

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on July 25, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

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| 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:

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| Chuck Adams | District Manager |
| Tony Pires | District Counsel |
| John Vuknic | Golf Superintendent |
| Jeff Nixon | Golf Pro |
| Brent Burford | JEI |
| Leah Holmes | JEI |
| Members of the Public | |

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM DISTRICT MANAGER MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:04 a.m. Supervisors Huff, Olive and Simonsen were present, in person. Supervisors Brady and Dalton attended via telephone.

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| <p>On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, authorizing Mr. Brady's and Mr. Dalton's attendance and full participation, via telephone, due to exceptional circumstances, was approved.</p> |
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SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Discussion ensued with residents/members of the public regarding the buffer along Corkscrew Road. It was noted that a wall is not an option; vegetation is the only option. Discussion of the vegetation types, sizes and location, along with the amount of buffer available and the County’s commitment to participate in the costs.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic noted the need for a new tractor but keeping the existing one, which has a backhoe feature. A lease to own option was discussed.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, lease to own financing for the purchase of a new tractor, was approved.

B. Golf Pro

Mr. Nixon discussed the preferred parking spots and possibly eliminating them.

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, eliminating the preferred parking spots and hanging recognition plaques in the Pro Shop once the current preferred terms have expired, was approved.

FOURTH ORDER OF BUSINESS

Discussion: Road Repair Project Manual

The Road Repair Project Manual was presented and clarifications were made. The Project Manual is expected to be ready to go out to bid within the next couple of weeks. District Counsel will prepare the contract documents.

FIFTH ORDER OF BUSINESS

Golf Course Related Items

A. Towing Policy

I. Consideration of Resolution 2023-06, Outlining Towing/Removal Procedures for Vehicles or Vessels Parked or Located in District Designated “Tow-Away Zones”, Including but Not Limited to District Owned Drives and Parking Areas; Providing Definitions; Providing an Effective Date

Mr. Adams presented Resolution 2023-06.

Discussion ensued regarding how to handle overnight parkers who might have used a ride service.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Resolution 2023-06, Outlining Towing/Removal Procedures for Vehicles or Vessels Parked or Located in District Designated “Tow-Away Zones”, Including but Not Limited to District Owned Drives and Parking Areas; Providing Definitions; Providing an Effective Date, was adopted.

II. Consideration of Red’s O.K. Auto & Truck Repair, Inc., Towing Contract

The Board asked that the contract be clarified to specify that the towing service must be called by authorized CDD personnel and can only tow when requested and that the towing service is not allowed to “troll” the community looking for vehicles to tow.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, Red’s O.K. Auto & Truck Repair, Inc., Towing Contract, subject to clarification that the towing service must be called by authorized CDD personnel and can only tow vehicles when requested and that the towing service is not allowed to “troll” the community looking for vehicles to tow, was approved.

B. Discussion: Mancini Box Truck

It was noted that the truck is for sale.

This item was deferred.

C. Discussion: Additional Payments for the Revenue Bond

This item will be addressed closer to the next scheduled payment. It should be on the September agenda.

SIXTH ORDER OF BUSINESS

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

Mr. Pires gave a brief update and noted the following:

- Mr. Cioffi advised that he is selling a couple of parcels to his partner.

SEVENTH ORDER OF BUSINESS

Discussion/Presentation of Tree Encroachment Policy

This item was deferred to the next meeting.

Mr. Olive left the meeting at 11:36 a.m.

EIGHTH ORDER OF BUSINESS

Discussion: Fiscal Year 2024 Budget

Discussion ensued regarding the proposed Fiscal Year 2024 budget and the Golf Course budget.

Correction to the General Fund and Assessment Table were discussed.

Revised assessment levels for Fiscal Year 2024 were approved for noticing and advertising purposes.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2023.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of June 27, 2023 Regular Meeting Minutes

The following change was made:

Line 70: Change "Both Tylers to "Tyler Renrud and Tyler Leon"

On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor, the Approval of June 27, 2023 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

There was no report.

- **Presentation of Sunshine Law**

This item was deferred.

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 not discussed.

- **NEXT MEETING DATE: August 22, 2023 at 6:00 PM Fiscal Year 2024 Budget Adoption Hearing]**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor, the meeting adjourned at 12:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPSAI:

Secretary/Assistant Secretary

Earl D. Huff

Chair/Vice Chair