

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Public Hearing and Regular Meeting on January 26, 2021 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

| | |
|--------------|---------------------|
| Eileen Huff | Chair |
| Chris Brady | Vice Chair |
| Mike DeBrino | Assistant Secretary |
| Phil Olive | Assistant Secretary |

Also present, were:

| | |
|-------------------------|---------------------|
| Chuck Adams | District Manager |
| Dan Cox (via telephone) | 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, DeBrino, Brady and Olive were present. Supervisor Simonsen was not present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

There were no public comments.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- The second pine straw installation was completed.

➤ Vandalism was reported on 16 Pro Tee. A truck was driven up and down the tee and caused damage that required heavy top dressing; the area would be monitored and sod would be replaced, if needed.

The location of the vandalism, an event scheduled for April, confronting the suspected vandal, evidence and photos were discussed. Mr. Brady recalled a previous vandalism incident at 15 Green. He suggested installing landscaping to deter future incidents. Ms. Huff stated she would address this with the Landscaping Committee.

➤ Drainage issues were occurring at Putting Greens 12 and 13. Soil samples were taken and the company Turf Dietician is treating the area. A problem was first noted in November, which seems to be a combination of factors including location, traffic and lack of sun.

➤ A quote was requested from Precision Air for an air movement system that works in conjunction with the drainage system to remove moisture from greens, via a pump, to prevent standing water during heavy rains. The complete drainage package, including the trailer, would cost just over \$30,000. The system could be installed by in-house staff and it could be removed and reinstalled when the greens are redone in 2027.

Discussion ensued regarding the system’s functionality, possible application on fairways, drainage, seasonal issues and the Precision Air proposal.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the Precision Air proposal for drainage upgrades to the tees and greens system, in a not-to-exceed amount of \$35,000, was approved.

➤ Staffing: The Golf Course was down one staff member.

B. Golf Pro

Mr. Nixon reported the following:

➤ The weather has been good in January. With seven days left in January, it was possible that revenues would be over budget by the end of the month. February revenues may not be as high as in past years due to weather. Tourism from Canada and Europe decreased.

➤ When Golf Course Rules and Regulations were prepared, it was recommended that the highest possible rate structure be listed for the Golf Course to provide maximum flexibility to charge market prices. A rumor was circulating that the rate was going to increase to \$200. The

current Rack Rate is \$140, the Golf Now rate is \$125, the Group rate is \$95 and the Resident rate is \$75.

Discussion ensued regarding rates at neighboring golf courses and the need to raise the maximum rate to remain competitive.

- December’s Junior Golf Fundraiser raised \$2,300. Players were returning and programs were resuming. On Saturday, the three classes had 14, 17 and 13 attendees.
- Ben was recently hired by The Legends, after seven years with the District. Tyler was hired as a college intern and he would remain on staff as an apprentice after his graduation in May. Snack bar and pro shop staff were hired.
- The Chicago group, which contributed \$2,000 towards the tent and a \$1,500 sound system, would be in attendance this Friday, Saturday and Sunday.

Mr. Brady stated he had difficulty reaching the Pro Shop by telephone. Mr. Nixon stated that Comcast was working in the area and outages have shut down phone service on several occasions. The phone system was nine years old and would eventually require an upgrade. Discussion ensued regarding ongoing difficulties reaching the Pro Shop and the possibility of switching to Century Link service. Mr. Nixon stated he would research a new modem and Century Link’s service.

I. Discussion: Results of Golf Course Inspection and Areas in Need of Repair

II. Consideration of Repair Proposal

Items 3BI and 3BII were presented in conjunction with Item 3A.

FOURTH ORDER OF BUSINESS

Discussion: Results of Clean Air Management, Inc., September 14, 2020 Visual Mold Inspection of Pro Shop

• Consideration of Proposals for Pro Shop Remediation

Ms. Huff stated the Landlord submitted a report, along with a bill, and indicated that the air conditioning system throughout the entire Pro Shop required replacement. Mr. DeBrino presented the results of the visual mold inspection. Discussion ensued regarding the ongoing rodent issue related to Duffy’s, the lease and the Landlord’s responsibility. Ms. Huff felt that the District should have been notified and permitted to select a contractor for a District expense. Mr. DeBrino noted that the invoice was four months old. Discussion ensued regarding the

Landlord’s responsibility, whether the damage was an insurable loss, discovery in the event of litigation and alternative sites for the Pro Shop. Mr. Cox noted that the District was paying for an insurance policy as stipulated in the lease.

Ms. Huff stated that she and Mr. Nixon would discuss this matter with the Landlord at their meeting scheduled for January 27, 2021. Following the meeting, she would email Mr. Adams so that he could update the Board.

FIFTH ORDER OF BUSINESS

Discussion: Schedule of Non-Recoverable Funds

Mr. Adams stated that funds identified as non-recoverable would be written off, in conjunction with a Budget Amendment.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of Chapter 1 Relative to Regulations Including Rates, Fees and Charges for Its Golf Club, Pursuant to Sections 190.035 and 120.54, Florida Statutes

A. Affidavits of Publication

I. Notice of Rule Development

II. Notice of Rulemaking

The affidavits of publication were provided for informational purposes.

B. Consideration of Resolution 2021-02, Adopting Chapter 1 of the Rules Relative to Its Regulations Including Rates, Fees and Charges for Its Golf Club; Providing a Severability Clause; and Providing an Effective Date

Ms. Huff presented Resolution 2021-02. She stated that, while the revisions to the Rules included parameters for price increases, no increases were planned at this time.

Mr. Adams stated that the draft revision to the Rules, including language updates and rate revisions, were presented at the last meeting. Chapter 1 was originally adopted in 1999. The parameters for setting a rate ceiling would allow the Golf Pro to adjust rates in line with market rates and special conditions.

Ms. Huff stated that a Transfer Fee was approved, which would allow renters to qualify for Resident Rates, in conjunction with their Lease Application. The policy would go into effect in Fiscal Year 2022 and paperwork would be included with Lease Applications.

Ms. Huff opened the Public Hearing.

A resident asked when the bonds would be paid off. Mr. Brady stated the residents' portion would be paid off in 2023 and the Golf Course's portion would be paid off in 2027.

A resident asked for assurance that League and Group Rates would not increase this season. Ms. Huff stated the rates would not be raised this season.

Ms. Huff closed the Public Hearing.

On MOTION by Mr. DeBrino and seconded by Mr. Brady, with all in favor, Resolution 2021-02, Adopting Chapter 1 of the Rules Relative to Its Regulations Including Rates, Fees and Charges for Its Golf Club; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Potential Candidates to Serve as District Counsel (materials to be provided under separate cover)

This item was deferred to the next meeting.

EIGHTH ORDER OF BUSINESS

Update: Community Landscape Committee

Ms. Huff stated that she met with the Landscape Committee and five people were very interested in participating. Some very good ideas were shared regarding cleaning the berm to improve visibility on the roadways. The general consensus was to begin with the entrance area. Landscape architects would be consulted for suggestions and Committee Members were asked to survey the area. Another meeting would be held in early February and large golf carts may be utilized so that the Committee may survey the community together.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2020

Ms. Huff presented the Unaudited Financial Statements as of December 31, 2020.

Mr. Vuknic noted that the \$21,000 capital outlay for the tent should be capitalized. He would contact Accounting regarding capitalization of various expenses and resolve questions relating to payroll taxes and fees.

On MOTION by Mr. Brady and seconded by Mr. DeBrino, with all in favor, the Unaudited Financial Statements as of December 31, 2020, were accepted.

TENTH ORDER OF BUSINESS

Approval of December 8, 2020 Regular Meeting Minutes

Ms. Huff presented the December 8, 2020 Regular Meeting Minutes. The following changes were made:

Line 92: Change “Vuknic” to “Nixon”

Line 134: Change “maintenance building” to “new tent”

Line 170: Change “McVay” to “Huff” and change “____” to “DeBrino”

Line 268: Change “Olive” to “Simonsen”

Line 272: Change “DeBrino” to “Simonsen”

On MOTION by Mr. DeBrino and seconded by Mr. Brady, with all in favor, the December 8, 2020 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

Mr. Cox stated that he would forward insurance documentation in preparation for the meeting about the Pro Shop remediation.

Discussion ensued regarding an injury related to a storm drain.

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

There being no report, the next item followed.

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

I. Irrigation Reports

a. High Irrigation Users

b. Irrigation Disconnect

These items were provided for informational purposes.

Mr. Vuknic described an issue under investigation in which a water meter bypass caused a water shutoff to a homeowner near the cart path. Updates would be provided.

II. NEXT MEETING DATE: February 23, 2021 at 6:00 P.M.

- **QUORUM CHECK**

The next meeting will be held on February 23, 2021 at 6:00 p.m.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Brady stated a resident received a \$95.25 irrigation bill. A broken sprinkler head was found and fixed, and the resident wants the CDD waive the \$95.25. Mr. Adams stated the resident should contact the Billing phone number on the utility bill; the customer's account history would be reviewed and, if eligible, one-time relief might be offered.

Mr. Brady stated a resident at Pinecrest 4 asked for the CDD to consider options to protect windows from breakage. Discussion ensued regarding the common issue for residents on the golf course and suggesting the resident install clear hurricane shutters.

Mr. Brady stated he was having ongoing issues with District email.

Mr. Brady stated that he was invited to serve on an HOA committee seeking ways to improve the community.

Ms. Huff stated the HOA sent an email stating that golf carts would be prohibited on the ball field. Discussion ensued regarding enforcement and related issues.

Discussion ensued regarding alternate locations for the Pro Shop.

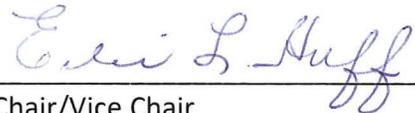
THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the meeting adjourned at 11:03 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair