

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on April 23, 2024 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
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Sharon Fenstermaker	Resident
Mike Ahner	Resident
John Deterbeck	Resident/HOA Board Member

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.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Sharon Fenstermaker noted that the CDD is starting a new landscaping project for the golf course and asked when a project would start on Lancaster Run. Ms. Huff stated that, although the CDD is working on a few landscaping projects and soliciting bids, a firm start date cannot be given at this time. Ms. Fenstermaker asked for the name of the company that Mr. Adams works for. Ms. Huff stated Wrathell, Hunt and Associates, LLC, in Boca Raton Florida. Mr. Adams stated the information is on the CDD's website.

Resident Mike Ahner asked when the destroyed chain link fence on the south bend will be repaired. Ms. Huff stated estimates from fence companies are being obtained; there are some issues with permitting.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- New flowers will be installed next Saturday.
- Staff is working diligently on resolving a few clogged irrigation issues.
- The box near the pumphouse is not a Florida Power & Light (FPL) box; it is a main splice or electrical wire for a main cable. FPL has been slow to respond but the contractor is working on it.
- Staffing: The two most recent hires resigned yesterday. The common grounds crew is short one person. Mr. Vuknic is working on filling those positions.
- Pressure-washing and painting the Clubhouse will be scheduled for after the rainy season. Mr. Adams recommends using Florida Painters, as they do both.
- Regarding the Duffy's landscaping and re-design, Staff reviewed everything that needs to be done and will meet with the contractor when he is available. Mr. Vuknic will present cost estimates for the redesign at the next meeting.

Discussion ensued regarding re-installing the walkways, the roots, tree removal and replacement and curbing growth.

- **Consideration: Dorman Landscape Inc. (Dorman) Estimate #91-1**

This item was an addition to the agenda.

Mr. Vuknic stated he submitted a prior complaint to the Village of Estero as the Village did not want to approve what the CDD had because the Village said it was a right-of-way (ROW) berm; the Village wants more shade trees. If the Dorman proposal is approved today, Mr. Adams will send it to the Trustee and then the CDD must send a letter to the Village of Estero with the plans. If all goes well, the project will commence in June 2024. Mr. Adams will draft and send the letters.

<p>On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, Dorman Landscape Inc. Estimate #91-1, in the amount of \$142,708, was approved.</p>

Mr. Vuknic asked for permission to order a grappler for a new loader for landscaping purposes and stated it would reduce labor.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the purchase of a grappler, in the amount of \$6,200, was approved.

- The CDD needs a stump grinder to remove the stumps between Holes #11 and #12; the cost is \$5,000 to \$9,000. Proposals will be obtained and presented at the next meeting.
- The roads are scheduled to be paved; the closure dates will be sent to Leslie. The work will commence on May 28, 2024.
- Mr. Nixon hopes to open the back nine on Saturday, June 1, 2024 and the entire course, two weeks later, around June 17, 2024.

Discussion ensued regarding the bridges, possible damage to the area, the paving equipment and shifting the cart path on #13.

B. Golf Pro

Mr. Nixon reported the following:

- April has been a profitable month compared to March. There was a noticeable influx of local golfers once the rates were reduced. The driving range has been busy.
- Staffing: The golf course is fully-staffed. Unfortunately, Tyler Leon is leaving at the end of June. The position was posted on Indeed.com and several applications were received. The goal is for the new hire to work with Ms. Leon to take over her responsibilities.
- A company was contracted to remove golf balls from the pond on #13. A cyclone method was used that resulted in the pond becoming very muddy. The muddiness will dissipate with rainfall. Mr. Nixon recommended using a diving method for pond #13 going forward and for ball removal in July. He apologized to Mr. Vuknic and area residents.
- The restrooms near Holes #14 and #15 need to be upgraded with electricity, an ice and water machine and hurricane shutters to protect from vandalism, similar to the restrooms near Holes #5 and #6 but there are no available budget funds to proceed with the project in Fiscal Year 2024. Mr. Nixon asked if the project should wait until the beginning of Fiscal Year 2025 or if it should commence over the summer and go overbudget.

Discussion ensued regarding the renovation costs, disruption to golf play and having the work done while the golf course is closed for the paving/roadwork.

Ms. Huff voiced her support for the restroom upgrades. She asked Mr. Nixon to obtain estimates, check delivery dates, itemize everything, research motion lighting for the restrooms and report his findings at the next meeting for the Board’s consideration.

➤ The re-grassing process commenced for Phase 1. Mr. Mike Armando will visit when the golf course is closed on Mondays in May to inspect the greens, check the overall square footage. The Board and Staff can discuss any and all changes that must be made at the June meeting.

- **Continued Discussion: Re-Grassing the Golf Course**

The Board and Staff discussed the vision for the re-grassing project, the GPS, annual tree trimming on the golf course and common grounds, the Washingtonians, the self-pruning palm trees, the hardwoods and the budget.

Resident and HOA President John Deterbeck stated a contractor will redo the electrical part of the monument on the Stoneybrook sign. He would greatly appreciate it if the CDD has the trees near the monument pruned, including some vegetation behind the sign; all the lights are being redone. Asked when the project will commence, Mr. Deterbeck stated soon. Ms. Huff suggested delaying tree trimming to October.

Ms. Huff stated that she and Mr. Nixon met with Joe Webb, Eric and Chris about the concession stand. Duffy’s is very close to coordinating with the CDD to take over the concessions; however, one of the items that was discussed was to do this on a five-year trial period. So, there might be a point where they take that over, which will be good.

Mr. Nixon stated, when the golf course closes, if the Board is amenable, he would like to allow patrons to play nine holes twice for a few weeks. Ms. Huff stated that is fine.

Mr. Brady suggested using the \$16,000 that would have been used for tree trimming to complete the restrooms. Ms. Huff concurred.

Mr. Nixon thanked his staff for a productive season.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Authorizing the Issuance of its Subordinate Golf Course Revenue Note, Series 2024, in the Principal Amount Not to Exceed \$550,000 to Provide Funds for Capital Improvements to the District’s Golf Course; Providing that such Note shall be Payable from the Net Revenues of the

District’s Golf Course, as Provided Herein; Awarding the Note to Synovus Bank by Negotiated Sale; Authorizing the District to Enter into a Loan Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer’s Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date

Mr. Adams presented Resolution 2024-03, also known as the Authorizing Resolution, including the Loan Agreement and other documents that are a part of the approval. The loan interest rate is 4.49%, the first principal payment is due in May 2025 and there is no prepayment penalty. Asked about the yearly payment amounts, Mr. Adams stated he will forward the amortization schedule to the Board.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, Resolution 2024-03, Authorizing the Issuance of its Subordinate Golf Course Revenue Note, Series 2024, in the Principal Amount Not to Exceed \$550,000 to Provide Funds for Capital Improvements to the District’s Golf Course; Providing that such Note shall be Payable from the Net Revenues of the District’s Golf Course, as Provided Herein; Awarding the Note to Synovus Bank by Negotiated Sale; Authorizing the District to Enter into a Loan Agreement with Synovus Bank; Providing for the Rights, Security and Remedies for the Owner of Such Note; Providing for the Creation of Certain Funds; Making Certain Covenants and Agreements in Connection Therewith; Declaring the Issuer’s Official Intent to Pay for the Project or a Portion Thereof Prior to the Issuance of the Note and to Issue the Note and to Use a Portion of the Proceeds Thereof to Reimburse Expenditures Paid or Incurred Prior to the Date of Issuance Thereof; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Gutter Repairs/Road Resurfacing and Sidewalk Repair Project

Mr. Zordan reported the following:

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- A representative from Collier Paving advised that the concrete repairs were completed last week, the sodding will begin tomorrow and the asphalt on the pavement repairs will be done on Friday.
- The one outstanding issue is the FPL/Comcast box; it has been difficult to get answers from FPL.
- A contractor will address the 1’ ledge in certain areas. The vertical edge will be shaved down.
- A final inspection of the paving will be in one or two weeks.
- The contractor is willing to keep the contract open on the pricing for the gutter repairs and drainage issues.

SIXTH ORDER OF BUSINESS

Update: Heritage Golf Group

Ms. Huff stated that she conferred with Jody, of Heritage Golf Group (HGG), and he would like to make a formal presentation to the Board. They discussed a potential increase in home values if the CDD enters into an agreement with HGG, how golf course revenues would be handled, vendors, Duffy’s and the CDD’s current loans and bonds. After the conversation, Ms. Huff concluded that he was evasive on a few questions that were posed and it is not in the best interest of the community to partner with HGG but HGG is welcome to attend a meeting to make a presentation.

Discussion ensued regarding when HGG can be included on the agenda, the CDD’s bond debt, staffing, leagues and feasibility.

SEVENTH ORDER OF BUSINESS

Consideration of HOA - CDD O&M Agreement Proposal

Referencing a handout, Mr. Brady presented the HOA - O&M Agreement Proposal that he previously received. Mr. Deterbeck stated the basis of this is that there is a 1999 agreement that is not being adhered to and he wants the HOA to handle the Safety items and the aesthetics and for the CDD to handle items related to the structure of the community, such as piping and other items on the golf course.

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Discussion ensued regarding each entity’s maintenance responsibilities, the HOA budget, the HOA Covenant, the 1999 contract, streetlights, conservation areas and reserve funds.

Mr. Brady voiced his opinion that the bottom line is that the CDD would be taking over the stormwater piping, vegetation control and fencing, which makes sense to him. Ms. Huff stated she wants to see the amounts of the new line items, as it will affect the assessments. Mr. Adams will include the existing HOA Agreement as a discussion item on the May agenda.

EIGHTH ORDER OF BUSINESS

Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]

Mr. Pires reported the following:

- Recently, there has been a flurry of activity regarding the zoning; the Developer forwarded several documents and revisions and resolved the issues that Mr. Pires had.
- Although the Developer would like everything to be approved today, he thinks it is inappropriate, as the revised plat was received just last night. Additional time is needed to review all the changes that were made to the document.

Mr. Pires presented hard copies of his markup to the revisions for the Board’s consideration. He will invite the Developer to the next meeting to discuss a few open items. He suggested placing this item on the next agenda for final review and approval.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

Ms. Huff presented the Unaudited Financial Statements as of March 31, 2024.

Discussion ensued regarding cash on hand, golf course payroll, repairs and maintenance, an interest payment of \$85,820, the irrigation fund, golf course revenue, supplies and eliminating phone lines.

On MOTION by Mr. Dalton and seconded by Mr. Simonsen, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

Ms. Huff presented the March 26, 2024 Regular Meeting Minutes.

Ms. Huff asked about the land bridge project on #13, the bunker and sloping the sand. She asked Mr. Vuknic to work on the land bridge while the golf course is closed.

The following changes were made:

Line 49: Change “edging” to “hedges”

Line 117: Change “Langone” to “Langholme”

Line 267: Change “DeBosse” to “DeBoest” and “Devise” to “Pavese”

Line 215: Insert “and conservation area” after “drainage easements”

<p>On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the March 26, 2024 Regular Meeting Minutes, as amended, were approved.</p>
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ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires stated he, Mr. Adams and the Chair had a productive Zoom meeting with the Master Association Board Members. The HOA will send a proposal to the CDD regarding how the two entities should handle the paved areas in Pinecrest.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan reported the following:

➤ What to do about the ponding at the intersection of Duffy’s and south of the gatehouse and the cart path was researched. A proposal of how to resolve the two drainage issues is being prepared.

➤ A survey is needed of the existing drainage system in Duffy’s parking lot. The area will have to be excavated and the drains must be re-lined to drain into the pond. There is concern about utility conflicts. It is believed that there is a clear lane to run a pipe and re-align the driveway.

➤ A survey is needed for the ponding south of the gatehouse and the cart path, as well.

Asked if the tree needs to be cut down, Mr. Zordan stated he will defer to the Board. Ms. Huff stated the tree can be cut down and replaced with another that will not affect the pipe.

➤ A third drainage condition is 40’ of valley gutter on Valhaven Way that was recently inspected. Staff would like to survey this item before making a recommendation.

The Board’s consensus was that all three drainage items need to be resolved.

Mr. Zordan stated the transportation team photographed cracks in the valley gutters in 126 locations and set up the 126 locations by address. Options were discussed with the contractor. Mr. Zordan recommended that the CDD repair and replace a minimum of 400’ sections of the valley gutters.

Discussion ensued regarding the gutter repairs, erosion, cracked sidewalks, paving damaged by contractors and driveway discoloration.

Ms. Huff voiced her opinion that, unless it is structural or a safety hazard, the gutter repairs can be addressed in the future. She asked Mr. Zordan to identify the mystery box.

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

I. Irrigation Reports

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

These items were included for informational purposes.

II. NEXT MEETING DATE: May 28, 2024 at 6:00 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]

- QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Dalton reported the following:

- 21.5% of the golf course calls are headed to the call center to take bookings; most bookings are done via the Pro Shop.
- When the CDD is ready to do digital reading meters, billing and payments, he can recommend a contractor.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the meeting adjourned at 11:28 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair