

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, February 28, 2017 at 6:00 p.m.**, at the **Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.**

Present and constituting a quorum were:

Ed Harland	Chair
John Blakeley	Vice Chairs
Chris Brady	Assistant Secretary
Lewis Frith	Assistant Secretary
Eileen Huff	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox (<i>via telephone</i>)	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Councilman Jim Boesch	Village of Estero
Kathleen Weber	Resident
Bob Sihnhold	Resident
Greg Downy	Resident
Tom Wallery	Resident
Fergus Groundwater	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m., and noted, for the record, that Supervisors Frith, Huff, Harland and Blakeley were present, in person. Supervisor Brady was not present at roll call.

▪ **District Manager**

*****This item, previously Item 7A., was presented out of order.*****

Mr. Cox stated that, as a Lobbyist, he reviews bills in the House of Representatives and Senate. House Bill (HB) 843 was recently introduced, which was a modification to the Sunshine Law, allowing two Board Members to meet outside of the Sunshine, without notice, minutes or

publishing an agenda, to discuss matters that may come before the Board, with certain exceptions, such as the expenditure of public funds. Mr. Cox suggested contacting the local Florida House of Representatives or Senator, to amend the HB, to avoid the pitfall of industries that sue local governments over open meetings and public records laws. Mr. Ray Rodrigues was the local House Representative.

*****Supervisor Brady joined the meeting at 6:02 p.m.*****

Mr. Brady would be meeting with Mr. Rodrigues on Friday and requested a letter from Mr. Cox to provide to Mr. Rodrigues, on behalf of the Board. Mr. Cox would email a letter to Mr. Adams, which would be forwarded to the Board.

Regarding the Andy Scott Learning Center, Mr. Cox sent an email to Mr. Scott recommending that he speak to the Village of Estero before expending funds on plans. Mr. Cox was uncertain whether there was room in the Planned Unit Development (PUD) for commercial development in that area and there may be problems changing portions of the recreational component into a commercial component. Mr. Nixon believed that, once the survey was completed, Mr. Scott would meet with the Village of Estero to discuss the process.

Mr. Harland recalled, at the last meeting, that Mr. Cox was reviewing the Covenants, Conditions and Restrictions (CCRs) to verify if residents could vote. Mr. Cox did not read anything in the CCRs.

Mr. Harland asked if Mr. Cox recommended forming a committee, so that more than one person on the Board could discuss the budget at any time outside of an official meeting. Mr. Cox recommended a workshop. Mr. Adams would post the date and time of the workshop on the website.

*****Mr. Cox left the meeting at 6:08 p.m.*****

▪ **Village of Estero Update: Councilman Jim Boesch**

*****This item, previously the Third Order of Business, was presented out of order.*****

Councilman Jim Boesch, of the Village of Estero, reported the following:

- The Village of Estero adopted its budget. Revenues were 114% of budget and expenditures were 85% of budget, resulting in a \$3 million surplus and \$15 million in cash.
- The Village of Estero had the lowest property tax in Florida.

- Mr. Rodrigues was a representative of Estero, in the Florida House of Representatives, and the majority leader.
- The CDD owned eight acres of a preserve, around the horseshoe. The 12-acre property next to the CDD was being sold to a commercial entity for a gas station/convenience store. If the owner wanted a fuel tank under ground, hopefully the Council could persuade them to move to the other side of the property. The CDD should ensure that any development was in compliance.
- Recommended City purchasing the property to use for parks and recreation purposes.
- Stoneybrook was in high demand, due to property values, schools and safety. The trend was for smaller houses.
- The Council met with the Board of Education to address the traffic problem at the school. A temporary solution was engaging a policeman to control traffic in and out of the school, in the morning. A permanent solution was having three lanes; two inbound lanes in the morning and two outboard lanes in the afternoon. The school was built for 640 students and it currently exceeded over 1,100. Cars parked in the street were creating a safety hazard.
- A cash buyer was interested in the property next to the school for retail, office space or storage.

Mr. Harland asked when development would start. Councilman Boesch stated that it would take time; 20 projects were in the zoning process. Councilman Boesch recommended that Mr. Scott come before the Village of Estero Board and contact Ms. Mary Gibbs, the Director of Village Community Development, show her the plans. Ms. Gibbs could provide guidelines.

- The County explored utilizing conservation 20/20 funds for County Road 951 and went out for appraisals. Within two months, the County would decide whether to purchase the Edison Farms property, which was 4,000 acres. The Village of Estero asked all communities to pass a resolution in favor of the County purchasing the property in perpetuity, so it remained natural and could be developed into a sanctuary.

Councilman Boesch requested the adoption of a resolution in favor of the County purchasing Edison Farms 4,000 acres in perpetuity. Mr. Harland stated that the resolution was not received. Councilman Boesch would send it to Mr. Adams.

Mr. Brady recalled discussion of whether the Village of Estero would take over the back entrance road. Councilman Boesch could not commit but would speak to the Village Manager. Mr. Brady stated that the District was responsible for the road but the District's traffic, compared to the school traffic, was minute and the road was aging.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items

Ms. Kathleen Weber, a resident, in Waymouth Run asked if an oak tree on her lot was her responsibility. The tree was next to water and irrigation lines and roots were coming through pipes. She did not have irrigation issues but was concerned about future issues. Mr. Harland spoke to Councilman Boesch about the oak trees and the Village of Estero did not want to oversee the trees, anymore. Discussion ensued regarding the location of the tree. Mr. Adams stated that, according to the Property Appraiser website, the tree was on Ms. Weber's property; therefore, Ms. Weber was responsible for it. Mr. Vuknic would investigate the proper way to remove the tree without affecting water and cable lines, and notify Ms. Weber.

THIRD ORDER OF BUSINESS

**Village of Estero Update: Councilman
Jim Boesch**

This item was discussed following the First Order of Business.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic and Mr. Nixon discussed having crossovers in the off season. In a crossover, at a tee time, players are sent to the 1st and 10th tees. Players starting on the 1st proceed through to the 18th hole, as usual. When players starting on the 10th hole finish the 18th hole, they proceed to the 1st hole and play holes 1 through 9, to complete 18 holes. This opens two tee times in the morning. There was a crossover this morning, which ran smoothly. Test crossovers would continue until May 1.

Regarding the electronic meters, Mr. Vuknic met with Mr. Ben Jacobs, of Ferguson Waterworks, and prepared a cost benefit analysis; however, there was no data on how many meters were the old style meters. Staff was counting meters during meter readings. The old

meters must be replaced, versus only replacing the receiver on new meters. In response to Mr. Harland's question, Mr. Vuknic stated that the new meters were waterproof and could transmit signals while submersed in water.

Mr. Vuknic distributed the Water Quality Report. In September and October, Knighton Run and Lancaster Run had the most iron stained driveways; however, the staining was concentrated. Knighton Run had the worst staining. Lancaster Run had staining primarily on the right side but hardly any on the left. Mr. Vuknic doubted that Lee County would pay for the cleaning. The staining could be an isolated incident, as a Lancaster Run driveway was cleaned and the staining did not return. Mr. Bob Sihnhold, a resident, stated that there was no way to keep staining off of the building. Mr. Adams believed that dead end streets had a higher iron content and suggested installing a blow-off, at the end of those streets, and operating it periodically, to release the iron buildup in the line. Mr. Vuknic would test the ends of the lines in Knighton Run and Lancaster Run. Discussion ensued regarding other areas that had staining, such as Portrush Run.

Mr. Vuknic received a complaint from a resident with an abnormally high water bill at the end of Pembroke Run. It was discovered that some of their zones were hooked to an open lot owned by the CDD. Mr. Adams requested that Mr. Vuknic utilize in-house Staff or a contractor, as soon as possible to separate the lines and credit the owner. In response to a statement from an audience member, Mr. Brady stated that the resident would pay for their usage and the CDD would pay for its usage.

Mr. Vuknic requested increasing the number of Equivalent Residential Connections (ERCs) allocated to the golf course to a sustainable amount. The current allocation of 547 ERCs was not sufficient, based on calculations. Utilizing Google Earth[®], Mr. Vuknic stated that the total golf course was 111 acres; based on a calculation, the golf course used 11 million gallons of water per month. Mr. Vuknic was concerned that the \$120,000 budgeted per year could exceed \$200,000 per year.

Mr. Adams recalled that, six years ago, Mr. Robson and a former employee, determined the gallonage needed for the golf course to be 8.3 million gallons, per month. The Water Use Permit recognized the 107 irrigatable acres, which, when computed through our irrigation requirements formula equates to 18.47 million gallons per month. There is a variance procedure that would allow the District to adjust the ERCs and the monthly allocation. The variance

request would be forwarded to the Board for consideration at the March meeting and it would be effective for the March 1 billing. Mr. Nixon stated that the golf course was current with its water bill.

Mr. Harland and Mr. Vuknic discussed current projects and Mr. Vuknic noted issues with the pump house. It was not critical but there were clear and present dangers. The cost to refurbish the pump house would be \$250,000, which could be financed. Mr. Adams recommended replacing the pad with aluminum and replacing the motor controllers with newer technology. Mr. Vuknic stated that the pumps were rotated on a cycle but the main breaker box had rust. Mr. Adams suggested piecemealing the work, starting with replacing the pad and the cabinet. The pumps could be upgraded during each future rotation. In response to Mr. Brady's question, Mr. Adams stated that the pump house refurbishment could commence in July, during the rainy season, so any multi-day down time would have minimal impact.

B. Golf Pro

Mr. Nixon stated that 132 players participated in the crossovers. Normally in June, July, August and September, the average for crossovers was nine players per day. Crossovers were a source of revenue.

Mr. Nixon presented a \$5 rate increase for the summer, from \$45/\$35/\$30 to \$50/40/\$35. The group rate would be \$35 and \$30 for the resident rate. Rates of \$40 and \$30 were advertised on Golf Now.

Mr. Nixon stated that IBS was recently purchased by EZ Links. According to an EZ Links representative, the golf course paid \$9,600 per year for computer services. Old equipment must be replaced, which would cost an additional \$10,000. For one trade time, per day, EZ Links would provide the equipment for a year, which included a 24-hour reservation service and online access to the tee sheet. The current reservation service with Golf Now did not have a reservation service. Mr. Nixon requested authorization, so this new system could be in place by May 1. There was Board consensus.

Mr. Nixon stated that Junior Golf had a good month. Programs were running Tuesday, Wednesday, Thursday and all day on Saturday. For the Andy Scott Learning Center, Junior Golf purchased a TrackMan, which had a 13' high tent to hit golf balls onto. It would be used on a temporary basis, until the Learning Center was built. Mr. Nixon anticipated 18 months to two years to build the Learning Center.

Mr. Sihnhold asked if a formal plan or presentation was made to the CDD, the timetable, if the Board was amenable to the Learning Center, if there would be additional parking, who owned the building, if it would be mortgaged and if the District would be liable if the deal failed. Mr. Nixon stated that an architectural plan was submitted. Junior Golf would pay for a portion of the building but there was no business plan, at this time. Mr. Scott was paying for a survey of the range and, once completed, it would go before the Village of Estero. Mr. Brady suggested having a defined plan. Mr. Harland suggested obtaining prices from engineers and architects, once the survey was completed. Mr. Sihnhold suggested a financing arrangement between the CDD and Mr. Scott. Mr. Frith stated that it was unknown whether the Village of Estero would allow the building, which Mr. Scott was paying for. Mr. Nixon stated that District Counsel would handle the financing issues and ensuring that the District was 100% covered from any liability, if the deal was unsuccessful. Mr. Brady directed residents to the financials and minutes on the CDD website. Mr. Nixon stated that Mr. Scott would pay the golf course \$2,000 per month for the Learning Center. Mr. Adams felt that this discussion was premature, as no funds were spent and the Learning Center was in the preliminary planning stages.

Mr. Fergus Groundwater, a resident, requested communication to residents about the Learning Center. Mr. Harland stated that Staff would write an article for the newsletter. Mr. Groundwater felt that Mr. Scott was not helping the golf course and suggested that Staff evaluate how much revenue the Learning Center would generate, as it affected residents' taxes. Mr. Nixon stated that the contract negotiated with Mr. Scott was from three years ago and was up for renegotiation.

FIFTH ORDER OF BUSINESS

Approval of Minutes

A. November 15, 2016 Regular Meeting

Mr. Harland presented the November 15, 2016 Regular Meeting Minutes and asked for any additions, deletions, or corrections.

On MOTION by Ms. Huff and seconded by Mr. Blakeley, with all in favor, the November 15, 2016 Regular Meeting Minutes, as presented, were approved.

B. January 16, 2017 Workshop

Mr. Harland presented the January 16, 2017 Workshop Minutes and asked for any additions, deletions, or corrections.

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, the January 16, 2017 Workshop Minutes, as presented, were approved.

C. January 24, 2017 Regular Meeting

Mr. Harland presented the January 24, 2017 Regular Meeting Minutes and asked for any additions, deletions, or corrections. The following changes were made:

Line 23 and throughout: Change “Evans” to “Ross”

Line 146: Insert “additional” after “two”

Lines 191, 192 and 200: Change “Evans” to “Sebby”

Line 204 and 206: Change “December” to “January”

Lines 280 through 285: Moved to after Line 277

On MOTION by Mr. Blakeley and seconded by Mr. Frith, with all in favor, the January 24, 2017 Regular Meeting Minutes, as amended, were approved.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of January 31, 2017

Mr. Harland presented the Unaudited Financial Statements as of January 31, 2017. On Page 2, assessment revenue collections were at 92%.

Mr. Harland asked if the “Unrestricted” funds, on Page 7, could be used for the pump house repairs. Mr. Adams stated that “Unrestricted” included depreciation, pump house, residential irrigation meters, transmission lines and wells. The District was in a good cash position. Several capital improvement items could be accelerated.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

District Counsel's report followed the First Order of Business.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. High Irrigation User's Report

The report was provided for informational purposes.

Discussion ensued regarding the number of residences on the report, advising residents to ensure that their meters were running properly and including information from the County and the South Florida Water Management District (SFWMD) about sensors and watering schedules, in an e-blast. A suggestion was made to replace irrigation heads.

ii. Irrigation Disconnect List

The report was provided for informational purposes.

iii. NEXT MEETING DATE: March 28, 2017 at 9:00 A.M.

The next meeting will be held on March 28, 2017 at 9:00 a.m., at this location.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There being no Supervisors' requests, the next item followed.

NINTH ORDER OF BUSINESS

Public Comments: *Non-Agenda Items*


There being no public comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Huff and seconded by Mr. Blakeley, with all in favor, the meeting adjourned at approximately 8:15 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair