

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Stoneybrook Community Development District Board of Supervisors held a Virtual Public Meeting on July 28, 2020 at 9:00 a.m., remotely, via Zoom, at <https://us02web.zoom.us/j/87143163411>, Meeting ID 871 4316 3411 and at 1-929-205-6099, meeting ID 871 4316 3411.

Present, 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
Jeff Nixon	Golf Pro
John Vuknic	Golf Superintendent
Tony Grau	Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m. All Supervisors were present.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District's website.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2019, Prepared by Grau and Associates

Mr. Tony Grau presented the Audited Financial Report for Fiscal Year Ended September 30, 2019 and highlighted the pertinent information on each page. He concluded that there were no findings for Fiscal Year 2019 or instances of noncompliance; it was a clean audit.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2019

Ms. Huff presented Resolution 2020-07.

On MOTION by Mr. Harland and seconded by Mr. Blakeley, with all in favor, Resolution 2020-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2019, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date

Ms. Huff presented Resolution 2020-08. She asked for confirmation that the financials would be provided, even though the November and December meetings were moved up. Mr. Adams stated that the financials would be provided under separate cover.

On MOTION by Mr. Harland and seconded by Mr. DeBrino, with all in favor, Resolution 2020-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- The golf course was closed last week for aerification. Although several challenges arose, such as heavy rains and equipment failures, the repairs were made.
- Holes #7 and #9 were two of several re-sodded areas on the greens and were the worst with grass encroachment issues.
- Mr. Vuknic's new assistant has an extensive amount of greens plug-in experience and did an excellent job on the greens that were assigned to him.
- New plants were installed on the back of the #5 Tee and on the #14 green and red fountain grass was installed.
- The cart path at Holes #4 and #12 was replaced.
- The last aerification for the year was scheduled for August 31st through September 2nd.
- The Golf Course would be closed next Monday for the spray out.
- The fuel line item for the common grounds was incorrect; it should be \$8,400 for the year. Fuel was not requested and it was unclear what went wrong.
- The lease documents for the workmen for the common grounds would be forwarded to Mr. Adams for review and execution and presented to the Board.
- The area between Holes #11 and #12 requires maintenance. Although an \$8,000 quote was obtained, it would cost approximately \$10,000, including debris removal.

Asked why the area between Holes #11 and #12 needs to be cleaned out, Mr. Vuknic stated there was overgrown vegetation in the area and it had been a while since it was last maintained. Discussion ensued regarding the necessity of the cleanout between Holes #11 and #12, Mr. Vuknic's new assistant and staffing changes. The Board's consensus was to delay the maintenance and discuss it next spring.

B. Golf Pro

Mr. Nixon reported the following:

- July was a good month; as of Sunday, revenues were over-budget by \$9, 500.
- Due to the COVID-19 pandemic, single-rider carts were the norm. A safety shield to place between players can be purchased; it is not cost effective.

Mr. Nixon asked the Board how they felt about putting the cups back to normal and replacing the pin from the cups if Florida experiences 10 days in a row of a downward spiral from the Coronavirus. The Board's consensus was to put the cups back to regulation and wait ten days and see if the curve is still trending downwards.

Mr. Nixon stated that the Wednesday league decided, as a safety measure, to turn all their winnings into “Stoneybrook bucks” and place an additional \$10 in their accounts, which is done through the new POS system. The additional \$10 per player averages out to approximately \$360 on Wednesdays. Mr. Blakeley voiced his opposition to the proposal. Discussion ensued. Ms. Huff expressed her opinion that Board Members need to do what is best for the golf course and this is another way of increasing revenue; therefore, the program should be implemented as soon as possible. All groups should be alerted of the new system that would start October 1, 2020.

On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor, instituting a program where all golf leagues prize funds will be organized and administered through the Pro Shop, effective October 1, 2020 was approved.

Ms. Huff stated leagues that refuse to participate in the program would be considered a “group” and would be charged an additional \$5. All leagues would go through the Pro Shop.

➤ The American Junior Golfers Association (AJGA), a national tour, asked to hold a tournament at Stoneybrook; the event is scheduled for September 24 through 27, 2020.

Mr. Harland asked if the mats could be installed prior to the AJGA event. Mr. Nixon stated feasibility must be determined, as the cost for the mats would be \$24,000.

Ms. Huff stated that the CDD is also considering holding a Junior Tournament the Friday after qualifying to raise funds for the scholarship.

➤ Mr. Kyle Schulte was recently hired as a seasonal intern. Mr. Schulte will start in September and is highly-trained in Golf Genius.

Ms. Huff stated the District’s golf course fund cash figure is \$43,000 above the prior year and the District still owes the Irrigation Fund. She and Mr. Nixon have been working on the payables and the District was in a much better cash position than anticipated, despite the pandemic. Mr. Brady noted the chance that European and Canadian visitors would not come to play golf in the coming months and asked if there was a plan to replace any lost revenue. Discussion ensued regarding European and Canadian players, lowering the rate to accommodate local players, extending a PGA pass through December, the November election and COVID-19.

Ms. Huff stated the golf carts were being cleaned; crews are wearing masks and doing things correctly. Mr. Harland noted increased cart usage and asked if the vendors were making repairs, upon request. Mr. Nixon stated the vendors were supportive and there were few issues because the carts are not idle. The Golf Course would be due for a new fleet of carts in May.

Mr. Nixon reported that the ice machine was back and the Pro Shop was not offering cups, lids and/or straws. Guests would be informed, via email and the website, to bring their own cups for water and ice that would be available at the entrance. Bottled water could be purchased at the vending machine and in the snack bar.

EIGHTH ORDER OF BUSINESS

Discussion: Golf Course Budget

Mr. Harland reported the following:

- The Golf Course budget was the same as the previous year, with a few exceptions.
- The number of rounds was reduced by 5% and there would be a \$5 per round increase.
- Mr. Vuknic and Mr. Nixon would receive raises, as they have exceeded expectations during the pandemic.

Ms. Huff asked about raises for the entire staff. Mr. Harland stated it was not possible to give the entire staff a raise.

NINTH ORDER OF BUSINESS

**Continued Discussion: Fiscal Year 2021
Proposed Budget**

In light of the pandemic, Mr. Brady proposed eliminating the \$325 for future projects from the General Fund assessments to give property owners a financial break. Ms. Huff felt that the funds should be kept in the budget for another year to make sure there are funds for the Pembroke drainage repair, the landscaping and the roads. Discussion ensued.

On MOTION by Mr. Brady and seconded by Mr. Blakeley, with Mr. Brady and Mr. Blakeley in favor and Ms. Huff, Mr. DeBrino and Mr. Harland dissenting, removing the \$325 for future projects from the General Fund Assessment for Fiscal Year 2021, failed. (Motion failed 2-3)

Mr. Adams stated that the public hearing would be at the August meeting. As to notifying residents of the \$325 assessment for future projects, Mr. Adams stated there was no need to notify residents because the overall assessment amount was not increasing. Mr. Adams stated the meeting would be via Zoom. Mr. Brady felt that there should be an in-person option for residents to voice their opinions and offered to attend in person at the physical meeting location. Ms. Huff stated she did not have an issue, provided there are masks and everyone practices social distancing. She offered to discuss the details offline with Mr. Brady.

Ms. Huff stated that there would be a virtual evening HOA meeting August 18th and the CDD Board was asked to attend to discuss the Pembroke drainage issue, as well as other issues of joint interest. In response to Ms. Huff’s question regarding notifications, Mr. Adams stated, since there would be cross-discussions, it would need to be posted as a workshop. Ms. Huff would forward the meeting information to Mr. Adams.

TENTH ORDER OF BUSINESS

Consideration of Extreme Divers’ Treatment Plan for 11414 and 11415 Pembroke Run to Alleviate Standing Water

This item was deferred to the August meeting.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2020

Mr. Harland presented the Unaudited Financial Statements as of June 30, 2020. In response to Mr. Harland’s question regarding mulching, Mr. Vuknic confirmed that there were only two mulchings but it would be increased to three sessions.

On MOTION by Mr. Harland and seconded by Mr. DeBrino, with all in favor, the Unaudited Financial Statements as of June 30, 2020, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of June 23, 2020 Virtual Public Meeting Minutes

Ms. Huff presented the June 23, 2020 Virtual Public Meeting Minutes. The following changes were made:

Line 63: Change “food and beverage” to “rounds”

Line 78: Change "HOA" to "Master Board"

Line 196 and throughout: Change "Mr. Simikin" to "Mr. Seniken"

On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor, the June 23, 2020 Virtual Public Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

Mr. Nixon asked if more "No Swimming" signage should be posted at the lake. Mr. Cox replied affirmatively and stated it should be made clear that the lake is contaminated and unsafe. Discussion ensued regarding the number of signs that should be posted, the insurance carrier, "Beware of Alligators" signs, "No Fishing" signs, notification and the covenants. Ms. Huff would send an e-blast alerting residents that there is no swimming in the lake.

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

There being no report, the next item followed.

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

I. Irrigation Reports

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

These reports were provided for informational purposes.

II. NEXT MEETING DATE: August 25, 2020 at 6:00 P.M.

- o QUORUM CHECK**

The next meeting would be held on August 25, 2020 at 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Brady expressed his disappointment that the Board decided against eliminating the \$325 for future projects from the tax bill.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. DeBrino and seconded by Mr. Blakeley, with all in favor, the meeting adjourned at approximately 10:49 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair