

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on Tuesday, April 24, 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
John Blakeley	Vice Chair
Lewis Frith	Assistant Secretary
Eileen Huff	Assistant Secretary
Chris Brady	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox	District Counsel
Tony Grau (<i>via telephone</i>)	Grau & Associates
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Richard Bongiorno	Resident and HOA Treasurer
Bill Reynolds	Resident and HOA President
Tom Fisher	Resident
Mike Hoornart	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Harland, Blakeley, Frith, and Huff were present, in person. Supervisor Brady was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

Mr. Richard Bongiorno, a resident and HOA Treasurer, stated his goal was to have good communication between the HOA and CDD Boards. He asked for an update to a prior request for installation of a fountain in the lake, on Hole #14, and if there was any interest in sharing the cost for a feasibility study. Discussion ensued regarding multiple residents making the same requests, factoring costs into a five-year plan for other requests, costs associated with increasing the voltage from 110 to 220 volts for the fountain, whether this was an HOA or CDD matter and

the Golf Course repairing the bunkers, cart paths etc., and not being able to fund anymore projects. In response to whether the CDD's portion of the costs would come from the General Fund, Mr. Adams stated that, since the lakes are an HOA responsibility, the CDD did not budget for the lakes; therefore, if a fountain was installed for beautification of the Golf Course, those funds would come from the Golf Course Funds. Mr. Bongiorno stated he would advise the HOA Board of the CDD's position and review CAM costs for the fountains at the entrance.

*****Mr. Brady arrived at the meeting at approximately 9:03 a.m.*****

Mr. Bill Reynolds, a resident and HOA President, stated the HOA was obtaining quotes for Christmas decorations and the purchase and installation of colored light bulbs for the entrance. Blue bulbs would also be purchased for use during the July 4th Holiday.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2017, Prepared by Grau and Associates

Mr. Grau presented the Audited Financial Report for Fiscal Year Ended September 30, 2017 and described the information that could be found on each page. There were no compliance issues or findings; this was considered a clean audit.

Mr. Harland asked if a major item caused expenditures to exceed revenues by \$77,282. Mr. Grau stated the overage was considered a minor finding; the budget should be amended, prior to the subsequent year end, to avoid any findings and to be in compliance. Discussion ensued regarding some overages being hurricane-related, changing the narrative of the audit to say maintenance operation expenses were higher than anticipated and indicating the total amount of hurricane-related expenses. Mr. Adams affirmed that the hurricane-related line item expenses bridged the Fiscal Year 2017 and 2018 budgets. The fund balance would be increased to create a future catastrophe or recovery line item in the proposed Fiscal Year 2019 budget.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-02, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017

Mr. Harland presented Resolution 2018-02.

On MOTION by Mr. Blakeley and seconded by Ms. Huff, with all in favor, Resolution 2018-02, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017, was adopted.

FIFTH ORDER OF BUSINESS

Discussion/Update: Hurricane Irma Recovery

Mr. Adams reported the following:

- FEMA Claims: Federal Emergency Management Agency (FEMA) has not made any additional requests for information. Other CDDs recently received funds; and it was believed that the CDD’s claims were in the queue and waiting to be addressed.
- Insurance Claim - Fence: A response was pending regarding the insurance claim.
- Insurance Claim - Vehicle and Golf Cart: Settlement with Geico was finalized on April 2 for approximately \$13,000; the check would be delivered to Mr. Nixon’s office.

Mr. Adams stated the check should be sent to Management in the District’s invoice package; the funds would be applied to the CDD’s General Fund, as miscellaneous income.

SIXTH ORDER OF BUSINESS

Continued Discussion: Stoneybrook Preserve Turnover

Mr. Adams stated that, three weeks ago, Mr. Clemens advised that he was meeting with Commissioner Pendergrass and the County Manager to address this matter. Mr. Clemens would notify Mr. Adams, if his original response to not acquire the land had changed.

SEVENTH ORDER OF BUSINESS

Discussion: Cost to Repair Pinewoods School Entry Road to Condition for Potential Turnover to School District

Mr. Adams stated that the quote to restore the road to proper condition was \$65,972.28. He will continue communicating with Dr. William Law and the Superintendent regarding whether the School District was willing and receptive to accepting the road, once restored. Mr. Mike Hoornart, a resident, asked if the CDD was giving the road to the School Board or if the CDD was sharing the maintenance cost. Mr. Adams stated the road would be given to the School. Mr. Hoornart asked why the CDD was giving away property. It was explained that, if the School accepted responsibility for the road, it would relieve the CDD of \$60,000 to \$70,000

to redo the road every 10 to 20 years; there was no loss in turning the road over to the School Board, as residents would still use the road but incur no costs associated with maintaining it. Mr. Bongiorno stated he heard, in prior discussions, that the School Board was looking for a second means of access and egress from Corkscrew to the School instead of using Stoneybrook Drive. He preferred the CDD keep the road if it spends money repairing it, and let the County find another option. Mr. Brady stated that the School Board and the County directed the CDD to obtain quotes to bring the road up to certain specifications, before commencing any discussions about either taking over the road or sharing the maintenance costs. Discussion ensued regarding the possibility of widening the road while returning it to proper conditions, whether it could be widened since the CDD does not own the land on the east side, abutting the preserve area.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2018

➤ Mr. Harland presented the Unaudited Financial Statements as of March 31, 2018. Assessment revenue collections were at 96%. Mr. Vuknic stated a charge was applied to the “Parts and maintenance” line item, under “Landscape Maintenance, in error; he was working with Management to correct it.

NINTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided the follow report:

- Purchase of Toro Stand-on Sprayer Spreader: Wesco Turf paperwork was pending.
 - Flower Installation: Flowers were installed to fill in gaps, which will increase water use. All of the trims will be filled within the next few weeks.
 - Water Restrictions: Lee County has yet to issue water restrictions for wells.
 - Water Meters: Repair costs for the broken water meters would come from the Irrigation Fund and not the Golf Course fund.
 - Offices: The move into the new offices was completed and everything looked good. He and Dave were working on relocating some wiring that is hooked up to a set of security cameras.
- Discussion of the Unaudited Financial Statement resumed.

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, the Unaudited Financial Statements as of March 31, 2108, were approved.

➤ Bunkers: Golf Course Irrigation and Drainage (GCID) provided a \$44,299 estimate to redo the bunkers on Holes #18, #1 and #9, with an additional \$3,000 for sand. Quotes from other vendors were pending. The project is expected to begin late July or early August.

In response to whether the project should begin in October, Mr. Vuknic stated that it depended mostly on the schedule of the contractor, the budget parameters; if it started later, the concerns were about it being done during hurricane season. Discussion ensued regarding the CDD not budgeting for this project and whether to install a liner. Mr. Vuknic stated that the benefit of installing a liner is that it helps drain water from the sand but it is a costly process.

Ms. Huff asked if the golf course would continue collecting the \$2 recovery fee next year. Mr. Nixon replied affirmatively.

Mr. Hoornart asked if the CDD would consider changing some of the fairway bunkers to waste areas. Mr. Vuknic stated discussions previously occurred regarding doing both, in certain areas. Discussion ensued regarding whether to fill in the bunkers with grass and if it would reduce the number of maintenance projects and costs associated with maintaining the bunkers, where sand would be stored and the type of sand being bought and associated cost.

Mr. Vuknic stated he was notified that the rain mats in the rough areas need to be replaced. The mats could not be flipped so he ordered two mats for about \$700 a piece.

Discussion ensued regarding colored lights for the Christmas tree and other holidays.

On MOTION by Ms. Huff and seconded by Mr. Blakeley, with all in favor, authorizing Mr. Vuknic to purchase colored light bulbs for lighting the median during the holidays, in a not-to-exceed amount of \$700, was approved.

B. Golf Pro

Mr. Nixon provided the follow report:

- Golf Course Closure: Closed one full day due to rain and one-half day to push the fertilization preemergent; the numbers were still within budget for the month.
- Junior Golf: The Florida State Golf Association event was being held Saturday afternoon and Sunday morning. Boys between the ages of 16 to 18 were enrolled.

- Golf Now: The Golf Now Partner Rounds and Revenue Report for January 1, 2018 through April 21, 2018 was distributed. Tee time revenues were \$37,144.26 and course revenues were \$578,716.00, for a total of \$615,860.26, yielding a good return on the investment. Golf Now was a good partner; the District should delay switching operating systems for another year.
- Pro Shop Floors: Wilderness Furniture & Floors provided an \$8,312.50 estimate to redo the Pro Shop floors. The floors and relocating the counter should be done simultaneously. An estimate to purchase a counter display case will be obtained.

TENTH ORDER OF BUSINESS

Approval of March 27, 2018 Regular Meeting Minutes

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

- Line 161: Change “Austin” to “Knighton”
- Line 161: Insert “Villas I” before “HOA”
- Line: 160: Change “trees” to “grass”
- Line: 145: Insert “and” before “completed”

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

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.*

- Lake Bank Erosion: Mr. Brady asked if Johnson Engineering reviewed the lake. Mr. Adams stated that, prior to this request, Johnson Engineering determined the lake did not need any lake bank erosion repairs. Mr. Brady stated that he toured the area and at least 10’ of land gone and underwater. Mr. Adams stated that the aerial photos do not support that. Mr. Brady felt that the issue might not be related to a lake bank grade but was a lake issue related to either expanding or the ground falling. Mr. Adams stated the washout is coming from the lot line and is not a lake bank erosion issue. If the CDD is losing land, Mr. Adams recommended surveying

property lines to determine how much was lost into the lake, which is possibly 3’ to 4’ and not 15’, as suggested. Discussion ensued regarding whether the land was lost due to rain water runoff on the side of the house and whether the CDD or individual homeowner is responsible for obtaining a survey of their property. In lieu of a survey, Mr. Adams will have the District Engineer tour the area and determine the amount of loss by referencing the current location of the Cypress trees, if any changes from the original location occurred and prepare a report.

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. 1671 Registered Voters in District as of April 15, 2018

There were 1671 registered voters residing within the boundaries of the District as of April 15, 2018.

iv. NEXT MEETING DATE: May 22, 2018 at 6:00 P.M.

The next meeting will be held on May 22, 2018 at 6:00 p.m., at this location.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

- Golf Course Activity: Ms. Huff will send another e-blast to residents stating that no fishing or other activities, other than golfing, should occur on the golf course. This should also be mentioned at the next HOA meeting. Mr. Brady will provide the map highlighting the fishing areas to Ms. Huff to include in an article.
- Playhouse Encroachment: Mr. Adams will confer with Mr. Cox regarding the playhouse on private property, since it is also being used as a shed and lumber is being stored underneath it.
- Maintenance of Tract G-19: Mr. Adams would forward the letter sent to Ms. Comeau regarding responsibility for maintaining the preserve area behind her home and her response.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, the meeting adjourned at 10:40 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair