

**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on May 28, 2019 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Ed Harland	Assistant Secretary
John Blakeley	Assistant Secretary
Mike DeBrino	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox (via telephone)	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Tom Fisher	Resident

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
AT THE BEGINNING OF THE MEETING
MINUTES TRANSCRIBED FROM THE MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present, in person.

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 stated the District was still waiting on payment, however, FEMA had recently requested updated W-9 information which means they are at the check cutting stage.

FOURTH ORDER OF BUSINESS

Discussion/Update: Final Lake Bank Project Report

Mr. Vuknic stated that Mr. Adams handed out a copy of the certificate of completion sign off letter from the Village of Estero; the project is now complete.

TRANSCRIPTION FROM AUDIO COMMENCED

FIFTH ORDER OF BUSINESS

Discussion: Landscaping Corkscrew Road and Stoneybrook Common Grounds

Mr. Harland distributed budgetary figures he obtained from Mr. Grant Wilbank, of Waldrop Engineering, on May 9th. He and Mr. Vuknic reported the following:

- The drawings Waldrop prepared for the Village of Estero provided several concepts to remediate the landscaping on Corkscrew Road. Three concepts were with a wall and three without; some had removable wall plantings. It did not sound as if The Village of Estero would bear or share the costs.
- Conceptual costs with and without a wall ranged from low \$300,000 to \$1.2 million. Mr. Harland stated Mr. Wilbank, with Waldrop, was interested in teaming up with the District on more landscaping, under a Master Plan, and recommended inviting Mr. Wilbanks to the meeting as he may have answers from the Department of Transportation (DOT) and the Village of Estero about whether they intend on burying power lines.
- Mr. Vuknic received additional information on xeriscape and would distribute it at the next meeting. Mr. Harland suggested Board Members tour Florida Gulf Coast University (FGCU) as it has some xeriscape. Ms. Huff received an email from someone seeking updates; the plans showed work on the entrances to I-75 would occur in 2019, with the Phase 2 work being from Ben Hill Griffin Parkway to Bella Terra and Phase 3 work going from Bella Terra to Alico.

Mr. Vuknic stated that, according to Mr. Wilbank, projections showed they would not reach Stoneybrook until 2023. Ms. Huff asked how they would finance the work on the berm, once the work at I-75 was completed, and if the District should build reserves or issue a bond.

Mr. Brady suggested discussing this with the HOA at the June 5th workshop. Mr. Adams stated, once the project reaches that point, the District could discuss its options, such as borrowing from or having the HOA contribute funds, issuing bonds or obtaining a private note. Further discussions with the community must occur to obtain a consensus on whether they want a wall built.

Mr. Brady received an email regarding diseased grass at Hole #14, he spoke to Mr. Vuknic and suggested lining that area and any other areas with palmetto bushes, since they remain green year-round, have no need for irrigation and provide a buffer to keep people off the golf course; this would be a much less expensive way than performing other remediation.

SIXTH ORDER OF BUSINESS

Consideration of Term Sheet for Synovus Bank Golf Course Bunker Restoration Loan

Mr. Adams presented the Term Sheet from Synovus Bank, doing business as Florida Community Bank (FCB), for a \$300,000 loan to finance the golf course bunker restoration project. The net proceeds were approximately \$276,500, which does not include the cost of the Opinion Letter from Mr. Cox. Pre-closing would occur at the July meeting. It was noted that, as of 6:23 p.m., Mr. Cox had not joined the meeting.

On MOTION by Mr. Harland and seconded by Mr. Blakeley, with all in favor, the Term Sheet for Synovus Bank Golf Course Bunker Restoration Loan, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2019-03. The proposed Fiscal Year 2020 budget would be reviewed in detail at the next two meetings and whether assessments would increase would be determined at the July meeting.

On MOTION by Mr. Brady and seconded by Mr. Blakeley, with all in favor, Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2019 at 6:00 p.m., at Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2019

Mr. Brady asked when the District would receive surplus funds from SunTrust and where the funds would appear on the Financial Statements. Mr. Adams stated that he would check on the status. Funds would be deposited in the General Fund, under "Miscellaneous income-Revenue".

Ms. Huff presented the Unaudited Financial Statements as of April 30, 2019.

On MOTION by Mr. Blakeley and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of April 30, 2019, were accepted.

NINTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Completed flower, mulch and pine straw installation project.
- Distributed "The Pipeline Menace of Freshwater Bryozoas" package. Residents of Belhaven and Pembroke have bryozoans in their pipes, at the end of the irrigation system before the meter, due to MRI Underwater Specialists (MRI) overlooking the maintenance schedule of the chlorination system. Additional manual labor was required to install chlorine tablets and clean, repair or replace filters.

Tammy was asked to email the package to the residents instructing them to contact Mr. Vuknic if they have little or no water pressure in their irrigation systems. Mr. Vuknic would obtain a proposal to install two air relief valves at the end of Bell Haven. He put MRI on a four week schedule and set up receiving text notifications of when MRI arrives on site. Mr. Vuknic

would track the costs associated with the task in order to request a credit from MRI for not performing their regularly scheduled maintenance duties.

➤ There was zero consumption this month. Numbers were getting lower each month. The month started at \$3 and everything above \$1.50 was fine. The amount might be increased another \$0.50.

➤ Bathroom door locks: A meeting was scheduled for the vendor to view the facilities and determine if deadbolt locks that work with the new keyless locking system that locks automatically were available.

➤ Landscape and Irrigation: An invoice was sent to the HOA for the work and a meeting was scheduled to discuss the work that was performed.

➤ Fountain: The HOA adjusted the fountain to spray lower and installed colorful lights.

B. Golf Pro

Mr. Nixon distributed the Monthly Play totals and reported the following:

➤ May was a good month; there was no rain for the first time in a long time.

➤ New Point of Sale (POS) System: The system was initiated today and its marketing tools are amazing. Regular players could place their credit card on file and receive immediate confirmation of tee time information; while notifying the Starter, the player is checked in. Several staff members would be trained on the new system.

➤ The Junior Golf event was very successful, participation increased significantly over the last eight years. The Men's League, including several people in the community, were acknowledged for providing sponsorship or give away items at the event. The bank account was opened for the Scholarship Program and he expected to have approximately \$5,000 deposited very soon. Work on the scholarship criteria and website was underway and he expected to award the first annual scholarship next year.

➤ The morning and afternoon special would run during the eight-day course aerification.

➤ Passion Foundation Donation: Shade installation at the two stalls at the far left side of the driving range by the 10th tee was scheduled for June 10th. The Village of Estero approved the permit.

Ms. Huff stated the District sponsored one hole at the Junior Golf event and Mr. Harland paid \$100 upfront, which should be reimbursed to him. She suggested the CDD begin donating funds towards the Junior Golf Scholarship Fund and add it as a budgeted line item. Mr. Blakeley

stated the Men’s League would switch its \$500 annual donation from Junior Golf to the Scholarship Fund.

TENTH ORDER OF BUSINESS

Approval of April 23, 2019 Regular Meeting Minutes

Ms. Huff asked about the ongoing insurance items discussed at the prior meeting. A revised insurance estimate was not provided, as Mr. Adams recalled there seemed to be no interest, as the deductible was larger than the amount of the loss incurred. Mr. Harland recalled that any action taken would be to self-fund catastrophic events. Regarding the question of who was responsible to insure the wall behind Unit #9, Mr. Adams confirmed that it is the HOA’s responsibility, through a three-party Agreement. Mr. Grimmel would remove that coverage from the District’s policy.

Ms. Huff presented the April 23, 2019 Regular Meeting Minutes. The following changes were made:

Line 116: Change “Moss Alley” to “Ross Lalley “

Line 117: Change “Lasant” to “Vinsand and “Hicks” to “Pitts”

Line 140: Delete “11”

Line 141: Change “July” to “the summer”

Line 148: Change “Blakely” to “Brady”

Line 146: Change “Vuknic” to “Nixon”

On MOTION by Mr. Brady and seconded by Mr. Blakeley, with all in favor, the April 23, 2019 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

Mr. Cox stated his fee to review the Synovus Bank Term Sheet and write an Opinion Letter was \$5,000, which was a much reduced rate based on his long-term relationship with the District. Costs typically run \$10,000, plus .05% of the amount financed, as indicated by Bank Counsel’s fee.

B. District Engineer: *Johnson Engineering, Inc.*

There being no report, the next item followed.

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

There being no report, the next item followed.

- i. High Irrigation User’s Report**
- ii. Irrigation Disconnect List**
- iii. 1,639 Registered Voters in District as of April 15, 2019**

These reports were provided for informational purposes.

- iv. NEXT MEETING DATE: June 25, 2019 at 6:00 P.M.**

The next meeting will be held on June 25, 2019 at 6:00 p.m.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

Regarding Mr. Brady’s email to him, Mr. Vuknic confirmed that the filter issues were addressed, along with several others with similar issues. Mr. Brady stated he received an email from Tammy regarding the unsightly condition of the CDD’s mailbox. In an effort to conform to the community, Mr. Brady will inquire about the cost to replace the mailbox with the same ones used by the HOA.

Mr. Harland thanked Mr. Nixon for getting the cart barn pressure washed and asked for the cost. Mr. Nixon stated \$800; he told the vendor to schedule annual cleanings.

Ms. Huff stated several instances occurred where she was called or approached by golfers at Duffy’s about Board Members publicly using foul language or demeaning CDD events and she was very embarrassed about that and wanted to put a stop to those types of calls. She asked Board Members, who were elected to represent the CDD and are held to a higher standard, to conduct themselves properly in public. Mr. Harland concurred; he heard a long discussion about the incident.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Brady and seconded by Mr. Harland, with all in favor, the meeting adjourned at 7:21 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair