

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on June 25, 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	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Joe Mongillo	Florida Casualty Company
Tom Fisher	Resident
Teresa Macr	Resident
Santo Listro	Resident

**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)**

Ms. Teresa Macr, a resident, expressed concern regarding a huge area in her back yard with pine trees and palmettos that is in need of maintenance. She was informed that nothing could be done about it due to a lack of funds. Mr. Vuknic stated that pine straw was installed in that area five years ago, which cost the District \$2,000. Ms. Huff asked Mr. Vuknic to inspect the area and provide a cost estimate and stated that the budget was in the review process and perhaps something could be done in a few months to rectify the issue.

**THIRD ORDER OF BUSINESS**

**Discussion/Update: Hurricane Irma Recovery**

Mr. Adams stated the District received \$36,900 based upon what was applied for and the cost-share percentages between the Federal Emergency Management Agency (FEMA), the State and the amount deemed to be the District's contribution. Ms. Huff stated that the funds would be booked as the General Fund revenues.

**FOURTH ORDER OF BUSINESS**

**Discussion: 20<sup>th</sup> Year Anniversary Event for Stoneybrook**

Ms. Huff stated Mr. Nixon was asked to prepare something for the 20<sup>th</sup> Anniversary of Stoneybrook. Mr. Nixon stated he would recommend offering free golf to all Stoneybrook residents on Saturday, November 23<sup>rd</sup>, including a lunch, followed by a clinic and possibly a movie or a Caddyshack themed day to go along with it. Residents could call for a tee time and play for free or, if they want to play in the afternoon, they could do so free of charge and there would be a cookout on Sunday.

**FIFTH ORDER OF BUSINESS**

**Discussion: Reserve Fund for Future Community Landscaping**

Mr. Adams stated, in regard to the Reserve Fund for future landscaping, the goal is to keep assessments flat and end up with a buffer, similar to the previous year, to rebuild the fund balance. The Board could assign some funds for future projects, such as the landscape Capital Improvement Program (CIP). Discussion ensued regarding the recent joint workshop, landscaping, building the reserves for future projects, the budget and financing projects versus imposing an assessment. Ms. Huff stated that the FEMA funds would be deposited into the General Fund and not the Golf Course Fund and everyone needs to understand that the General Fund is for the community and the golf course operates off revenues from the golf course. Mr. Adams stated that the CDD could only contribute to the golf course via the Irrigation Enterprise Fund and, by way of a recent example; it is able to assign a portion of its fund balance as a security for a loan that the golf course will close on in July to redo the sand-traps.

**SIXTH ORDER OF BUSINESS****Discussion: Unauthorized Golf Course Access**

Ms. Huff stated that the unauthorized golf course access subject was broached at the workshop with the Master HOA and it was noted that several new residents are walking and jogging on the golf course, riding bicycles and taking golf carts on the golf course. In an effort to educate and inform residents, she wrote and posted an article in the July newsletter to discourage individuals from accessing the golf course. She was informed by Mr. Vuknic that \$6,000 was expended on golf course repairs in recent years. In response to Ms. Huff's question, Mr. Cox stated that the Board could give security guards permission to tell people to exit the golf course but the Board would have to develop guidelines for security. Discussion ensued regarding issuing fines to violators, whether a memorandum agreement between the HOA and the CDD would help prevent occurrences, signage, sending an e-blast reminder to residents and including the information in the new homeowner packet along with golf rates, etc.

▪ **Presentation: Joe Mongillo – Florida Casualty Company**

**This item was an addition to the agenda.**

Ms. Huff stated that Mr. Mongillo was asked to examine the CDD's insurance and present new options for the golf course to include more items.

Mr. Mongillo stated that he specializes in insuring golf courses. He provided an insurance handout and highlighted the following:

- 22 carriers were researched to create a financially feasible proposal with the correct coverages in place.
- Upon review he found that the wind/hurricane coverage was not in the CDD's current policy, which drained the District's finances after Hurricane Irma because the golf course was unplayable and at least one month's worth of revenue was lost.
- Other unnecessary coverages in the CDD's policy were able to be eliminated and Mr. Vuknic went through the equipment list and was able to eliminate a product that was no longer on the list that was still being paid for.
- The company, Philadelphia, which has a very large golf program and several endorsements, was selected to provide general liability, auto, umbrella liability, professional liability and employment practice coverages for the CDD.

- Hurricane/wind coverage is difficult to obtain, as few carriers offer it and the options are minimal in Florida, especially along the coastline.
- A few different carriers were selected to cover the property aspect, including the buildings, cart barn, restrooms, golf course and the loss of golf course income, which greatly affects the golf course. These items would be included so they would be covered, in the event a hurricane, minus the deductible.
- The deductibles would be 2% for the buildings and 5% for the fees and greens, which would be a much more financially feasible route.
- If the Board opts to forego hurricane/wind coverage, the policy could be placed with Philadelphia and the entire package would be more affordable than the current policy.
- Adding hurricane/wind coverage would increase the premium slightly but not nearly as much as expected. There would be an annual increase of \$14,000, resulting in a total premium payment amount of \$71,675 per year.

The Board and Staff discussed making changes to the proposal, the premium summary, Hurricane Irma damage, the claim-filing process in the event of a hurricane, billing, the likelihood of a premium increase and the deductible. Mr. Vuknic was asked to review the equipment list and submit his findings to Mr. Mongillo. Mr. Mongillo stated, per the carrier, an answer was required soon; therefore, he recommended binding the insurance now and making changes afterwards. The consensus was to bind the new policy, in a not-to-exceed amount.

**On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor, binding the new insurance policy with Florida Casualty Company, with the changes noted, in a not to exceed amount of \$71,675, effective July 1, 2019, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2020  
Proposed Budget**

Mr. Harland stated that he requested an audit file from Mr. Jeff Pinder one week ago and has yet to receive an answer. Mr. Adams stated Mr. Pinder is working on wrapping up several audits, prior to the June 30<sup>th</sup>, deadline and recommended continuing to try and contact him. Regarding the General Fund, it was a matter of keeping the assessments the same, year over year. Although the Board could allocate funds to certain projects, the goals were to keep

the assessment the same, continue building the fund balance and get to a comfortable position; the same was recommended for the Irrigation Fund. Discussion ensued regarding rebuilding fund balance, gap funding needs, property taxes, debt service payments and the HOA.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2019**

Mr. Harland presented the Unaudited Financial Statements as of May 31, 2019.

**On MOTION by Mr. Brady and seconded by Mr. DeBrino, with all in favor, the Unaudited Financial Statements as of May 31, 2019, were accepted.**

**NINTH ORDER OF BUSINESS**

**Golf Course Staff Reports**

**A. Golf Superintendent**

Mr. Vuknic reported the following:

- All restroom locks were recently changed and are automated to lock 30 seconds after exiting. The locks can have multiple codes, require double A batteries and have keys. Staff would ensure that the doors are always firmly closed.
- The golf course was being sprayed and would be completed tomorrow morning.
- The worn tee boxes were sent for maintenance and would be returned in a few weeks.

Mr. Vuknic distributed xeriscape booklets for the Board’s review and feedback. He asked if any changes were made at the pump house as there are ten chlorine chambers but there were originally five. Mr. Adams stated that he placed an order to double the number of chlorine chambers.

- The golf course was being aerified.
- A dead tree would be removed in Berwhich along with small dead vines, a few stumps and a dead palm tree behind Hole #5.

**B. Golf Pro**

Mr. Nixon distributed the monthly play totals and reported the following:

- June has been a fairly good month for business and the course was being aerified.
- PGA Junior League play is on Friday afternoons at 4:00 p.m.; so far \$900 in cart fees has been earned.

- The recently-installed POS system was working fairly well despite a few issues that must be worked out and some learning processes with the starter and I-pad.
- A slight issue with the Accounting Department regarding an IIF Financial Report was being resolved.
- The sunshade pads on the golf range, worth \$25,000, were donated by the Passion Foundation.

**TENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. May 28, 2019 Regular Meeting**

Ms. Huff presented the May 28, 2019 Regular Meeting Minutes. The following changes were made:

Line 58: Change "Waldrup" to "Waldrop"

Line 63: Change "Wilbanks" to "Wilbank" and "the Village of Estero" to "Waldrop"

Lines 64 and 72: Change "Mr. Wilbanks" to "Mr. Wilbank"

Line 70: Change "Phase 1" to "Phase 2"

Lines 138 and 139: Change "Bell Haven" to "Belhaven"

Lines 229 and 230: Change "Mr. Vuknic" to "Mr. Nixon"

**On MOTION by Mr. Brady and seconded by Mr. Blakeley, with all in favor, the May 28, 2019 Regular Meeting Minutes, as amended, were approved.**

**B. June 5, 2019 Joint Workshop**

Ms. Huff presented the June 5, 2019 Joint Workshop Minutes.

**On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor, the June 5, 2019 Workshop Meeting Minutes, as presented, 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.***

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**

These reports were provided for informational purposes.

**iii. NEXT MEETING DATE: July 23, 2019 at 9:00 A.M.**

The next meeting will be held on July 23, 2019 at 9:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

A Board Member expressed concern regarding the condition of the roadways. Mr. Adams would schedule an assessment of the roads.

In response to a question, Mr. Nixon would continue to look into the mailbox issue. Discussion ensued regarding acquiring replacement mailboxes, the mailbox company and sanding and painting the mailboxes.

**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 7:32 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

C. P. Ali  
Secretary/Assistant Secretary

Eric L. Huff  
Chair/Vice Chair