

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on September 27, 2022 at 9:00 a.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
Michael DeBrino	Assistant Secretary
Philip Simonsen	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Paul McFarland	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**On MOTION by Ms. Huff and seconded by Mr. Olive, 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 Paul McFarland voiced his opinion that the CDD taxpayers deserve a more complete explanation of the recent real estate transactions and that the Chair should submit a more complete letter to the taxpayers, via the newspaper or USPS, addressing the rationale for the expenditure and the cost to the taxpayers. He believed that, although the transaction cost \$7.7 million, the entire cost of the Duffy's and pro shop purchase is really \$16,335,000, with interest over a 30-year period. Mr. McFarland discussed the assessment increase, Series 2022 bonds and 10-year no call provision on the bonds. He asked for a detailed explanation of the actions that will be taken to offset the increased costs to taxpayers.

▪ **Discussion: Hurricane Preparedness**

**This item was an addition to the agenda**

Asked if they are ready for the storm, Mr. Vuknic and Mr. Nixon replied affirmatively.

Mr. Nixon discussed the following:

- The golf course will likely close today at 2:00 p.m., and remain closed on Wednesday and possibly Thursday, depending on the storm effects that morning.
- Once the storm passes, Staff will need to evaluate the damage and assess how quickly the golf course can reopen. This was a 20-day process after Hurricane Irma.
- Estero may be safer than other nearby areas.
- The best-case scenario would be to re-open the golf course Thursday afternoon or Friday morning.

Ms. Huff expressed her opinion that it is not worth it to open prematurely and damage the golf course. Mr. Vuknic stated staff will clear the walkways and roadways as early as Thursday and assess the golf course to determine when it can re-open.

Discussion ensued regarding potential flooding, lake levels being at capacity, the swale, gas supply, beverage cart, the Pro Shop, pump house and securing the starter shack.

**THIRD ORDER OF BUSINESS**

**Golf Course Staff Reports**

**A. Golf Superintendent**

Mr. Vuknic reported the following:

- The new CDD pump station is running efficiently.

Ms. Huff asked CDD Staff to send a “thank you” note to Mr. Siedl, of Metro Pumping, for being so accommodating and for a job well done.

- Staffing: The golf course is fully-staffed. Recruiting is becoming easier. There were some vacation issues in September but everyone was accommodated.
- Pro Shop Landscape Bid: Proposal #179981 was obtained from Juniper.

Discussion ensued regarding the landscaping plan, quantity of plant materials, trees for the golf course and Stoneybrook golf monument sign. Ms. Huff stated her preference for pavers and for decorative rock around the flagpole to protect it from golf carts.

**On MOTION by Ms. Huff and seconded by Mr. DeBrino, with all in favor, authorizing Mr. Vuknic to expend up to \$4,000 for plantings around the Pro Shop, including improvements around the flagpole, was approved.**

- There is a 20’ cart path easement issue on Hole #4; the landscaping on the cart path almost touches the landscaping on the other side. Staff attempted to meet with the homeowners but were unsuccessful.

Mr. Brady stated he contacted the homeowners but has not heard from them. Ms. Huff stated if the trees damaging the cart path are CDD-owned, the CDD can have them removed.

Asked about the wall on Braxfield, Mr. Vuknic stated, upon inspection, the wall needs to be painted or pressure washed. There are no cracks or structural damage; however, the chain link fence that abuts against the wall is damaged and needs to be repaired.

Discussion ensued regarding a 12’ easement on the Braxfield wall, Hole #4 and Holes #12 and #13.

Mr. Vuknic will re-inspect Hole #4 and report his findings at the next meeting.

**B. Golf Pro**

Mr. Nixon reported the following:

- September revenues are \$31,000 above and \$51,000+ year-to-date, including cart fees.
- Staffing: Peyton resigned.

- Per Fowler Construction, the permitting process with the Village for the starter shed, cart attendant and ball dispenser is 95% complete. Mr. Fowler is hoping to have approval from the Village within 30 days and commence installation of the ball machine at the end of October.
- Mr. Nixon felt that obtaining a loan from Synovus Bank is not necessary and opined that the CDD would be better off making minor upgrades to maintain vibrancy for a few more years.
- The most important project is to re-grass the golf course; excess cash and bond payments could be reserved and set aside to accomplish this by a goal date of May 1, 2026.

Mr. Nixon responded to questions regarding how much it will cost to re-grass the golf course and complete other miscellaneous projects, pro-shop re-painting costs, the restroom expansion project and the status of the fountains.

**I. Consideration of Proposals for Outdoor Surveillance Cameras**

- a. **Gamma Tech Services Proposal #761 [\$9,192.30] *Includes One-Year Warranty***
- b. **Key Security Services Proposal #361 [\$5,116.09]**

Ms. Huff stated that she and Mr. Nixon met with both vendors and she felt more comfortable with Gamma Tech Services (GTS), which is very knowledgeable. Mr. Nixon recommended selecting GTS, despite the additional cost. In response to Mr. Brady’s question, Ms. Huff stated this will be funded through the golf course building and maintenance fund.

**On MOTION by Ms. Huff and seconded by Mr. DeBrino, with all in favor, Gamma Tech Services Proposal #761, in the amount of \$9,192.30, with a one-year warranty, was approved.**

Mr. Pires noted that, once the cameras are installed, the locations, materials, etc., will be exempt from public records requests and only available to Staff and the Board.

Mr. Nixon stated the Board will eventually need to consider adding leagues or groups to Saturday and Sunday play. It would be financially more feasible for the CDD to run straight public play for groups like church fundraisers, Pine Lakes Booster Club, Little League, etc. As the population expands, weekend play will look different and the CDD could start charging more for weekend play.

Discussion ensued regarding the local golf demographic, current revenue from the Saturday Men’s League, golf fees in northern states compared to Florida, charging higher rates on weekends and the economy.

**II. Consideration of Cost Estimates for Tree and/or Bush Removal Between Holes #4 and #5**

This item was not addressed.

**FOURTH ORDER OF BUSINESS**

**Consideration of Synovus Bank Final Term Sheet for Miscellaneous Projects**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Update: Community Landscape Committee**

Ms. Huff stated the Committee received the Juniper estimate that was presented at the last meeting to start work on the cul-de-sacs, center median and four-way stop. She asked if the Board wished to proceed or defer the project another month. She hoped to proceed with the project in January 2023. The total cost will be approximately \$200,000.

Discussion ensued regarding the proposed landscaping project, sodding the intersections and the common area maintenance.

**On MOTION by Ms. Huff and seconded by Mr. DeBrino, with all in favor, the Juniper estimate and to commence re-landscaping the cul-de-sacs, center median and the four-way stop, was approved.**

Ms. Huff will inform Juniper that the Pro Shop entry will be completed by in-house staff.

Mr. Nixon asked about re-curbing an area to facilitate a left turn into the Duffy’s parking lot. Mr. Pires suggested the Board direct the District Manager to have the District Engineer investigate the requirements to re-curb the parking lot.

Discussion ensued about the Collier Concrete Paving estimates, permitting and funding.

**SIXTH ORDER OF BUSINESS**

**Update: Pumphouse Replacement**

This item was addressed during the Third Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Discussion: Filling Vacant Seats on the Board**

Ms. Huff stated she included an article in the newsletter urging interested candidates to submit their resumes and attend the December meeting, wherein the Board will consider and vote on potential candidates. Mr. Adams stated the vacancy can be declared at the December meeting and the Board could then immediately consider any resumes that were received.

**EIGHTH ORDER OF BUSINESS**

**Update: Status of Discussions with Duffy's Regarding an Amended Lease for Outdoor Back Patio**

Mr. Vuknic stated he conferred with Duffy's and Ms. Paul about amending the lease to expand the square footage of the outdoor patio. Mr. Pires stated, in his quick review of the lease, the premises includes the patio area.

Discussion ensued regarding the current premises, proposed expansion area, modifying the lease, the golf course and Clubhouse tracts, whether to enter into a land lease with Duffy's and which entity would fund the project.

Mr. Pires would facilitate a Zoom meeting with Mr. Vuknic, Ms. Paul and himself to discuss the patio expansion and lease and provide an update at the next meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Agreements for Golf Course Managers and At-Will Employees  
(provided under separate cover)**

This item was deferred to the next meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-13,  
Concerning Payments by the Golf Course Operations for the Continued Use of a Portion of the Land, Clubhouse and**

**Improvements (“Clubhouse Land”) Now Owned by the District; Said Portion of the Clubhouse Land Used by the Golf Course Operations Described Herein as the “Pro Shop”, “Cart Storage” (Collectively the “Golf Pro Shop Premises”) and “Parking”; Providing for the Amount and Timing of Payments to Be Made to the District by the Golf Course Operations for Such Use of the Golf Pro Shop Premises; Releasing the Golf Course Operations from the Obligation to Pay a Monthly Parking Fee; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required to Implement this Resolution; and Providing an Effective Date**

Mr. Pires stated, while the Pro Shop will continue to pay the same amount and fees to the CDD as it was paying to TAQ, the previous landlord, the portion dealing with the \$3,000 per month parking easement will no longer be paid as of September 1, 2022.

**On MOTION by Ms. Huff and seconded by Mr. DeBrino, with all in favor, Resolution 2022-13, Concerning Payments by the Golf Course Operations for the Continued Use of a Portion of the Land, Clubhouse and Improvements (“Clubhouse Land”) Now Owned by the District; Said Portion of the Clubhouse Land Used by the Golf Course Operations Described Herein as the “Pro Shop”, “Cart Storage” (Collectively the “Golf Pro Shop Premises”) and “Parking”; Providing for the Amount and Timing of Payments to Be Made to the District by the Golf Course Operations for Such Use of the Golf Pro Shop Premises; Releasing the Golf Course Operations from the Obligation to Pay a Monthly Parking Fee; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required to Implement this Resolution; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Ajax Paving Industries of Florida, LLC, Proposal for Stoneybrook Golf Club Parking Lot Paving [\$184,848.32]**

This item was deferred to the October meeting.

**TWELFTH ORDER OF BUSINESS**

**Update: Corkscrew Pines Drainage Infrastructure Request**

Ms. Huff stated, due to the impending storm, the meeting to address this item was cancelled. She will keep the Board updated on any new developments.

**THIRTEENTH ORDER OF BUSINESS**

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

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

Mr. Nixon asked if the golf course bond can be paid off early without penalty. Mr. Adams replied yes. Asked why the "Irrigation Fund", on Page 12, owes the "General Fund" \$20,336, Mr. Adams will investigate and provide an answer at the next meeting.

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

**FOURTEENTH ORDER OF BUSINESS**

**Approval of August 23, 2022 Public Hearing and Regular Meeting Minutes**

Ms. Huff presented the August 23, 2022 Public Hearing and Regular Meeting Minutes. The following changes were made:

- Line 293: Insert "McFall" after "Bryan" and "Stanley" after "Darryl"
- Line 299: Insert "Hansen" after "Elizabeth"

**On MOTION by Mr. DeBrino and seconded by Mr. Simonsen, with all in favor, the August 23, 2022 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pires reported the following:

- He will contact LIPA to combine the lots.

➤ He will coordinate with Mr. Nixon, Mr. Vuknic and Ms. Paul regarding the Duffy’s patio expansion and lease modification.

**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: October 25, 2022 at 9:00 A.M.**

**○ QUORUM CHECK**

The next meeting would be held on October 25, 2022.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

In response to a question about the paving project, Mr. Adams stated a project manual will be prepared by the District Engineer for sealed bidding purposes. The project will go out to bid after the holidays. It will be a 30 to 35-day process, the contract will be awarded and the project will be scheduled to commence in the April to May timeframe.

Ms. Huff felt that the silver boxes out front were painted nicely and asked what company does that. It was noted that the boxes were painted by the Lee County DOT.

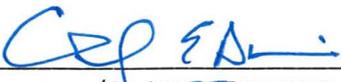
Discussion ensued regarding having the boxes painted, the width of the golf cart path and the easement.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Olive and seconded by Mr. DeBrino, with all in favor, the meeting adjourned at 10:46 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair