

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on June 27, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady (via telephone)	Vice Chair
Phil Olive	Assistant Secretary
Philip Simonsen	Assistant Secretary
Adam Dalton (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon (via telephone)	Golf Pro
Lisa Paul	Property Manager
Tyler Heaton	Resident
Kathy Weir	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m. Supervisors Huff, Simonsen and Olive were present, in person. Supervisors Brady and Dalton attended via telephone.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, authorizing Mr. Brady's and Mr. Dalton's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Kathie Weir voiced frustration with the irrigation meters. She submitted a \$360.25 payment to the CDD for landscape irrigation on June 7, 2023 and recently received irrigation bills of \$14.05 and \$6.66. She stated her meter is buried and asked how her meter is

being read. Ms. Huff confirmed the address and stated Mr. Vuknic would have the meter inspected and the box photographed.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Palm trees were recently trimmed.
- New pentas will be planted near the front fountain next week.

Discussion ensued regarding a flower changeout, sidewalk re-design, future shrub installation, using grass or rocks instead of flowers at the fountain, paving a muddy cart-path and moving parking sign posts to a designated area.

Ms. Huff suggested continuing with flowers until October and transitioning to muhly grass and rocks.

- Carter Fence indicated that a survey is needed for the railing on the back patio and the perimeter was recently inspected.
- Several wells need permits and are out of use. Flow rates will be obtained and submitted for golf course billing purposes.
- The air conditioning in the shop/maintenance building must be replaced. The cost will likely be \$4,000 to \$6,000.
- The metal on the #4 bridge was replaced, which improved it a lot.

Mr. Vuknic stated he will submit his budget at the next meeting. He asked the Board to recommend a pay increase percentage for the golf course staff.

Discussion ensued regarding inflation, increased golf revenue and employee benefits.

Ms. Huff recommended a 3% increase. A Board member voiced their opinion that the edges of the lakes and several tee-boxes are eyesores and need to be maintained.

B. Golf Pro

Mr. Nixon reported the following:

- Staffing: Both Tyler Renrud and Tyler Leon and the Pro Shop staff are doing a wonderful job in his absence.
- June revenues will be at budget and May revenues were overbudget.

➤ An email was previously sent to the Board regarding instituting a 20% rate increase, which would cover all the CDD's golf expenses.

Mr. Nixon was asked to explain the difference between a league and a group, what constitutes a group, group play frequency and to produce a report showing the total number of leagues, number of individuals that normally play in groups and group play times.

Ms. Huff expressed her opinion that the league numbers should be limited to try opening up more outside tee times and assure that the right amount of people frequent the golf course and that the price should increase for both groups and leagues.

Discussion ensued regarding the requested 20% rate increase, maximizing revenue, rack rate, time slots, opening quality time for a rack rate, weekend groups, establishing a minimum number for groups, parking lot infractions, advertisements on the score board, purchasing a clock for the golf course, adopting a tow-away policy and designating tow-away zones.

Mr. Pires will prepare a Towing Policy and present it at the next meeting.

FOURTH ORDER OF BUSINESS

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

Mr. Pires provided the following update:

- Mr. Cioffi and Mr. Quattrone were emailed regarding the status of the deal; an update will be provided once a response is received.
- The South Florida Water Management (SFWMD) permits for the storage facility remain pending.

FIFTH ORDER OF BUSINESS

Continued Discussion/Consideration of Walkway Replacement on Stoneybrook Drive

About the email received about walkway issues, Mr. Adams stated the walkway is being incorporated into the Project Manual, which is expected to be completed this week and advertised for bidding purposes.

SIXTH ORDER OF BUSINESS

Continued Discussion: Tree Removal/Replacement Behind the Monge Residence

Ms. Huff stated this item was settled at the previous meeting.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

Asked about a "Common grounds oversight" line item, on Page 2, Mr. Adams will check the general ledger and provide an answer at the next meeting.

Per Ms. Huff, Mr. Adams will include a discussion item on the July agenda regarding making an additional payment for the golf course revenue bond.

Discussion ensued regarding the accounts receivable amount for the irrigation fund, the April financials, hurricane cleanup and requisitions.

On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.

Ms. Paul asked if the CDD wants the gutters to be the same color as the trim and the downspouts to be the same color as the body. Ms. Huff replied affirmatively.

Ms. Paul reported the following:

➤ Duffy’s wants to install two lighting fixtures on the two poles facing the golf course and the patio, at their expense.

➤ The Stoneybrook sign at the entrance is not lit.

Ms. Huff stated the HOA is responsible for the entrance lighting.

➤ Duffy’s wants to install a storage shed behind the patio, near the electric room.

EIGHTH ORDER OF BUSINESS

Approval of May 23, 2023 Regular Meeting Minutes

The following change was made:

Line 77: Change "Wyndham" to "Windham"

On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the May 23, 2023 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Tony Pires, Esquire**

- **Presentation of Sunshine Law**

Mr. Pires stated the PowerPoint presentation will be made when all Supervisors are present, in person. A draft Tree Encroachment Policy from Mr. Brady will be reviewed at the next meeting.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **Discussion: Public Participation by Call-In or Virtual**

This item was discussed during the Tenth Order of Business.

- **NEXT MEETING DATE: July 25, 2023 at 9:00 AM**

- **QUORUM CHECK**

TENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Brady asked about a dead tree on CDD property. Mr. Vuknic stated staff is working on cutting down a dead maple tree at the end of one of the lakes.

The Board and Staff discussed whether to allow resident remote participation by Zoom, conference call, YouTube, virtual waiting room, etc.

Ms. Huff suggested tabling this item.

Mr. Dalton asked if the Board will receive a report from the District Engineer about the Duffy's parking light project. Mr. Adams stated it was done via a permit through a Limited Development Order (LDO), which will likely require an on-site inspection by Village officials.

Mr. Olive thinks not widening the entrance to the parking lot, as discussed, was a missed opportunity. He recalled the idea was to increase the flow in and out of the parking lot.

Discussion ensued regarding widening the parking lot.

Mr. Adams will include a parking lot expansion addendum to the Project Manual.

Mr. Simonsen asked about the jasmine growing in the cul-de-sacs.

The September meeting time would be changed from 9:00 a.m. to 6:00 p.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Olive and seconded by Mr. Simonsen, with all in favor, the meeting adjourned at 10:54 a.m.

COPSA
Secretary/Assistant Secretary

Eric L. Huff
Chair/Vice Chair