

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on October 22, 2019 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum were:

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 (via telephone)	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Sod was being installed in the center medians.
- Flowers were installed the previous week.
- An \$8,400 estimate was obtained to clean out the area between #11 and #12.
- The center median was resodded and received new landscaping, including a firebush.

Mr. Vuknic requested \$5,500 to purchase mulch and pine straw for the common grounds and for additional funds to be placed on a debit card to take advantage of Amazon sales and next-day shipping. A Board Member suggested switching from a debit to a credit card, as it would be more secure. Mr. Adams would facilitate the transition. As to purchasing authority and auditing, Mr. Adams stated Mr. Vuknic and Mr. Nixon would each be issued a card and purchases would be reconciled monthly. Discussion ensued regarding the budget and fund allocation.

➤ The final bill for the bunker project was received in the amount of \$268,989, which is a \$7,255 difference from the estimate.

Discussion ensued regarding whether to use mulch, pine straw or both to the common areas, the number of applications per year, additional flower installations and cost. Mr. Adams would amend the budget.

On MOTION by Mr. Brady and seconded by Mr. Harland, with all in favor, adding a third pine straw application, to include October, January and March for Fiscal Year 2020, was approved.

➤ The Zero Consumption Report was in progress and would be completed by the next meeting.

➤ The sand trap project would cost \$3,000 to \$4,000 in man-hours but was difficult to quantify the labor time. Discussion ensued regarding the bunkers.

B. Golf Pro

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

➤ Thus far, October was a fairly good month; revenues spiked in the last week and the rounds were consistent with the historic figures during this time of the year.

➤ There were a few menu changes at the snack bar, including the addition of sandwiches. At least three new staff members were hired.

➤ Junior Golf was going well.

➤ On Stoneybrook Day, Saturday, November 23rd, all Stoneybrook residents can play for free and receive a free boxed lunch, in commemoration of the CDD's 20th anniversary.

➤ Subject to Board approval, veterans would be honored with a complimentary round on Monday, November 11th.

On MOTION by Mr. Brady and seconded by Mr. Harland, with all in favor, offering a free round of golf to veterans, every Veterans Day, was approved.

- The new Point of Sale (POS) system was up and running; credit card data could be filed, for convenience.

FOURTH ORDER OF BUSINESS

Discussion: Future Corkscrew Road Proposed Expansion Sight/Sound Buffering Wall Negotiation with Village of Estero

Mr. Brady stated that the Village of Estero emailed Board Members regarding an informational meeting about the road expansion and potential wall, to be held on October 23rd, from 1:30 to 2:30 p.m. He assumed that the location would be the Village offices but was awaiting for confirmation of the location.

In response to Mr. Brady's inquiry, Mr. Adams confirmed that the Village is very interested in the preserve and would like to work with the District with regard to a wall and landscape buffering along Corkscrew. The reasons for the Village's interest in the preserve included blocking the 951 extension on the west side, providing public access to the Edison property for walking trails, etc., and for a fire training facility. Mr. Cox conferred with the Village attorney on the matter.

Regarding what the process would entail, Mr. Adams stated that the CDD would transfer the property and its maintenance to the Village, which would save the Community approximately \$40,000 per year. Mr. Cox stated that part of the transfer would be a modification to the District's environmental resource permit and acknowledgment by the Village that it would be accepting the responsibility for maintenance. In widening the roadway, the wetlands would be impacted and the Village was trying to find additional ways to offset mitigation. Mr. Adams stated that the District would have the first right of refusal and confirmed that more information would be obtained at a Village meeting that he would attend later in the week; an update would be provided at the next meeting. Mr. Cox stated that the property would still be subject to the conservation easement that was placed on it, so it could not be used for any purposes other than as a natural area.

**STONEBROOK CDD
FIFTH ORDER OF BUSINESS**

October 22, 2019

**Consideration of Resolution 2020-01,
Amending the General Fund Portion of the
Budget for Fiscal Year 2019; and Providing
for an Effective Date**

Mr. Brady presented Resolution 2020-01. Mr. Adams stated that the budget to actual variance was \$25,687, and proposed an amendment of an additional \$19,000 to act as a buffer and to avoid a finding in the upcoming audit. The reasons for the overage included landscaping, payroll, capital outlay for mowers, utility carts and mulch. Discussion ensued regarding mulch and the budget adjustment.

On MOTION by Mr. Blakeley and seconded by Mr. Brady, with all in favor, Resolution 2020-01, Amending the General Fund Portion of the Budget for Fiscal Year 2019; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Acceptance of September 30, 2019
Unaudited Financial Statements**

Mr. Harland presented the Unaudited Financial Statements.

On MOTION by Mr. DeBrino and seconded by Mr. Harland, with all in favor, the Unaudited Financial Statements as of September 30, 2019, were accepted.

Discussion ensued regarding the 2008 SunTrust loan.

SEVENTH ORDER OF BUSINESS

**Approval of September 24, 2019 Regular
Meeting Minutes**

Mr. Brady presented the September 24, 2019 Regular Meeting Minutes. The following changes were made:

Lines 34, 36 and 38: Change "Mr. Fisher" to "Mr. Listro"

On MOTION by Mr. Harland and seconded by Mr. DeBrino, with all in favor, the September 24, 2019 Regular Meeting Minutes, as amended, were approved.

In response to a Board Member’s question, Mr. Vuknic confirmed that decibel readings are performed twice per month and the morning readings were between 42 and 44, the afternoon readings were at 58 and between 7:00 p.m. and 7:00 a.m., the reading was under 47 decibels. Mr. Brady asked Mr. Vuknic to forward the decibel information to Mr. Adams prior to the Village meeting on Friday.

EIGHTH 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

A Board Member commented that, although he and his neighbors irrigate, it was not reflected in the report. Discussion ensued regarding usage.

ii. Irrigation Disconnect List

These reports were provided for informational purposes.

- **NEXT MEETING DATE: November 12, 2019 at 9:00 A.M.**
 - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the November 12, 2019 meeting.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

There being no Supervisor’s request, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. DeBrino and seconded by Mr. Blakeley, with all in favor, the meeting adjourned at 10:06 a.m.

Copsal

Secretary/Assistant Secretary

Ernest L. Huff

Chair/Vice Chair