

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on July 23, 2019 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum were:

Eileen Huff	Chair
Chris Brady (via telephone)	Vice Chair
Ed Harland	Assistant Secretary
John Blakeley	Assistant Secretary

Also present were:

Chuck Adams	District Manager
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Lloyd Sebby	Resident
Lew Frith	Resident
Santo Listro	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Huff, Harland and Blakeley were present, in person. Supervisor Brady was attending via telephone. Supervisor DeBrino was not present.

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

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Ended September 30, 2018, Prepared by Grau and Associates

This item was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018

This item was deferred to the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

Ms. Huff presented Resolution 2019-05. Mr. Adams confirmed that Mr. Pinder would forward the completed financials in August.

On MOTION by Mr. Blakeley and seconded by Mr. Harland, with all in favor, Resolution 2019-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2020 Proposed Budget

Ms. Huff asked if there were any changes in the proposed budget worth noting. Mr. Adams stated that Mr. Vuknic submitted three adjustments to the General Fund, under landscaping, which were already incorporated into this version.

Mr. Harland made the following recommendations:

1. Assess \$125 per door-front to bring the fund to \$1,000, similar to the prior years' assessment, to have sufficient funds for any unforeseen circumstances.
2. Assess an additional \$200 per year for the Corkscrew Road remediation project.

Mr. Adams stated the funds could be designated to Surplus Fund Balance, would be specific for a certain item and the designation could be undone at any time. Mr. Brady questioned the fairness of the \$200 increase for some residents and asked if having surplus funds would lead to a better interest rate and better terms. Mr. Adams stated it would reduce the amount of the financing; the amount that would be financed would be too large to fit into a five-year payback window. Discussion ensued regarding the advantages and disadvantages of levying the assessments, the Synovus loan for the bunkers and the debt service.

On MOTION by Mr. Harland and seconded by Ms. Huff, with all in favor, authorizing Staff to add \$125 to the per unit assessment to increase the Fund Balance and an additional \$200 to the per unit assessment, per year, for Corkscrew Road remediation, to the Fiscal Year 2020 proposed budget, was approved.

Mr. Harland would coordinate with Mr. Nixon and Mr. Vuknic to complete the budget.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-06, Authorizing the Issuance of Golf Course Note in the Principal Amount Not To Exceed \$300,000; Awarding Note to Synovus Bank D/B/A Florida Community Bank; and Supporting Documents

Mr. Adams presented Resolution 2019-06 and stated the following:

- The Resolution sets in motion the issuance of the Series 2019 Note, in the amount of \$300,000, for the purposes of funding the golf course renovation project.
- The Resolution approves the attached exhibits, including the Note, the Agreement and the Supplemental Trust Indenture, which was presented to the bank and the current bondholder to make sure that all parties were in agreement with regard to the subordination of the new loan to the existing debt service.

- Once the Resolution is approved, the paperwork would be executed and sent to the bank.
- A pre-close meeting would be held next Tuesday or Wednesday and funding would be available on August 1st, which coincides with the sand-trap work that commences on August 19th, and could cover any and all necessary deposits for the project.
- Of the \$300,000 loan amount, after bank fees, attorney’s fees and the contract amount of \$261,744 are disbursed, the CDD would be left with approximately \$10,000 or \$12,000 for any overages. As to the payment schedule, Mr. Adams stated that it would be in August and February each year; there are opportunities for early payoff.

On MOTION by Mr. Harland and seconded by Mr. Blakeley, with all in favor, Resolution 2019-06, Authorizing the Issuance of Golf Course Note in the Principal Amount Not To Exceed \$300,000; Awarding Note to Synovus Bank D/B/A Florida Community Bank; and Supporting Documents, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2019

Mr. Harland presented the Unaudited Financial Statements as of June 30, 2019. The financials were accepted.

NINTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Several landscaping projects were underway, such as planting, tree trimming and removal and sod applications in several areas.
- The fence was repaired today but it is a temporary fix.
- MRI sent an invoice for \$2,500 for repairing a blown off, which was unwarranted, as it was due to a failure on MRI’s original order.

Mr. Adams recommended calling MRI to dispute the charges.

B. Golf Pro

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

- July had been a fairly decent month, in terms of rounds and revenue, despite the rains.
- An email was forwarded to the Board regarding Duffy’s interest in purchasing or subleasing the concessions from the CDD. He reviewed the advantages and asked permission to continue the negotiations. Discussion ensued regarding leasing the concessions, using potential revenues to pay down the bond debt and insurance considerations.
- The Drive, Chip and Putt Tournament event was a success.
- The IIF report was in progress.
- Mr. Pinder asked that the Board be alerted that the credit card system changed, in case there are questions by the auditor.
- Stoneybrook Junior Golf would donate \$300 to plant a Royal Poinciana tree #16.

TENTH ORDER OF BUSINESS

Approval of June 25, 2019 Regular Meeting Minutes

Ms. Huff presented the June 25, 2019 Regular Meeting Minutes. The following changes were made:

Line 83: Change “\$96,000” to “\$6,000”

Line 148: Change “Ms. Huff” to “Mr. Harland”

Line 163: Change “healthcare booklets” to “xeriscape booklets”

Line 168: Change “Berwin” to “Berwick”

Line 223: Change “Mr. Vuknic stated that the mailbox would arrive on Monday” to “Mr. Nixon would continue to look into the mailbox issue.”

On MOTION by Mr. Harland and seconded by Mr. Blakeley, with all in favor, the June 25, 2019 Regular Meeting Minutes, as amended, 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*

In response to Ms. Huff's questions, Mr. Adams stated the \$10,000 SunTrust balance was used as part of the final payment, due to shortfalls in prior year payments, and confirmed that the insurance was cancelled except for the fuel tank policy; a refund of over \$14,000 to the District for the early termination was anticipated.

i. High Irrigation User's Report

ii. Irrigation Disconnect List

These reports were provided for informational purposes.

iii. UPCOMING MEETINGS

- **August 27, 2019 at 6:00 P.M.**
- **September 24, 2019 at 9:00 A.M.**

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Blakeley and seconded by Mr. Harland, with all in favor, the meeting adjourned at 10:03 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COSAL
Secretary/Assistant Secretary

Eric L. Huff
Chair/Vice Chair