

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on September 24, 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	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
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Santo Listro	Resident
Tom Fisher	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

Mr. Listro asked about the role of the General Fund. Mr. Adams stated the General Fund was primarily for administration and landscape operations and briefly described the separate funds that comprise the budget. Mr. Listro felt that there should be a section showing the grand total of the individual funds combined. Mr. Adams stated the table at the end reflected the assessments and that the total budget is the sum of the five funds. Mr. Listro

believed that the reserve funds were not detailed in the letter sent to residents. Mr. Adams stated the descriptions were included in the Mailed Notice.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- The bunker renovation project was proceeding successfully and should be completed this week.
- Pine straw mulch would be installed on October 30th and November 1st.
- As the center median bougainvillea were not doing well, removal and installation of sod was recommended but keeping the center part as it is.

Ms. Huff agreed but thought that the flowerbeds should remain. Mr. Vuknic stated the cost, with labor, would be approximately \$1,000.

- Marigolds would be planted this year and sod would be installed in the crossovers, rather than flowers. Flowers would be concentrated in high traffic areas and by the Pro Shop.

Discussion ensued regarding positive reactions to the bunker renovation project. Mr. Vuknic stated that new sod was being watered. Some roped off areas would reopen soon. Some residents complained about watering but understood when informed that watering was necessary due to the new sod.

On some days the bunkers may not be raked due to a slight staff shortage until the end of October. Ms. Huff stated this was due to a one-time administrative change in the vacation time calculation.

- Landscaping in high-traffic areas would receive extra attention.

Discussion resumed regarding the bunker project. Mr. Vuknic stated over 20 bunkers were eliminated, one was split in half and several pot bunkers were eliminated. He would estimate the annual cost savings from eliminating the bunkers.

B. Golf Pro

In response to the question of whether the bunker project would affect GPS, Mr. Nixon stated he would have the GPS consultants advise whether the slight differences in yardage

would make a difference. Ms. Huff asked whether the elimination of some bunkers would affect the golf course's slope and ratings. Mr. Nixon stated that the two governing bodies of golf, worldwide, merged and new rules would take effect starting January 1, 2020. He would receive more details on the new handicapping and course rating system and formulas in the coming months. Discussion ensued regarding the new rating system, how often ratings could be changed, a full-time staff member would be necessary to continually monitor and update conditions, scorecards, etc.

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

- September weather was very nice; rounds and revenues were up.

Mr. Nixon expressed concern about the cash position because bunker staff would need to be paid soon, which would bring the cash position down to \$100,000. Income would increase in October and November; however, payables were currently down so a short term cash transfer may be necessary to meet payroll. Ms. Huff asked how much. Mr. Nixon stated approximately \$75,000. Mr. Adams stated a transfer could be done online to cover payroll. Mr. Nixon stated seasonal revenue increases may begin to be realized around mid-October. Mr. Adams agreed with Mr. Nixon transferring the funds, as needed.

- Junior Golf was going great; a tournament was coming up on October 5th.
- Stoneybrook Golf joined the Estero Chamber of Commerce and would host its tournament. Big events were scheduled during October.
- Duffy's no longer wants to participate with the concession stand; they want to wait a year. The concession stand was completely renovated and the air conditioning, refrigerator and prep tables were replaced. The concession stand would be back to normal operations this weekend.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements

- A. **As of June 30, 2019**
- B. **As of July 31, 2019**
- C. **As of August 31, 2019**

Ms. Huff presented the Unaudited Financial Statements.

On MOTION by Mr. Brady and seconded by Mr. DeBrino, with all in favor, the Unaudited Financial Statements as of June 30, July 31 and August 31, 2019, were approved.

FIFTH ORDER OF BUSINESS

Approval of August 27, 2019 Public Hearings and Regular Meeting Minutes

Ms. Huff presented the August 27, 2019 Public Hearings and Regular Meeting Minutes. The following change was made:

Line 110: Change “that the County should help fund” to “we should contact the County to request help funding”

▪ **Discussion of Sound Study**

This item was an addition to the agenda.

Ms. Huff referred to Line 125 and discussion ensued regarding a sound study for Corkscrew Road. Mr. Vuknic stated he had a decibel meter and could take measurements. He thought the best location for readings would be in a backyard. Ms. Huff directed Mr. Vuknic to have measurements taken two days a month, at the same times throughout each day, from October through March. Once the best times for staff to take measurements are determined, Mr. Vuknic would advise the Board. Mr. Vuknic stated that dump trucks generated many complaints.

The following change was made:

Line 302: Change “a.m.” to “p.m.”

On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor, the August 27, 2019 Public Hearings and Regular Meeting Minutes, as amended, were approved.

SIXTH 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*

i. High Irrigation User's Report

ii. Irrigation Disconnect List

These reports were provided for informational purposes.

- **NEXT MEETING DATE: October 22, 2019 at 9:00 A.M.**

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Nixon stated the air conditioner copper pipe insulation was damaged; the estimated repair cost was \$1,300.

EIGHTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Brady and seconded by Mr. Harland, with all in favor, the meeting adjourned at 9:52 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair