

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on June 28, 2022 at 6:00 p.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
Mike DeBrino, Jr.	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Cynthia Wilhelm	Bond Counsel
Lisa Paul	AJS Realty Group
Joe Monjillo	Stoneybrook Insurance Agent
Scott Rourke	Resident
Gene Bates	Resident
Lloyd Sebbby	Resident
Bill Reynolds	HOA President

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:00 p.m. Supervisors Huff, Olive, Simonsen and DeBrino were present in person. Supervisor Brady was attending via telephone.

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

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

Resident Scott Rourke asked the Board to deny a recent request for access to dump water in the preserve. He asked if the sewer drains were cleaned out to prevent flooding. Ms. Huff stated that the HOA had all the drainage cleaned. Mr. Rourke asked how much of the preserve area is owned by the CDD. Ms. Huff stated 275 acres.

Resident Gene Bates voiced his concerns about tall grass and weeds growing on the golf course and encroaching into the residents' yards. He asked what the CDD is doing about this issue. Mr. Vuknic stated Staff would spray the areas of concern to control the weeds.

**THIRD ORDER OF BUSINESS**

**Golf Course Staff Reports**

**A. Golf Superintendent**

Mr. Vuknic reported the following:

- The new truck was delivered.
- Staffing: The common grounds foreman resigned. The current second assistant will be moved into that position.
- His former Assistant, Todd Hoffman, will return to his old position but at a higher salary than before.
- Common grounds is fully staffed but the golf course still needs an assistant mechanic, two laborers and a second assistant.
- Rainfall: There was 15" of rain this month. Rain events of just under 6" occurred on June 3<sup>rd</sup> and June 25<sup>th</sup>, which filled the ponds and caused washouts. An area on Hole #5 with exposed pipes and wires will be remedied by staff tomorrow. Staff can repair area where the spillway on Hole #16 collapsed from the actual cart path or hire a contractor to repair and reshape the path and the spillway.

The Board asked Mr. Vuknic to have his team make the repairs if it does not interfere with other work.

- Tree removal was scheduled for when the golf course is closed July 11 through 13, 2022.
- The flowers are being removed and replaced with pentas.

In response to Ms. Huff's question regarding the putting green, Mr. Vuknic stated the contractor has not responded to his emails, calls or texts.

**B. Golf Pro**

Mr. Nixon stated that June has been a good month at Stoneybrook and discussed the recent Deaf Golfers event, Junior Golf program and other upcoming tournaments.

Ms. Huff recalled discussion at the last meeting about an apology letter from a boy who stole a golf cart as part of a TikTok prank. Ms. Huff stated that she conferred with the grandfather of one of the two boys involved and Mr. Nixon spoke to the Sheriff and the State Attorney about the incident. The Board's options are to continue prosecuting or allow participation in a Diversion Program, which would put the charges on hold, subject to not committing other offenses between the ages of 14 and 18. Mr. Nixon stated the State Attorney informed him that the two golfers using the cart had personal property valued at \$2,000 in it; they are willing to go with the Diversion Program.

Discussion ensued regarding the incident, whether to drop the charges, the Diversion Program, community service and restitution. Ms. Huff felt that, since the incident happened in Stoneybrook, the community service should be performed in the CDD. The consensus was to drop the charges. Mr. Nixon would inform the State Attorney of the Board's decision and contact the grandfather to discuss community service and restitution.

**On MOTION by Ms. Huff and seconded by Mr. Simonsen with all in favor, dropping the charges, subject to participation a Diversion Program and performing community service, was approved.**

- **Consideration of Resolution 2022-07, Authority to Approve the Sale, Issuance and Terms of Sale of Stoneybrook Community Development District Tax Exempt Special Assessment Revenue Bonds, Series 2022-1 (Series 2022-1 Project) and Stoneybrook Community Development District Taxable Special Assessment Revenue Bonds, Series 2022-2 (Clubhouse Acquisition Project), as Separate Series of Bonds Under the Master Trust Indenture (Together, The "Series 2022 Bonds") in Order to Finance the Series 2022-1 Project and the Clubhouse Acquisition Project (Together, The "Series 2022 Project"); Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the**

**Underwriter; Ratifying the Master Trust Indenture and Approving the Forms of Second Supplemental Trust Indenture and Third Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Registrar for the Series 2022 Bonds; Approving the Forms of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Official Statement and Official Statement Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition And Construction of the Series 2022 Project; and Providing an Effective Date**  
**This item, previously the Sixth Order of Business, was presented out of order.**

Mr. Adams stated the Bond Validation Hearing was successful. The 30-day appeal period ends on July 22, 2022 and the bond closing can be held.

Ms. Wilhelm stated Resolution 2022-07, accomplishes the following:

- Delegates authority to the Chair to enter into the Bond Purchase Contract (BPC) provided the contract is within the approved parameters.
- Approves the forms of documents necessary to market, price and sell the bonds including, the BPC, Supplemental Indentures, Preliminary Official Statements and Continuing Disclosure Agreement.

Ms. Wilhelm noted the Chair can execute the BPC subject to the following parameters:

- The maximum principal amount is not to exceed \$5.75 million for the 2022-1 bond, which is tax-exempt, and \$9 million for the 2022-2 bonds, which are taxable bonds.
- The taxable bond funds will be used to acquire the Clubhouse and the tax-exempt bond funds will be used for all the other improvements.

- The maximum coupon and maximum statutory rates are under a 2% discount; the maturity date is 30 years.

Asked why the bonds are separated, Ms. Wilhelm stated the Clubhouse acquisition must be taxable because the restaurant, which takes up the majority of the Clubhouse, will be privately owned and operated and, under IRS regulations, it cannot be tax-exempt.

Ms. Wilhelm presented Resolution 2022-07.

**On MOTION by Mr. DeBrino and seconded by Mr. Olive, with all in favor, Resolution 2022-07, Authority to Approve the Sale, Issuance and Terms of Sale of Stoneybrook Community Development District Tax Exempt Special Assessment Revenue Bonds, Series 2022-1 (Series 2022-1 Project) and Stoneybrook Community Development District Taxable Special Assessment Revenue Bonds, Series 2022-2 (Clubhouse Acquisition Project), as Separate Series of Bonds Under the Master Trust Indenture (Together, The "Series 2022 Bonds") in Order to Finance the Series 2022-1 Project and the Clubhouse Acquisition Project (Together, The "Series 2022 Project"); Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Forms of Second Supplemental Trust Indenture and Third Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Registrar for the Series 2022 Bonds; Approving the Forms of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Official Statement and Official Statement Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition And Construction of the Series 2022 Project; and Providing an Effective Date, was adopted.**

- **Consideration of Resolution 2022-08, Setting Forth the Specific Terms of the District's \$4,395,000 Stoneybrook Community Development District Tax Exempt Special**

**Assessment Revenue Bonds, Series 2022-1 (Series 2022-1 Project) (The "Series 2022-1 Bonds") and the District's \$7,775,000 Stoneybrook Community Development District Taxable Special Assessment Revenue Bonds, Series 2022-2 (Clubhouse Acquisition Project) (The "Series 2022-2 Bonds And Together With The Series 2022-1 Bonds, The "Bonds); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

**This item, previously the Seventh Order of Business, was presented out of order.**

Mr. Pires presented Resolution 2022-08 and highlighted the following:

- The numbers outlined in the Supplemental Assessment Resolution support the initial Master Assessment Resolution, which was previously adopted for the purposes of validation, and sets a debt service cap of approximately \$13,000 per unit, amortized at \$1,000 per unit.
- The total principal amount of debt per unit is \$10,875.
- The Resolution sets forth the specific terms of the bonds to be issued, confirms the maximum assessment lien amount to secure the bonds and delegates authority to District Staff, in conjunction with the Chair, to issue final reports and updates to the Resolution, as necessary.

Ms. Wilhelm stated the bonds are rated AA-, which is a great rating for the CDD.

**On MOTION by Mr. Simonsen and seconded by Mr. DeBrino, with all in favor, Resolution 2022-08, Setting Forth the Specific Terms of the District's \$4,395,000 Stoneybrook Community Development District Tax Exempt Special Assessment Revenue Bonds, Series 2022-1 (Series 2022-1 Project) (The "Series 2022-1 Bonds") and the District's \$7,775,000 Stoneybrook Community Development District Taxable Special Assessment Revenue Bonds, Series 2022-2 (Clubhouse Acquisition Project) (The "Series 2022-2 Bonds And Together With The Series 2022-1 Bonds, The "Bonds); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Update: Community Landscape Committee**

• **Update: Juniper Landscaping**

Ms. Huff stated that she, Mr. Vuknic and Elizabeth reviewed the landscaping plans submitted by Juniper, inspected each cul-de-sac sent Bryan a list of the Committee’s preferred flowers and trees.

Asked if each cul-de-sac will be the same, Ms. Huff replied affirmatively, with surrounding pavers. The Committee requested pricing for the following:

- Installation of a royal palm in the flowers around the base of each cul-de-sac.
- Covering the green electric boxes along the main road.
- Installation of royal palms, bottle palms and grass on the main road and a bottle palm in front of the guard shack.

Ms. Huff stated that the plan is to continue trimming shrubbery at the four corners to maintain a safe line of sight (LOS) and add sod, for cost savings. She would ask Juniper for a rendering of the four corners. She stated that the HOA plans to redo the entire walkway. In her opinion, the landscaping plan is clean, simple and low maintenance.

**FIFTH ORDER OF BUSINESS**

**Update: Status of Liquor License**

Mr. Pires stated there was no update.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Authority to Approve the Sale, Issuance and Terms of Sale of Stoneybrook Community Development District Tax Exempt Special Assessment Revenue Bonds, Series 2022-1 (Series 2022-1 Project) and Stoneybrook Community Development District Taxable Special Assessment Revenue Bonds, Series 2022-2 (Clubhouse Acquisition Project), as Separate Series of Bonds Under the Master Trust Indenture (Together, The "Series 2022 Bonds")in Order to Finance the Series 2022-1 Project and the Clubhouse Acquisition Project (Together, The "Series 2022 Project"); Establishing the**

**Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Forms of Second Supplemental Trust Indenture and Third Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Registrar for the Series 2022 Bonds; Approving the Forms of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Official Statement and Official Statement Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition And Construction of the Series 2022 Project; and Providing an Effective Date**

This item was presented following Item 3B.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08, Setting Forth the Specific Terms of the District’s \$4,395,000 Stoneybrook Community Development District Tax Exempt Special Assessment Revenue Bonds, Series 2022-1 (Series 2022-1 Project) (The "Series 2022-1 Bonds") and the District’s \$7,775,000 Stoneybrook Community Development District Taxable Special Assessment Revenue Bonds, Series 2022-2 (Clubhouse Acquisition Project) (The "Series 2022-2 Bonds And Together With The Series 2022-1 Bonds, The “Bonds”); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

This item was presented following Item 3B.

**EIGHTH ORDER OF BUSINESS**

**Discussion/Update: TAQ Building Purchase**

Ms. Huff introduced Ms. Lisa Paul, of AJS Realty (AJS), the current managing agent for the Clubhouse and property. She stated that because she and Mr. Nixon have a good working relationship with Ms. Paul, the CDD will retain AJS’s services.

- **Management Company Information**

Ms. Paul stated that she has worked in property management for many years, mostly in Naples and Fort Meyers. AJS handles full service commercial real estate as well as brokerage and leasing at retail shopping centers, office buildings, POAs and industrial. She has worked with Mr. Andy DiSalvo for a while and it will be a great transition to continue management of the TAQ property, where she will make sure that tenants pay their rent, the building is well-maintained and the leases are administered.

Ms. Huff stated AJS will provide a monthly checklist of the condition of the property, provide leasing and maintenance updates and accounts receivables accounting, including transmitting printouts and filing. The cost for the accounting services is currently built into the Duffy's and the Pro Shop amounts paid. Ms. Huff voiced her opinion that it will be advantageous for the CDD to retain AJS's services because of Ms. Paul's familiarity with the property and her good working relationship with the Chair, Mr. Nixon and with Duffy's management and corporate office.

Discussion occurred regarding the Management Company contract, Duffy's lease terms, lease negotiations, bond pre-closing and closing timing, CDD responsibility to maintain the parking lot and tree removal.

- **Building Insurance**

Mr. Monjillo, the CDD's insurance agent, reported the following:

- The insurance industry has been very volatile during the last two years, especially in Florida.
- Regarding property insurance for the Clubhouse, the CDD is up to market.
- The lease agreement is part of the coverage that needs to be placed on the property portion of the policy. As far as business income or loss of rental income, in the event of another COVID pandemic, it is very important coverage to have on the property policy.
- As far as the current policy, all of the renovations and interior structures of the building seems to be complete, including electrical and plumbing. That aspect of the property insurance helps with marketing.
- The hurricane deductibles are increasing up to 5%.

Ms. Huff asked if the insurance carrier would like to see the lease. Mr. Monjillo stated he did not need to see it but would like an estimate of the monthly rent from Duffy's. Ms. Huff stated, due to trade secrets, the lease data cannot be disclosed until after the pre-closing meeting on July 13, 2022.

Discussion ensued regarding insurance carriers going bankrupt, storms, roof claims, attorney fees and recent insurance legislation executed by the Governor.

**NINTH ORDER OF BUSINESS****Continued Discussion: FY2023 Proposed Budget**

Mr. Adams presented the Proposed FY 2023 budget and highlighted the following:

- There will be a minor change under “Professional and Admin”, with a downward adjustment in the “Insurance” line item.
- Salary and personnel services adjustments were made under Landscape maintenance.
- Regarding the General Fund adjustments, Mr. Adams input from Mr. Vuknic and Mr. Nixon was pending.
- There will be an adjustment to “Irrigation”, in terms of the effluent supply.

Mr. Vuknic stated that there would be a 16% increase in the Maintenance budget from the prior year, from \$1.272 million to \$1.54 million, equating to an increase of \$267,873. He reviewed the maintenance budget, highlighting increases, decreases and adjustments and explained the reasons for any changes. Mr. Vuknic responded to questions regarding the payroll and payroll tax increases, staffing, the ball field and trees and shrubs.

Mr. Nixon reviewed the Golf/Enterprise Fund budget and stated that most of his costs are fixed and the increases are minimal, except for payroll and payroll tax. He discussed revenues and concessions and suggested paying off the 2014 Series 2 golf course early to use funds to re-grass the course by 2025. There will be a 7% increase in the golf course budget from the prior year.

**TENTH ORDER OF BUSINESS****Continued Discussion: Corkscrew Pines Drainage Infrastructure Request**

Mr. Adams stated he received an email regarding this item and Staff must draft and send a letter to the applicant and copy the Village of Estero.

Mr. Pires read the following request for additional information from the South Florida Water Management District (SFWMD) to the applicant into the record as follows:

“The construction authorization for the site that was previously assessed and approved for development as part of the master stormwater system for Stoneybrook has expired. Wetland boundaries previously assessed were non-binding therefore please flag the wetland boundaries and arrange for a field inspection. Based on the submitted plans, the proposed

stormwater management system will discharge into the existing stormwater management system located on the property owned by the Stoneybrook CDD. Please provide copies of relevant easements that allow for this.”

Mr. Pires stated that the applicant has yet to respond to the SFWMD’s letter. Mr. Adams will send a letter to the applicant on behalf of the Board.

**ELVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2022**

Ms. Huff presented the Unaudited Financial Statements as of May 31, 2022.

**On MOTION by Mr. DeBrino and seconded by Mr. Olive, with all in favor, the Unaudited Financial Statements as of May 31, 2022, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of May 31, 2022 Regular Meeting Minutes**

Ms. Huff presented the May 31, 2022 Regular Meeting Minutes. The following changes were made:

- Line 84: Insert “ball” after “range”
- Line 92: Delete “with” after “May”
- Line 153: Change “CDD” to “community”
- Line 154: Change “31,320” to “13,320”
- Line 197: Change “Jetson” to “Jensen”
- Line 370: Change “Nixon” to “Vuknic”
- Line 378: Chang “Mr. Olive” to “Mr. Simonsen”

**On MOTION by Mr. Olive and seconded by Mr. DeBrino, with all in favor, the May 31, 2022 Regular Meeting Minutes, as amended, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: *Tony Pires, Esquire***

There was no report.

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

There was no report.

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

**I. Irrigation Reports**

- a. High Irrigation Users**
- b. Irrigation Disconnect**

These items were included for informational purposes.

**II. NEXT MEETING DATE: July 26, 2022 at 9:00 A.M.**

- QUORUM CHECK**

The next meeting would be held on July 26, 2022.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Huff asked Mr. Simonsen to coordinate with Mr. Nixon on the architectural and building item, and asked Mr. Olive and Mr. DeBrino to coordinate with the TAQ Marketing Department on VIP events.

Ms. Huff stated that she and Mr. DeBrino will attend the July 26, 2022 meeting via telephone. For quorum purposes, she will ask Mr. Brady if he can attend in person. Mr. Adams stated the meeting would have to be rescheduled if Mr. Brady cannot attend in person.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the meeting adjourned at 8:33 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CepSAli  
Secretary/Assistant Secretary

[Signature]  
Chair/Vice Chair