

**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 25, 2017 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
Chris Brady	Assistant Secretary
Lewis Frith	Assistant Secretary
Eileen Huff	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
J.T. Thomas	Pelican Lawn and Landscaping
Nick Forest	Textron
Joe Mika	Resident
Lloyd Sebby	Resident
Marie Ballard	Resident
Tom Fisher	Resident
Valentine Antal	Resident
Gary Israel	Resident
Martha Rosenberg	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m., and noted, for the record, that all Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: *Agenda Items*

Mr. Lloyd Sebby, a resident, reported on the Stoneybrook Master Association meeting. A resident sent a letter requesting mirrors across the street from Stratham Loop because of a line-

of-sight issue when turning onto Stoneybrook Golf Drive. Mr. Harland stated that mirrors were installed at almost every other intersection. Mr. Vuknic would assess the area. Mr. Sebby reported issues to Miromar Development regarding ficus trees in the area where the wall blew over and another area, by Hole #7, that was deteriorating. Mr. Vuknic would inspect the trees. Mr. Sebby stated that the roots in the back of Berwhich Run were very bad, making driving difficult. Complaints were received about trees that were cut because residents were not notified, ahead of time. Mr. Gary Israel, a resident, voiced a complaint about Pelican Lawn and Landscaping (Pelican) not removing debris. Mr. Sebby advised Mr. Israel to attend the CDD meeting and speak to the Board but Mr. Sebby was not currently present. Someone inquired about the effluent pipe by the pumphouse, which needed to be painted, and Mr. Sebby asked who was responsible for maintenance. Mr. Adams advised Mr. Vuknic to contact the County.

Mr. Joe Mika, a resident, recognized Mr. Vuknic for the customer service he provided. Mr. Mika asked if the hill on the golf ball field was completed. Mr. Vuknic stated that some of the (inaudible) must be broken down and leveled. Once the ficus shrubs grew back, they would fill in to the top of the fence line and cover most of the building. Fence repairs were pending. Radio communication was greatly improved. Mr. Mika asked if residents could receive project information, in advance, to prevent negative feedback. Mr. Vuknic replied affirmatively. Mr. Mika asked if it would be possible to place something in front of the shed and fence, in back of the ball field, to block the view from Braxfield Loop. Mr. Vuknic stated that area was the HOA's responsibility. Mr. Harland stated that it was a good opportunity to beautify the berm with shrubs and color.

Discussion ensued regarding whether the CDD could install stop signs on private roads. Mr. Frith was told by the Lee County Department of Transportation (DOT) that approval was necessary from the Village of Estero (the Village) and the Village would not grant permission without a traffic study. Mr. Cox would research the issue and provide an opinion. Mr. Adams would obtain a proposal for a traffic study.

With regard to the trees that were cut down, Ms. Martha Rosenber, a resident, stated that three trees should have been removed, as originally suggested. The community was devalued and the "No trespassing" signs on the fence were embarrassing. Mr. Vuknic explained that ficus trees were planted in front of the ficus hedges and, once the trees grew, the hedges did not receive sunlight. Now that the hedges were exposed, they would grow. Ms. Ballard stated that

the Board was supposed to be protecting the value of the community and she was very disappointed. There was no longer any shade on that side of the field. It was a bad decision on the part of the CDD. Ms. Huff stated that the cost of removing all of the trees, versus three, was a consideration because they all had to be removed, eventually. Mr. Frith stated that the Board wanted the hillside to look uniform. In nine months to one year, the hedge should grow to cover the fence and the fence area would no longer be visible. The intent was to make it look presentable. Further discussion ensued.

Mr. Tom Fisher, a resident, asked if the royal palms down the center median, at the main entrance, would be addressed. Mr. Harland stated Mr. Vuknic's opinion was that the palms were coming back. The trees were in distress due to a lack of water.

In response to a question regarding resident lake bank repairs versus golf course repairs, Mr. Harland stated that the resident side was completed and one lake remained, on the golf course, which would be completed in Fiscal Year 2018.

A resident asked if the sidewalks could be pressure washed. Ms. Huff stated that was an HOA issue.

Ms. Marie Ballard, a resident, questioned why the budgeted number of rounds played was short every period. Mr. Blakeley stated that the golf course had one bad month. The overall rounds were about even for the year. Next month, the numbers would be reviewed to determine which rounds were off target, and adjusted. Mr. Brady stated that the rounds were on target; the dollar amounts per round were under. Mr. Harland stated that the issue was the mix of Golf Channel Now rounds versus rack rate rounds.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2016, Prepared by Grau & Associates

Mr. Tony Grau, of Grau & Associates, stated that the "Independent Auditor's Report", on Pages 1 and 2, was a clean opinion. The "Changes in Net Position", on Page 6, reflected a loss of \$105,390 in Fiscal Year 2016, compared to a \$143,051 loss in Fiscal Year 2015. On Page 10, the "Balance Sheet" for the "Governmental Funds" reflected "Fund balance" of \$229,98, in the "Debt Service" fund, and \$89,039, in the "General" fund. On Page 25, under "Note 7 – Long Term Liabilities", "Long-term Debt activity" for "Business-type activities", "Capital leases"

reflected an increase of \$183,869 for the new lease. There were no findings in the “Independent Auditor’s Report On Internal Control Over Financial Reporting and on Compliance and Other Matters”, on Pages 30 and 31, the “Independent Auditor’s Report on Compliance with the Requirements of Section 218.415, Florida Statutes”, on Page 32, the “Management Letter”, on Page 33 or the “Report to Management”, on Page 34.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-6, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016

Mr. Harland presented Resolution 2017-6 for the Board’s consideration.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Resolution 2017-6, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2016, was adopted.

▪ **Public Comments**

Public comments resumed. Mr. Israel stated that his work caused him to travel in and out of gated communities in Estero. He felt that Stoneybrook had declined aesthetically, over the years. There was plant debris everywhere, especially on Windham Run and Helmsdale Run, on the path along the asphalt walkway. The edging was cut and remnants were not swept. Leaves around the medians in the parking lot were lying on the ground for weeks. At the gate, the arm sometimes remains open, comes back down or wobbles back and forth. Mr. Brady stated that the HOA manages the gate. Mr. Brady agreed with Mr. Israel about the leaves.

J.T. Thomas, of Pelican, stated that there were many Shady Ladies at the corner, which shed and left a tan color on the sidewalks. At this time of year, the putting green is blown off in the morning but, the following day, there are just as many leaves. Pelican was on site twice per week. Leaves and debris build up for two or three days. Five days per week service would cost more. The landscaping was outdated and sod must be replaced.

Mr. Frith stated, when comparing Stoneybrook to other communities, such as The Brooks, the monthly HOA fees were much lower in Stoneybrook, which made it affordable. He agreed that the landscaping must be updated and the Board intended to make improvements.

Mr. Brady suggested working with the HOA and expanding the duties of the person who picks up trash, since he was already on site performing these functions.

Mr. Fisher suggested advising the community of the various HOA, CDD and homeowner responsibilities, such as tree trimming. Ms. Huff would work with Mr. Bill Reynolds on an article for the next newsletter.

FIFTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Pro

******This item, previously Item 5B, was presented out of order.******

Mr. Nixon discussed a proposal from E-Z-GO[®], for 87 golf carts. A proposal was requested from Club Car but one was not received. The golf cart change out, in June, would be more expensive, since the lease was upside down but it would save about \$3 per cart. The cost of the GPS system would increase from \$3,946 per month to \$4,244 per month, for the Textron GPS system, with geofencing, which would keep golf carts out of areas they should not be in, reducing maintenance and phone calls. The new RXV Elite golf carts have a touch brake and a sealed lithium five-year no maintenance battery. As of this reporting period, \$17,460 was spent on golf cart maintenance and about 90% was for battery costs. Mr. Nick Forest, of Textron, stated that the warranty was a five-year unlimited use warranty with no maintenance. Battery replacement was free. Mr. Frith inquired about the brakes. Mr. Forest stated that the touch brakes would hold up better because they were sealed. The carts would take four hours to charge. Lithium batteries are 59% more efficient, had more voltage and would go for three rounds. Mr. Blakeley asked if the carts could be programmed to stop automatically. Mr. Forest replied affirmatively.

In response to a question from Mr. Brady, Mr. Nixon stated that about one year remained on the current lease, for approximately \$215,000. Mr. Brady stated that the cost for batteries would be approximately \$150,000. Mr. Forest stated that the new carts would save money because of the lithium batteries. By switching, in June, less money would be spent for a better product.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the E-Z-GO® proposal to lease 87 RXV Elite golf carts with a Textron GPS system, for 60 months, beginning in June, 2017, was approved.

Mr. Nixon stated that the server crashed. A new server was purchased and installed, the data was retrieved from the old server and a data merge was in process. A mirrored server was being built and the new server would have cloud based backup. A contract was entered into for monthly maintenance of the computer stations and the server. During the summer, crossovers would take place from 7:30 a.m., to 9:30 a.m., off of Holes #1 and #10, and regular tee times would begin at 11:45 a.m., off Hole #1. In the fall, the times would be 7:30 a.m., to 9:30 a.m., and 11:45 a.m., to 1:45 p.m., off Holes #1 and #10, and 3:30 p.m., to close, off Hole #1.

Mr. Nixon reviewed the preliminary rates and indicated that the group and the league rates must be increased. The current league rate would be extended to residents in Fiscal Years 2017 and 2018. In response to a question from Mr. Blakeley, Mr. Nixon stated that the resident rate, from November through December 25, would be \$40. One member of the Stoneybrook Junior Golf program attended The Masters Drive, Chip and Putt contest. Discussion ensued about placing an editorial about Junior Golf in Estero Life Magazine. Mr. Israel would provide information and work with Mr. Nixon. Next month, Mr. Nixon and Mr. Andy Scott would meet with Ms. Mary Gibbs, Director of Community Development for the City of Estero, to discuss the feasibility of the learning center. Paving behind the Pro Shop was approved; however, an engineer must review the change. Mr. Nixon would contact Mr. Robson. Residents were playing golf after hours and using their personal golf carts, which are not permitted on the golf course. If it continued, law enforcement would be contacted. Mr. Frith stated that the fine for unregistered carts was \$125.

B. Golf Superintendent

******This item, previously Item 5A, was presented out of order.******

Mr. Vuknic stated that the plan was to redeck the bridges this summer. While making repairs, significant damage was observed, especially on #2. Mr. Vuknic would perform a comprehensive assessment, next week, to determine the extent of the wood rot, as it may be a safety issue. In response to a question, Mr. Vuknic stated that an engineer must review the

bulkheads. He would ask Mr. Robson to inspect them when he reviews the area behind the Pro Shop.

Mr. Nixon stated that Mr. Mancini wanted to reinstall the scoreboard. The Board concurred.

Mr. Vuknic stated that flowers were removed in preparation for the installation of summer annuals; however, plants would not be installed until significant rain was received. Pine straw would be added, for aesthetics. Pelican would plant flowers at the front sign and Duffy’s would be replanted. The Bismarck palm’s heart was standing straight up, which was a good sign. The tree would not be removed unless it tipped over or fell. At Mrs. Kreegal’s house, on Pembroke Run, the irrigation system was separated so that it only waters her yard. The Board agreed to provide a credit for the January through April water bills. Mr. Vuknic would email the billing office and inform Mrs. Kreegal. The permit notice received for the work on the center median was resolved. Integrity Electric and Pelican must dig three or four holes, along the length of the median, and install a pipe on top. The inspector would then check the depth of the conduit.

Mr. Fisher asked Mr. Vuknic to encourage his staff to remove trash from the lakes. Mr. Harland stated that staff would remove debris, when possible. Mr. Frith stated that the Rangers also pick up trash.

SIXTH ORDER OF BUSINESS

Approval of March 28, 2017 Regular Meeting Minutes

Mr. Harland presented the February 28, 2017 Regular Meeting Minutes and asked for any additions, deletions, or corrections. The following changes were made:

Line 76: Change “oak ” to “royal palm”

Lines 25, 139 and 143: Change “Goudy” to “Downey”

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the March 28, 2017 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2017

Mr. Harland presented the Unaudited Financial Statements as of March 31, 2017. Assessment revenue collections were at 96%.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. High Irrigation User's Report

Mr. Harland noted the large number of addresses with no amounts. Mr. Vuknic would research those.

ii. Irrigation Disconnect List

The report was provided for informational purposes.

iii. NEXT MEETING DATE: May 23, 2017 at 6:00 P.M.

The next meeting will be held on May 23, 2017 at 6:00 p.m., at this location.

iv. 1,644 Registered Voters in District as of April 15, 2017

Mr. Harland stated that there were 1,644 registered voters residing within the boundaries of the District as of April 15, 2017.

NINTH ORDER OF BUSINESS

Supervisors' Requests

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

TENTH ORDER OF BUSINESS

Public Comments: *Non-Agenda Items*

There being no public comments, the next item followed.

ELEVENTH 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 approximately 10:55 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

A handwritten signature in cursive, appearing to be 'E. ...', written over a horizontal line.

Chair/Vice Chair