was cleaned out, if the pavers were sealed and the Duffy’s patio exterior lights.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the meeting adjourned at 11:08 a.m.

COPELAND
Secretary/Assistant Secretary

E.L. Huff
Chair/Vice Chair