

**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on Tuesday, January 22, 2019 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Ed Harland	Assistant Secretary
John Blakeley	Assistant Secretary
Mike DeBrino (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox (via telephone)	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Joe Mika	Resident
Richard Bongiorno	Resident
Bill Reynolds	Resident and HOA President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m. Supervisors Harland, Blakeley and Huff were present, in person. Supervisor DeBrino was attending via telephone. Supervisor Brady was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

Mr. Joe Mika, a resident, stated that, while playing golf, he noticed maintenance staff spraying for weeds without face masks and the smell was overwhelming. He asked if the Board

could make it mandatory for maintenance staff to wear respirators for their protection when spraying, as the spray is most likely toxic.

Mr. Richard Bongiorno, a resident, thanked Mr. Vuknic for facilitating removal of a leaning and dying tree near his property line. He reported that the CDD and the golf course were notified that the grass on the 14th Fairway, by the ladies' and children's tees and the 14th Green, is diseased and unsightly. Mr. Vuknic stated that the area was inspected and sprayed but it is not diseased; he would continue to monitor it. By March, the issue should be resolved as the area will be fertilized and resodded.

THIRD ORDER OF BUSINESS

Discussion/Update: Hurricane Irma Recovery

Mr. Adams provided the following update:

- There is some movement in the recovery process; paperwork was transferred from the Federal Emergency Management Agency (FEMA) to the State and the funding agreement has been filed with them.
- Management responded to a request for additional information and funding is expected to be received within the next few weeks.

A Board Member asked if the funds would be prorated between the golf course and the general fund. Mr. Adams replied that it would be placed in the general fund. Regarding a recent email he received about Hurricane Irma, Mr. Adams stated that it was a blanket email from the State regarding the need to file for an extension; March 10th is the deadline but the CDD's funding request should already be settled by then.

FOURTH ORDER OF BUSINESS

Golf Course Bunker Renovation

Mr. Vuknic provided the following update:

- The bunker renovation is proceeding as planned and there is visible improvement.
- An employee was fired for inappropriate behavior on the golf course.

Ms. Huff stated that a video of the renovation is being projected in the pro shop to educate and enlighten residents and will continue to be shown as the project progresses; other

ongoing projects will also be featured. As to future projects, Mr. Vuknic stated that the District is considering a bunker renovation and going from there. A Board Member commented that the best case scenario for the golf course would be if the CDD obtained a loan and proceeded to complete the project by July. In response to a question, Mr. Vuknic stated that more bunkers are located on the front nine.

FIFTH ORDER OF BUSINESS

Discussion: Corkscrew Road Widening and Landscaping

Mr. Harland stated that The Village of Estero engaged Waldrop Engineering to complete the layouts for the area alongside the CDD, from the entrance up to Stoneybrook Drive, and have suggested that the CDD delay its landscaping plans until the extensions are completed and all of the lanes are in. Ms. Huff stated that the plan outlines what should be planted in that area; several residents on Wyndham complained about the noise from the trucks and street traffic. Discussion ensued regarding The Village, the Corkscrew Road project, landscaping, Department of Transportation (DOT) and start dates.

SIXTH ORDER OF BUSINESS

Discussion: Reserves for Hurricane Remediation

Mr. Harland stated that the CDD would have \$1,000 in reserves, once the landscaping project is completed. Ms. Huff stated that the goal is to build up the reserves to proceed with the landscaping project. Discussion ensued regarding keeping assessments the same, the SunTrust loan being settled, the budget process and taking out a loan to facilitate the landscaping project. Residents have expressed concern that the \$300 fee on the property tax bill is being used to pay for the golf course, which is not the case; those funds are used for operation and maintenance (O&M) of the common areas.

SEVENTH ORDER OF BUSINESS

Discussion: Stoneybrook Landscaping Project

Mr. Harland stated that, in response to a request to locate old information about the last time the CDD changed the landscaping, he found a few files to crosscheck. Referencing a handout, Mr. Harland reviewed the Stoneybrook Landscaping Plans, including a Landscape Directory listing the 16 different plants in the community, the project details and Stoneybrook Golf Boulevard bid and the Estimated Lancaster Run Landscaping Costs. Mr. Vuknic has the drawings.

Mr. DeBrino joined the meeting, via telephone, at 9:05 a.m.

Discussion ensued regarding xeriscaping, cost estimates, irrigation, fertilizers, flowers, plants, shrubs, trees, grasses, weeds, mulch, the golf course, walking path, maintenance costs, hiring a Landscape Architect and potential contractors.

EIGHTH ORDER OF BUSINESS

Discussion: Early Retirement of Golf Course 2014 Bond

Mr. Harland stated that there are four of five years remaining on this bond. Board Members received a few emails from residents inquiring about the next step. The CDD could keep assessments same for the next couple of years and retire the bond in three years. In response to a request for clarification, Mr. Harland explained that, instead of backing out the bond that will be paid off in May, the CDD will continue to assess that same amount and apply the funds to the residents' portion of the golf course bond, which would significantly reduce the interest on that bond, benefiting residents. Ms. Huff stated that, once that occurs, \$325 would come off the property tax bill early and any additional funds would go towards the landscaping project or paying off a loan for the landscaping. She reiterated that the golf course cannot pay for the common areas and the common area resident portion of the assessment cannot pay for the golf course; the \$325 is to pay off the bond and, if the CDD doubles up on the golf course bond payment, the bond can be satisfied earlier and \$325 could be deleted from the tax bill. This will be examined further during the Fiscal Year 2020 budget process. Discussion ensued regarding the golf course, reserves, fund allocation, budget process, landscaping, Corkscrew project and bond indenture.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of December 31, 2018**

Mr. Harland presented the Unaudited Financial Statements as of December 31, 2018. Assessment revenue collections were at 88%. As to why the "Line repairs/labor" line item was at 44%, Mr. Vuknic stated two variable frequency drives (VFDs) required replacement at a cost of \$10,000 each. Discussion ensued regarding the golf market, golfers, the bunkers and the possibility of taking out a loan. The Unaudited Financial Statements were accepted.

TENTH ORDER OF BUSINESS**Golf Course Staff Reports****A. Golf Superintendent**

Mr. Vuknic provided the following report:

- Bunker renovation is ongoing.
- Repairs commenced on Lake #3 yesterday; bags of debris and an uprooted tree from the hurricane were removed from the water.
- Regarding the xeriscape, a wall is in the planning stages and fire bush will be installed.
- Indian Hawthorne and Juniper will be planted at the pro shop entrance.
- The plants at the four-way, around the green box and 1 Tee will be redone.

The Board and Staff conferred about the Corkscrew Road widening project, The Village of Estero, the berm, landscaping, the power company and stabilizing a concrete wall with dirt and riprap. In response to Ms. Huff's question regarding placing rocks on Lake #5, Mr. Vuknic stated that was completed in the previous week.

B. Golf Pro

Mr. Nixon provided the follow report:

- A few events are planned for the last week of January.
- Junior golf is going well.
- He is considering changing the point of service (POS) system because the current system has become problematic in the last few years resulting in a reduction in service. Two different golf platforms are being considered; 4Golf and 1K.

➤ He and Mr. Mike DeBrino are considering obtaining different types of insurance for the facility, including tee/green coverage and loss of revenue coverage in a policy. An agent informed him that the CDD will most likely have a \$10,000 to \$15,000 increase from the current yearly insurance cost and will have to weigh that against the number of years between hurricanes.

Regarding the POS system, Ms. Huff asked about prepayment. Mr. Nixon replied that prepaying is a possible option, through Golf Genius, which ties into the 1K system; men's and ladies' league Wednesday players could pay online before arriving at the golf course. Discussion ensued regarding the new golf platforms, prepayment, the need to invest in a different POS system and how the POS system would affect the Accounting Department. Mr. Nixon stated that, in a previous conversation with Mr. Pinder, he was advised to do what is in the Club's best interest and accounting would work it out.

Mr. Nixon thanked the Stoneybrook residents who recently reached out to him with expressions of support, as his mother suffered a stroke and is now in hospice care.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. November 13, 2018 Regular Meeting

Ms. Huff presented the November 13, 2018 Regular Meeting Minutes. The following changes were made:

Line 21 and throughout: Change "Singhold" to "Shinhold"

Line 46: Change "Vuknic" to "Adams"

Line 47: Insert "Mr. Adams indicated" before "the permit"

Line 121: Change "lighthouse" to "Playhouse"

In response to Ms. Huff's question, Mr. Vuknic stated that the "Resident Day" event is scheduled for April 13, 2019.

Discussion ensued regarding the resident who built a playhouse. In response to a question regarding whether the County requires a permit to build a tree house or playhouse. Ms. Huff believed that a permit is required if the structure is permanent with footings.

On MOTION by Mr. Harland and seconded by Mr. Blakeley, with all in favor, the November 13, 2018 Regular Meeting Minutes, as amended, were approved.

B. December 11, 2018 Regular Meeting

Ms. Huff presented the December 11, 2018 Regular Meeting Minutes.

On MOTION by Mr. Harland and seconded by Mr. Blakeley, with all in favor, the December 11, 2018 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A Board Member noted that, considering that rainfall has been minimal, there were numerous low readings in the Irrigation Reports and asked if it is legal to randomly check residents' irrigation boxes to see if they are turned on. Mr. Adams stated that permission from the homeowners is required. The Board and Staff discussed checking irrigation boxes, testing meters, sending an e-blast, conducting house calls to run water, assessments, irrigation fees and the Disconnection List.

A. District Counsel: *Dan Cox, Esquire*

There being no report, the next item followed.

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

There being no report, the next item followed.

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

There being no report, the next item followed.

i. High Irrigation User's Report

This report was provided for informational purposes.

ii. Irrigation Disconnect List

This report was provided for informational purposes.

iii. NEXT MEETING DATE: February 26, 2019 at 9:00 A.M.

The next meeting will be held on February 26, 2019 at 9:00 a.m.

THIRTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Harland noticed crewmen working on the sand traps and bunkers and voiced his opinion that they should wear hardhats and safety glasses. Mr. Vuknic stated that the crewmen are equipped with safety glasses, ear protection, special landscaping gloves and hand pruners.

In response to a question about the landscaping/xeriscaping projects, Mr. Vuknic stated that he would try to obtain current ideas and plans and present a plan of action at the next meeting. Mr. Harland stated that he would coordinate with Mr. Vuknic on the plans and suggested that the Board consider taking out a loan for the bunkers. As to how much lead time is needed, Mr. Vuknic replied two months but the contractor recently advised that the bunkers should be worked on in the fall months, when there is less play, less rain and cooler temperatures. Discussion ensued regarding the bunkers, resodding different areas, developing landscape plans, a loan amount and cart path renovations.

Ms. Huff asked Mr. Adams to look into what type of a loan the CDD could qualify for. In response to a question, Mr. Adams stated the CDD could get a standard 60-month term at an interest rate of 4% or 4.5%.

Mr. Harland voiced his opinion that the CDD is not making the most of the golf course, as there is less play on Sundays and the golfers that get the best discounts play during the week. He suggested moving Saturday leagues to Sunday. Discussion ensued regarding the advantages and disadvantages associated with moving leagues to Sundays. The consensus was to poll golfers before making a decision, as the goal is to do what is beneficial for the community.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Brady and seconded by Mr. Harland, with all in favor, the meeting adjourned at 10:51 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair