

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on January 28, 2020 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	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Dan Cox	District Counsel
Jeff Nixon	Golf Pro
Joe Mika	Resident
Eileen Keaton	Resident
Lew Frith	Resident
Dan Marra	Resident
Richard Bongiorno	Resident

**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, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments: (5 Minutes)**

Mr. Joe Mika, a resident, thanked the Board for their efforts in helping to improve the value of living in Stoneybrook. He voiced his opinion that the wall behind Hole #1 is an eyesore and needed maintenance and the median is a safety risk because residents routinely cross over from the pro shop. He suggested leveling the median and replacing it with pavers.

Ms. Eileen Keaton, a resident, asked what residents should do about injured animals after hours. Mr. Nixon stated that the pro-animal conservancy and Mr. Vuknic should be called

about injured wildlife. Ms. Keaton asked for the information to be posted on the website to inform residents of what to do in situations involving injured wildlife on the golf course.

Mr. Lew Frith, a resident, stated he was not in favor of allowing the Village of Estero to acquire the 200 acres of wetland. He felt that Board Members and residents should remember that the lakes drain into the wetlands and, without it the CDD has no place for its watershed. Although it costs to maintain the wetland, the cost would be considerably more in the event of a flood, if there is nowhere for the water to go because the CDD disposed of the wetlands.

Mr. Dan Marra, a resident, recalled the two tropical storms and Hurricane Irma in 2017, which caused the lake to swell to the point that it almost infiltrated his property. He voiced his opposition to allowing the Village of Estero to acquire the wetlands as he felt that all of the acreage is needed to avoid flooding, it would be wrong to dispose of the wetland area and residents are better off paying an additional \$10 to \$20 per year in maintenance fees.

Mr. Richard Bongiorno, a resident, stated that, after hearing the Village of Estero's discussions at the previous meeting, he supported turning the preserves over because there would be clear, definite contract guidelines stipulating that the preserves would revert back to the CDD if it was ever sold to a Developer or if the Village no longer wanted to maintain it. The land would not be given away and there would be an economic benefit to the CDD.

Discussion ensued regarding the preserve acreage, tax collection, and reserve funds.

### **THIRD ORDER OF BUSINESS**

#### **Golf Course Staff Reports**

##### **A. Golf Superintendent**

Ms. Huff stated she was assured by Mr. Vuknic and Ms. Ours that everything was satisfactory at the maintenance shed. Mr. Nixon stated that all was well except for the issues with the putting green, which he would elaborate on later in the meeting.

##### **B. Golf Pro**

Mr. Nixon reported the following:

- January was up by \$41,000; it was the most successful month in four or five years.
- Staff attended a PGA show in Orlando.
- Patrons from Chicago visited Stoneybrook and enjoyed their stay. They donated \$3,300 to Stoneybrook Junior Golf in 2019 and may donate as much in 2020.

Discussion ensued regarding the Chicago patrons, weather, grass and the perimeter.

- Flags would be installed by the next meeting.

**Continued Discussion: Village of Estero and Interest in Acquiring CDD 200 Acre Preserve**

Ms. Huff stated she placed an article in the local paper so that residents would understand what the CDD is considering, with regard to the 200-acre preserve. Ultimately, the decision would be up to the Board. She recently spoke with someone in the Environmental Department in the City of Bonita Springs regarding the preserves and would continue to research and weigh the advantages and disadvantages of conveying the preserves to the Village, as it is not something that the CDD should just jump into. Mr. Harland concurred with Mr. Marra about 2017, as the water got close to his home. Discussion ensued regarding flood insurance, the HOA, the Village, maintaining the preserve area, etc.

A resident asked why the Village of Estero wanted to acquire the preserve area. Mr. Brady stated the Village made its concerns clear about 951. The original plan was that 951 would cut through the preserve. Collier County is extending Logan Avenue to Bonita Beach Road. In his discussions with a local State Representative, it was agreed that the Village would have a stronger case against an eminent domain claim if Lee County tried to do the same. He viewed the potential transaction not as a sale but more like an annex, where the CDD would have the first right of refusal and the Village must stay within the conservation easement rules. Ms. Huff stated that she was awaiting a return call from the Village regarding the preserve transaction. She would follow up and present her findings at the next meeting.

**FIFTH ORDER OF BUSINESS**

**Discussion: Putting Green Repair/Expansion**

Ms. Huff stated it was determined that the putting green had a lot of wear and tear and should be expanded. Mr. Nixon noted issues with the color of the putting green, winter spots and the effects of tree removal. The putting green was 40% larger in the early 2000s than now; in 2010, a decision was made to reduce the size when it was being upgraded. He felt that an expanded putting green would make a better first impression. Previously, there was discussion about building a practice center, which was put on hold. Mr. Nixon proposed the following:

- Enlarge the putting green, with in-house staff, as a small-scale enhancement.
- Construct a combination putting/chipping green and practice center using reserve and donated funds.

Discussion ensued regarding why the putting green was reduced in 2010, the chipping green, alleviating traffic on the main green and financing expansion. Ms. Huff stated that Mr. Vuknic was researching the location and increased irrigation costs involved in expanding the putting green and he would provide an update at a future meeting.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2019**

Mr. Harland presented the Unaudited Financial Statements as of December 31, 2019. Mr. Harland would ask Mr. Pinder to prepare a loan schedule.

**On MOTION by Mr. Harland and seconded by Mr. Blakeley with all in favor, the Unaudited Financial Statements as of December 31, 2019, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of December 10, 2019 Regular Meeting Minutes**

Ms. Huff presented the December 10, 2019 Regular Meeting Minutes.

The following changes were made:

Line 27: Insert "Rose McBride"

Line 104: Change "CDD" to "HOA" and change "area" to "areas"

Line 110: Change "Ms. Huff" to "Mr. Brady"

Lines 125 and 128: Change "Mr. Cox" to "Mr. Brady"

**On MOTION by Mr. Harland and seconded by Mr. Blakeley, with all in favor, the December 10, 2019 Regular Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Dan Cox, Esquire***

Mr. Cox reported the following:

- In researching the five properties that showed US Homes as the owners of record, about 15 parcels with US Homes as the owner were discovered on the Property Appraiser's records; however, the deeds were transferred over.

Ms. Huff stated that the parcels should all be in the CDD’s name and requested a clean transfer. Mr. Cox would adjust the records, as directed.

➤ This legislative session was underway and would focus on water quality and changes to regulatory structures for entities that intentionally contribute to discharge contamination, with golf courses being of concern; the CDD should anticipate changes that would be effective next year and begin to evaluate costs for maintenance practices.

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

There being no report, the next item followed.

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

**I. High Irrigation User’s Report**

The reports were provided for informational purposes.

**II. Irrigation Disconnect List**

The reports were provided for informational purposes.

- **NEXT MEETING DATE: February 25, 2020 at 6:00 P.M.**
  - **QUORUM CHECK**

Mr. Adams reminded the Board that the next meeting was scheduled for 6:00 p.m.

**NINTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Regarding the life expectancy of the roads, Mr. Adams would confer with the District Engineer and give an update at the next meeting. As to the HOA being responsible for the roads, per an agreement between the CDD and the HOA, Mr. Adams stated the agreement initiates a conversation between the entities. The CDD funded completion of the main boulevard a few years ago because it had excess reserve funds so there was no financial impact to the community. Mr. Adams would obtain cost estimates and provide an update in a few months. Discussion ensued regarding improving the roads, the preserve and attorneys fees.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Blakeley and seconded by Mr. Harland, with all in favor, the meeting adjourned at approximately 10:07 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair