

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on Tuesday, March 27, 2018 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum were:

Ed Harland	Chair
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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:06 a.m. Supervisors Brady, Harland, Frith, and Huff were present, in person. Supervisor Blakeley was not present.

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion/Update: Hurricane Irma Recovery

Mr. Adams reported the following:

- FEMA and CRC Claims: The Federal Emergency Management Agency (FEMA) and Consolidated Resource Center (CRC) requests for additional information were satisfied and reimbursements were expected to be processed soon.
- Insurance Claim: The insurance claims, for repairs to the chain-link fence, were submitted; the Insurance Adjuster was confident the CDD would be reimbursed those costs. Mr.

Vuknic stated the fence repairs would be finished tomorrow and he would conduct a final inspection before paying the vendor. Mr. Adams asked to be emailed, once the inspection is completed. The total cost for the repairs was slightly under \$30,000.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: Maintenance of Tract G-19 Golf Course

Mr. Brady presented an email from Ms. Diane Comeau, a resident, who resides at 21465 Knighton Run. Ms. Comeau requested that Tract G-19 Golf Course, which is not part of the preserve, be maintained similar to the Golf Course. Mr. Adams noted that Ms. Comeau previously made similar requests. She may be requesting this now because the CDD may have performed maintenance in the preserve and trimmed palmettos that they should not have trimmed. The Conservation Area is located behind her residence and, under the Conservation Easement; the CDD is not allowed to perform maintenance in that area. Ms. Comeau was previously advised that she could locate the low spots, using her survey, and fill within her property. Discussion ensued regarding whether her request was related to the berm and the District’s inability to perform the requested work in the Conservation Area.

Mr. Vuknic stated that he received a text and photograph from Mr. Bobby Conway and his Second Assistant, John, who were playing golf and observed a man in the Conservation Area trimming trees and leaving a pile of palm fronds; Mr. Peter Austin, Knighton Villas I HOA Treasurer, was notified and stated he would take care of the issue. Discussion ensued regarding similar occurrences, notifying HOA members of these issues and informing residents that the State prohibits them from being in the preserve area and cutting or trimming trees. Mr. Adams stated those residents need to be informed that what they did is illegal and could result in the CDD being in non-compliance with its permit. If, the State identifies these instances, they will require the CDD to restore the area and could require the District to begin an annual monitoring program, for a specified number of years, to ensure the success of the restoration; if that occurs, those costs, which are significant, would be passed on to that resident. The cost could be \$2,000 to \$3,000 per year for possibly five years, in addition to the vegetative restoration costs. Mr. Adams will send a letter to the HOA, in response to Ms. Comeau’s request, which includes a map of the preserve area, the CDD’s permit with sections highlighted, indicating that activities in the preserve area are prohibited and that only the CDD is responsible for removing exotic and

invasive plants. Mr. Brady will respond to Ms. Comeau’s letter informing her that the CDD was sending a formal response to the HOA.

FIFTH ORDER OF BUSINESS

Discussion: Playhouse Encroachment on Golf Course: 20609 Brixham Run Loop

Mr. Frith received an illegible copy of the survey of the plot, from Estero’s Building and Permitting, which he distributed. Discussion ensued regarding the survey, the structure location, and the structure being considered permanent because a post is buried that goes beyond the survey line. He requested tabling this item until he is able to visit the Estero Zoning and Permitting to review and print legible documents.

Mr. Adams would forward the information he received from Mr. McCarthy, of Estero Zoning and Permitting, which indicates no permits were issued for that structure. If the structure has buried posts, it becomes a structure that requires a permit. Discussion ensued regarding the easements, whether there was a setback, researching the Land Development Code (LDC) and Ordinances and notifying and advising the HOA to enforce their Covenants. Mr. Frith stated the picture that Mr. Jones submitted of the structure he intended to build did not match what was installed. Discussion ensued regarding whether the HOA approved the structure, whether it is legal, children playing and running onto CDD property, trespassing issues, setting precedence if the CDD allows the permanent structure to remain and including this information in the newsletter. This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

Continued Discussion: Stoneybrook Preserve Turnover

Mr. Brady attended a meeting with Commissioner Cecil Pendergrass and was told that the County was interested in acquiring the land. Mr. Adams and Mr. Clemens, Director of Lands in Lee County, had multiple discussions and Mr. Adams is waiting for Mr. Clemens to notify him about Commissioner Pendergrass’ final directive. Mr. Adams previously explained to the County that the 250-acre Preserve was under a Conservation Easement, so the County would be taking on maintenance responsibilities under that Conservation Easement, unlike the Edison Farms site, which does not have that intensive of a management program. Mr. Vuknic stated that he is studying for a natural area license and if the existing \$25,000 per year maintenance contract with the HOA is terminated, the District would be responsible for maintaining the entire 250

acres, which would be a lot of land to maintain. In response to the question of whether the County must maintain the area to the same level as the CDD, meaning the County is not required to remove exotics and invasives, Mr. Adams stated that the County would be required to do so, if the property falls under the Conservation Easement. Regarding the possibility that the County might develop the property, Mr. Adams stated that the CDD would have the ability to place a provision in the transfer document denying the County the ability to develop the property. Mr. Brady asked if it would be possible to ease the requirements for removing exotics in the Conservation Area. Mr. Adams stated that the requirements for maintaining the Conservation Area were standard, throughout the State. Regarding maintaining the area, Mr. Adams stated that most must be done by foot, which is why it is always best to outsource those services to experienced vendors who are licensed, insured and familiar with the program.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Potential Turnover of Road Leading to Pinewoods Elementary

Mr. Adams stated that, while waiting to hear from the Assistant Superintendent of Transportation, he would have a contractor inspect the road and obtain a quote to restore it to a suitable condition. Mr. Brady spoke to Commissioner Pendergrass regarding this issue and he agreed that the School Board should be responsible and that what the CDD was proposing made sense; however, before agreeing to take over the road, it must be brought up to certain specifications.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2018

This item was presented following the Tenth Order of Business.

NINTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

➤ Vehicle Accident Insurance Claims: Mr. Adams received an insurance check for approximately \$2,500 from Allstate, and was waiting for the underwriter to sign off before he received a check from Geico; however, because the driver had a \$10,000 limit, the remaining offset reimbursement will come from the CDD’s insurance carrier.

- Collier Concrete: Mr. Vuknic was meeting with Collier Concrete on Thursday to discuss the scope of work and confirm whether the project could be completed within the four-day span., Hole #8 must be done and completed while the course is closed, as it is the only area where traffic could not be rerouted. The work areas are at Holes #1, #2 and #6, #8 and #9 require sod. The contractor’s workload is backlogged six months but Collier Concrete confirmed the figure quoted would be honored and the only increase would be \$500 to \$1,500 extra for the concrete. The original quote was \$32,221 and the increase should bring it to \$35,000.
- Wesco Turf: Mr. Vuknic stated his staff used the Toro Stand-on Sprayer Spreader demo and liked it. He discussed the benefits of the equipment; the cost would be offset from the maintenance, fertilizer, irrigation parts, uniform and manpower budgets.

On MOTION by Mr. Frith and seconded by Ms. Huff, with all in favor, the Wesco Turf, Inc., 36-month Toro Stand-On Sprayer Spreader lease, was approved.

- Flowers would be installed to fill gaps. Fallen trees in the common ground will be replaced with St. Augustine grass, within the next three weeks.
- Offices: The process is moving slower than expected. Windows were being installed today and several painting-related and other minor items remained. The flooring was completed and Mr. Vuknic was very happy with the results and would request installation of a plastic water barrier. The contractor, Services 321, was paid for demo services only and would receive final payment, once the project is completed.

B. Golf Pro

Mr. Nixon provided the follow report:

- The Season was fairly successful and within the budget margins.
- The changes made resulted in crossovers going well and were more efficient.
- Complaints about the bunkers were received; however, it will take a couple of years to return them to a proper level.
- Cart Barn Door: The rusted door and frame need to be replaced, alarms are going off during random hours due to the raccoons eating through and also eating items from the snack cart. He was negotiating with the Sherriff’s Department regarding the \$2,500 in false alarm

charges. A \$1,203 estimate was received from Rice Doors to replace the door and frame and, since this is not a budgeted item, the costs will be billed to the Building Maintenance budget.

➤ Pro Shop Floors: The flooring company that did Mr. Vuknic’s office did an excellent job and, at the next budget meeting, Mr. Nixon would like to discuss redoing the Pro Shop floors, in September or October. Discussion ensued regarding moving the counter and the cost to reconnect the computers, route electrical, repaint the Pro Shop and revamp the area for the 20th Anniversary. Quotes would be obtained from the flooring and computer vendors.

➤ Junior Golf: To date, 84 boys, between the ages of 16 to 18, were enrolled in the Florida State Golf Association event scheduled for Saturday afternoon and Sunday morning. A lot of neighborhood children participated in the Spring Camp, which went well.

TENTH ORDER OF BUSINESS

Approval of February 27, 2018 Regular Meeting Minutes

Mr. Adams presented the February 27, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 204: Change “gardenias” to “gaillardia”
- Line 208: Delete “the”
- Line: 271: Change “Blakeley” to “Vuknic”

On MOTION by Mr. Frith and seconded by Mr. Brady, with all in favor, the February 27, 2018 Regular Meeting Minutes, as amended, were approved.

*****Mr. Brady left the meeting.*****

▪ **Acceptance of Unaudited Financial Statements as of February 28, 2018**

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

Mr. Harland presented the Unaudited Financial Statements as of February 28, 2018. Assessment revenue collections were at 94%.

ELEVENTH 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.*

There being no report, the next item followed.

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

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: April 24, 2018 at 9:00 A.M.

The next meeting will be held on April 24, 2018 at 9:00 a.m., at this location.

Mr. Adams recalled that, at the last meeting, Mr. Gene Michael, a resident, asked the CDD to assess the erosion behind his residence, at 21520 Windham Run. Mr. Adams presented photographs which indicate that the lake tract is eroding but not Mr. Michael’s property and suggested the CDD continue to monitor the area annually. He was concerned with Area A, located around the base of the cypress tree, but the remainder of the bank was in good condition and was not a compliance issue. Mr. Adams felt that there was nothing for the District to do at this time; it could be monitored. Discussion ensued regarding photographs presented by Mr. Adams, erosion control options and unsightly appearance, when lake levels are low, etc. It was suggested that residents could install a gutter on the side of their home to help with erosion.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Harland received an unsolicited package from Troon Golf Management Services. This item would be discussed, at the next meeting. He asked Mr. Nixon to compare Golf Now and Tee Time, at the end of March.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Huff and seconded by Mr. Harland, with all in favor, the meeting adjourned at 10:29 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair