

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on February 25, 2020 at 6:00 p.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 (via telephone)	District Counsel
Jeff Nixon	Golf Pro
John Vuknic	Golf Superintendent
Mark Schneckenberger	Resident
Lloyd Seby	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present, in person.

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:

- Flowers for the median were purchased today.
- The cart signs would be replaced on Monday.
- Pine straw was installed a few weeks ago.

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- The palms would be trimmed in May.
- New landscaping was installed at the Portrush pool and near Hole #18.
- Sod replacement is scheduled in May for the common grounds, cul-de-sacs, various locations along the roadway and on the golf course.

In response to Ms. Huff's comments about the condition of the putting green, Mr. Vuknic stated the area was recently re-sodded. Discussion ensued regarding the putting and chipping greens, unhealthy grass and the sprinkler systems. Mr. Vuknic was asked to inspect the sprinklers and obtain cost estimates for an expansion project. In response to a Board Member's question, Mr. Vuknic stated it would take three to four weeks for the greens near Holes #12 and #13 to be restored, weather permitting and if golfers stay off of it.

B. Golf Pro

Referencing handouts, Mr. Nixon highlighted the following:

- Overall, the season was good; there was very little rain in February.
- Burned out Fountain #3 light bulbs would be replaced with LED bulbs at an approximate cost of \$3,000.
- Junior Golf was going well.

FOURTH ORDER OF BUSINESS**Continued Discussion: Village of Estero and Interest in Acquiring CDD 200-Acre Preserve**

Ms. Huff stated several residents approached her about the Preserve transaction and one contacted the Gulf Coast Conservation Foundation regarding the District's options. She felt that it was best to put the transaction on hold until more information could be obtained and/or pending a response from Steve, with the Village. Discussion ensued regarding the District's water and land credits, a land conservancy easement, preserve maintenance, potential flooding, the land-use agreement, Plan 951 and the South Florida Water Management District (FWMD). Mr. Cox stated, after reviewing the aerials, he was less concerned that 951 would be re-routed and more concerned that a park would be created in the area. Mr. DeBrino stated, if the District proceeds with the transaction, he would want a proposal/agreement with a main stipulation that the CDD would have the first right of refusal on any type of proposed development and/or park and, if rejected, the transaction would be cancelled. Mr. Cox stated, if the Village wanted to do anything inconsistent with the existing conservation easement, the

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District would have standing to challenge their development plan and a permit modification would be required. Ms. Huff voiced her skepticism that the Village wants to possess and maintain the preserves. Mr. Cox stated, given that neither he nor Mr. Adams have been contacted by Village officials, the transaction may be a dead issue.

Mr. Lloyd Seby, a resident, stated he wished a Board Member would contact Councilman Jim Boesch, as he was tired of being asked who or what was holding up the transaction. Mr. Seby stated that he told Councilman Boesch twice that the CDD was handling it, not the CDD; at meetings regarding Corkscrew Road, it was apparent that the Village and the County have different ideas. The Village wants to fill in a ditch, install a culvert and move the sidewalk; whereas, the County knew nothing about it, aside from that the sidewalk is a multi-use path and, if the Village wants to move it, they must fund it. Ms. Huff would contact Steve and/or Councilman Boesch and email the details to Mr. Adams to share with the entire Board. Mr. Adams stated his parting impression from Steve was that the preserve transaction is not high on the Village’s priority list. This item would be included on the next agenda.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2020

Mr. Harland presented the Unaudited Financial Statements as of January 31, 2020. With regard to the contingencies, Mr. Adams would review the general ledger monthly activities.

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

SIXTH ORDER OF BUSINESS

Approval of January 28, 2020 Regular Meeting Minutes

Ms. Huff presented the January 28, 2020 Regular Meeting Minutes.

The following changes were made:

Line 21 and throughout: Change “Micah” to “Mika”

Line 24 and throughout: Change “Marah” to “Marra”

Line 63: Change “Mr. Crosby” to “Ms. Ours”

On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor, the January 28, 2020 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Dan Cox, Esquire***

There being no report, the next item followed.

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

Mr. Adams reported that he and the District Engineer recently toured the District's roadways. The District Engineer is preparing a comprehensive re-asphalting report, including current road conditions, life expectancy, anticipated repair time frames and current cost opinions for presentation at the March meeting.

Mr. Adams discussed the following:

- Several cul-de-sacs are worn due to garbage truck traffic and the turning radius.
- The east-west road has the most wear and tear
- Generally, the roads, sidewalks and curbs are in great shape.
- There are a few gutter issues but nothing significant.
- A buried manhole cover was found in a cul-de-sac.

Mr. Cox stated that the Federal Emergency Management Agency (FEMA) issued new guidelines on how future claims would be evaluated and the maintenance agreement between the District and the Association would probably need to be re-evaluated. In response to a question, Mr. Adams stated the effective date was May 2018. Mr. Seby stated that he forwarded a revised maintenance agreement to Board Members, which was never executed. Mr. Adams requested a copy for review and inclusion on a future agenda. He felt that a new provision, named Addendum #2, should be added to the agreement, which states that, under an Act of God scenario, the District automatically repossess responsibility for operation and maintenance (O&M) of the roads until such time as that particular event passed, which would put the District in a position to clear the roads and submit invoices to FEMA for reimbursement.

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

- a. **High Irrigation Users**
- b. **Irrigation Disconnect**

These reports were provided for informational purposes.

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II. NEXT MEETING DATE: March 24, 2020 at 9:00 A.M.

○ QUORUM CHECK

All Supervisors confirmed their attendance at the March 24, 2020 meeting.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There being no Supervisor's requests, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blakeley and seconded by Mr. DeBrino, with all in favor, the meeting adjourned at approximately 7:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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DocuSigned by:
Chuck Adams
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Secretary/Assistant Secretary

DocuSigned by:
22. Huff
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Chair/Vice Chair