

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on Tuesday, October 23, 2018 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum were:

Ed Harland	Chair
John Blakeley	Vice Chair
Lewis Frith	Assistant Secretary
Eileen Huff	Assistant Secretary
Chris Brady	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Joe Mika	Resident
Megan Hoornaert	Resident
Michael Hoornaert	Resident
Mike DeBrino	Resident and Candidate for Seat 4
Cindy DeBrino	Resident
Ron Ritschel	Resident
Bill Reynolds	Resident and HOA President

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 person.

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

Mr. Joe Mika, a resident, asked when the landscaping project to beautify the wall, behind the tee box at Hole #1, exiting the community would commence. Mr. Harland stated that, with the District's depleted funds, due to Hurricane Irma recovery, certain projects were delayed until assessment revenues are received. Mr. Mika asked for clarification of the

District's parameters, in terms of raising working capital. Mr. Harland stated that the District's process to raise working capital consists of completing a budget each year and imposing assessments and collecting those necessary funds, through placement of the assessments on the tax bill. Mr. Mika asked why the CDD does not have the authority to place assessments on the transfer of real estate to raise capital, similar to the way the HOA assesses residents quarterly for certain items. Mr. Cox stated that the District was created by Florida Statutes, which governs the way CDDs can raise money, which is, specifically, non ad valorem special assessments. Mr. Mika asked if the Statutes could be amended. Mr. Cox replied only by the Florida Legislature.

A Board Member explained the District's budget process, which consists of adding necessary items to the budget that are either visually inspected or mentioned, determining what the District is able to address at that time calculating the revenues needed to cover expenses, increase fund balance, etc. Currently the Board is working on rebuilding the fund balance, which was significantly diminished by Hurricane Irma. The District was expected to be in good fiscal shape by the middle of 2019 and able to then proceed with minor projects. Mr. Mika stated he appreciated the work and effort to beautify the community and the explanations provided to his questions.

Ms. Megan Hoornaert, a resident, noted that friends of hers were not able to book tee times on their iPad and asked if winter rates would be on the website, as outdated rates that were only good through October 15, 2018 were on the website. Mr. Vuknic stated daily rates are already on the website and the winter rates would be added today, instead of on November 1, as originally planned. Ms. Hoornaert asked why balls cannot be obtained at night for use at the lighted practice facility. Mr. Nixon stated that the range is open until 9:00 p.m., but the Clubhouse closes at 6:00 p.m.; however, effective November 1st, the Clubhouse hours will be extended to 7:00 p.m.

▪ **Meet the Candidates Session (10-Minute Limit)**

This item, previously the Ninth Order of Business, was presented out of order.

• **Lew Frith**

Mr. Frith introduced himself as the current Board Supervisor of Seat #4 and provided an overview of his involvement in various projects, over the last four years, as follows:

- One primary duty is as Supervisor of Mr. Vuknic, Golf Superintendent and working together to complete various projects.
- One of his main projects was to see that the common grounds were nicer. He did this by appointing Mr. Vuknic to take over maintenance of the common grounds, which resulted in the Stoneybrook Golf Course being recognized as one of the top public golf courses in Southwest Florida.
- Intersections were made safer through projects that streamlined and cleared out overgrown vegetation and continually maintained it, so that sight lines remain unobstructed.
- Initiated lake bank erosion projects, when several complaints were received. Toured areas with the District Engineer to keep lines of communication open and make certain projects were being performed properly.
- Coordinated Lighting Project between the CDD, HOA and Florida Power and Light (FPL). Toured areas and met with FPL to obtain the best lighting available, within budget. Purchased lights that enhance and make the community safer and included sensors that notify FPL when a bulb needs to be replaced, which results in a quicker response time, typically within 48 hours; instead of having to physically look for burnt out bulbs.
- Ran for the Board with no personal agenda other than to make the community and golf course better; however, because of a limited budget, he expects to work on other projects in the future, while completing projects on the list and, within the next five years, a dramatic change within the community and golf course will be evident.

Mr. Frith stated that he is familiar with the Village of Estero's Zoning Department procedures as a result of working through several different zoning issues and he has a good working relationship with Staff at the Village of Estero.

Mr. Mika thanked Mr. Frith for his service on the Board and the projects that were successful. He asked Mr. Frith to elaborate on the projects related to the five-year plan and what was planned for the immediate future.

Mr. Frith stated the projects were as follows:

- Continue landscape maintenance at the intersections.
- Improve sand traps, especially since they were damaged worse by Hurricane Irma.
- Improve cart paths, throughout the course, by laying concrete, especially when comparing prices and other courses have them.

➤ Currently, to hold down costs, maintenance staff is doing a lot of pre-work and performing concrete repairs in house.

Mr. Mika asked if Mr. Frith knew of any alternatives to raise further funds. Mr. Frith stated, as discussed, due to Statute constraints, revenue collection can only occur through ad valorem and non ad valorem assessments; however the Board's intent is to try to hold down costs, rather than generating more money, so that the community is viable and appealing, and the community, as a whole, would not want to pay extra for projects that they may not use.

- **Michael DeBrino**

Mr. Michael DeBrino introduced himself and his wife Cindy, as residents of the community for a number a years, and clarified that his last name is DeBrino, not Greenberg, as listed in the agenda. He noted is experience, as follows:

➤ New York Postal Service employee, in Latham, New York, and worked his way up to Postmaster

➤ Has over 30 years of managerial experience.

➤ Transferred to Fort Myers in 2000 and his position spanned Fort Myers and Cape Coral. His responsibilities include overseeing over 400 employees, 30 station managers and supervisors, with a budget of over \$20 million.

➤ Retired in 2007, after 37 years, with the last nine years as a starter at the Mediterra Golf Club, which gave him the understanding of golf course operations and maintenance.

➤ Golfer for over 40 years and is a member of the Stoneybrook Men's Golf Association and held the positions of President, Vice President and Treasurer over several years.

➤ Volunteered at Florida Gulf Coast University (FGCU) Athletic Department, as a Community Outreach Group Sales Coordinator, which, after seven years, resulted in going from zero to over a hundred Activity Directors and communities in their database.

➤ He wants to serve on the CDD Board, as it is a great community, and he wants the opportunity to work together with the HOA and CDD to make the golf course and Stoneybrook one of the best communities.

Mr. Mika asked Mr. DeBrino the same question regarding future projects and what was planned for the immediate future. Mr. DeBrino could not offer a list of projects but stated that he wants to maintain what is in the District, while looking for better ways to improve what is

already in the District and improve the golf course; once bonds are paid off, he wants to apply funds to different projects.

Mr. Harland stated he spoke to Mr. Vuknic and Mr. Nixon about obtaining more funds and trimming expenses and asked Mr. DeBrino about his experience in trimming back expenses at the Post Office. Mr. DeBrino stated that the Post Office's budget was always cut and he tried to work it out by thinking outside the box and making cuts in areas that productivity was not affected, while providing the same service. Staff knew he would listen to them but they also knew he was not afraid to make hard decisions that were best for the company.

Mr. Brady, in a follow up to the discussions about generating General funds, noted the Board is aware of the option to obtain a loan for General Fund expenses; however, it requires doing so through tax assessments. Mr. DeBrino stated he understood about cutting expenses; however, once cut to the bone, it is cut out, if the District is playing to capacity, which he believed to be 70% or 80%. Mr. Nixon stated it is closer to 90% in season but, in general, about 46,000 plus rounds are played, which is about 70% or 80%, and the number could probably increase to over 50,000. Mr. Michael Hoornaert, a resident, noted that the time to think about raising the rates is when it is 90% sold out. Regarding how often discounted rates were offered, the answer was daily, offered to those who play a total rack and discounted rates given to residents, groups, leagues or through the Golf Channel.

Mr. Hoornaert mentioned that Ms. Hoornaert was Director of Golf at Pinetrace Golf Club in Rochester Michigan, a large 18-hole golf course, which ran 46,000 rounds a year. He thinks more could be done to get more players and raise more revenue from golf. He recognized the great jobs Mr. Vuknic and Mr. Nixon were doing, especially since he plays other courses, and stated Stoneybrook's grading is the best of them, other than the sand traps. He suggested having workshops and involving others to bring in ideas of how to promote the course to bring in more business and increase revenue.

Mr. Brady suggested concentrating less on generating rounds, as increased maintenance and other costs will potentially diminish the return, and suggested charging more per round. Historically, when the District had over 50,000 rounds, it did not make much more.

Mr. Harland agreed in scheduling a workshop. The maintenance efforts involved in prepping for season were noted, as well as the need to lower rates enough to bring in players so the course does not sit idle.

Mr. Vuknic stated that everything is a trade off. Everyone should remember that, to remain as one of the best courses, they continue performing maintenance, which occurs over 24 to 28 days in the summer, which requires giving up 100 rounds a day, which would typically bring the total number of rounds up to 48,000 to 50,000 rounds. The Board must make a decision of what is important; the District’s business profile is based on 120 days of business, with 60% to 70% revenue, in season.

Mr. Ritschel stated, as a public course, Mr. Vuknic was given the ability to work on the golf course as if it was a private facility.

Ms. Cindy DeBrino, a resident, stated that the District is only in this position because Hurricane Irma cost the District a lot of money. Ms. Huff confirmed that the District would be in a much better position if it had not spent \$225,000 on hurricane clean up and did lose \$75,000 in revenue.

Discussion ensued regarding the District submitting insurance claims, tree and sand replacement not being recoverable and claims cannot be submitted for loss of revenue because the facility was still operational.

Mr. Brady clarified that two different entities were being discussed, the golf course and common grounds, and, based on resident complaints, if residents want to improve the common grounds, then assessments must be increased.

THIRD ORDER OF BUSINESS

Discussion/Update: Hurricane Irma Recovery

Mr. Adams stated the Federal Emergency Management Agency (FEMA) was still in possession of the grant reimbursement; it was not forwarded yet to the State to perform its review. Out of the four Districts that he manages, one grant was forward to the State three months ago and the rest remain at FEMA. The District submitted a FEMA request for \$45,000; however, he expects receipt of \$30,000 to \$35,000.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2018

Mr. Harland presented the Unaudited Financial Statements as of September 30, 2018. In response to Mr. Vuknic’s request to pay down vendor invoices, Mr. Adams will wire transfer

\$40,000 from the Propriety Fund Irrigation Account into the Propriety Fund Golf Account. In response to Mr. Harland’s comment about TAQ, LLC’s lease expiring on November, 1, 2018, Mr. Cox confirmed that a letter to extend the lease an additional 10 years was sent. The Unaudited Financial Statements were approved.

FIFTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided the following report:

- Annuals were planted.
- Pine straw and mulch were installed in certain areas.
- Christmas lights were installed.
- Areas being sodded were also having their plant beds refilled, sometime tomorrow.
- Palm tree trimming is being done around the golf course, with the common grounds to follow.

Mr. Vuknic stated that, while the common areas’ second of the annual palm trimming is being perform, he decided to include removing the boots, due to the number of complaints received. This will not affect the budget, since it would be the same cost as if it is the second trim. Going forward, the palms will go back to being trimmed twice a year and maintaining the boots each year. The trees around the golf course are not affected. Pine straw will be applied the second week of November, once the common ground project is completed.

- A rusted out fence and pole behind the baseball field home plate is a safety concern; Mr. Vuknic was directed to make the necessary repairs.
- The Landscape contract to mow and edge changed from weekly to bi-weekly, effective October 1st; however, while completing other projects, the landscaper will try to continue mowing weekly.

Mr. Harland asked about golf course staff. Mr. Vuknic stated the last three weeks were great, since he had two full staffs working; however, he is now down three staff members, with two from the common ground crew leaving, one due to salary and the other was terminated, and the golf course new crew member was terminated, due to being late several times. Since it is the off season, he prefers to take time to find the right person. Mr. Harland stated salary is becoming an issue and noted that Mr. Vuknic brought to his attention that Corkscrew’s signage

indicates they are hiring at \$720 per week, including training, with no experience necessary; the District currently pays just \$12 to \$13 an hour.

➤ Regarding renovating bunkers, renovations on Holes #1 and #2 will begin after Thanksgiving and be completed before January 1st. Materials taken off Holes #18 and #1 will dictate what is done to parts of Hole #9 and possibly being able to work on Hole #2. This project will be coordinated with Mr. Nixon.

➤ Regarding the status of the lake bank erosion project, a return call from the contractor was pending. The contractor originally had delays because of the difficulty obtaining sod at a decent price so that the project is kept at the \$60,000 range. The final project costs, the price per linear foot, has not really changed.

Mr. Adams confirmed the permit covers performing work for up to 18 months, as long as the contractor starts the project prior to the permit expiring and is actively performing work. Mr. Vuknic stated, as a whole and weather permitting, the contractor needs about one week to complete the project; there will be no loss in play.

➤ Fire bushes, etc., are trimmed semi-annually and take a few weeks to recover.

B. Golf Pro

Mr. Nixon provided the follow report:

➤ October business increased significantly, which resulted in being down only about \$13,000, rather than being down approximately \$26,000, as originally anticipated.

➤ Beef O'Brady's annual event was on October 20th, with 133 players. Since then, the rounds and season are picking up; the golf course is at the tipping point of heading towards good financial times.

➤ Golf rates of courses similar to Stoneybrook, including Raptor Bay, Old Corkscrew, Coral Oaks, Arrowhead and San Carlos, were surveyed.

Mr. Nixon made the following membership rate recommendations for Stoneybrook:

- Membership effective November 1st through October 31st
- Cap memberships at 50, requiring upfront payment, which includes cart fees, 14-day advance tee times, a 10% discount at the Pro shop and balls for the driving range.
- If approved, the blended rate is \$60, rather than \$53, as originally expected.

Discussion ensued regarding the cost of past memberships with two-year terms, blended rates and cart fees that resulted in the District losing money, on paper, but, at the

time, the District needed to generate funds to recover from hurricane damages. In response to offering seasonal memberships, Mr. Nixon stated he was tasked with submitting an annual membership rate and noted that seasonal memberships were not offered at other clubs; however, he planned, after further research and in order to raise cash for summer projects, suggesting offering summer memberships with terms from May 1st to October 31st, which include cart fees.

Mr. Nixon was directed to review Stoneybrook Orlando's website regarding annual and other memberships offered. Mr. Nixon noted the difference being that course is privately-owned. Mr. Mika suggested adding use of the lighted range to the membership, as well as a way to access balls, after hours. Discussion ensued regarding purchasing a vending machine. Even with advertising, there is disappointment in the lack of interest in the lighted range and complaints were received about not being able to see where the ball lands. Mr. Nixon stated the lighted range is being used mostly in the morning, before play, rather than at night. Ms. Huff suggested offering 50 seasonal memberships, from November to April. Mr. Brady directed Mr. Nixon to proceed with promoting it, as long as he thinks he can sell 50 memberships and he is comfortable with the numbers. Mr. Nixon stated that, with the membership capped at 50, the golf course would mostly likely break even, even with including max play.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, offering up to 50 memberships to individuals, for \$4,750, plus tax, and family memberships for \$6,250, plus tax, effective November 1, 2018, was approved.

Ms. Huff directed Mr. Nixon to have the Community Center send an e-blast to residents. Mr. Nixon will spread interest through social media and provide an update at the next meeting regarding whether 50 memberships were sold, having another offer for January to April, etc.

- Junior Golf Program was doing well. A new eight-passenger cart was purchased to safely transfer the junior players.
- Leased a new electric cart for use as a beverage cart; there was a slight budget savings.

Mr. Nixon highlighted Stoneybrook's notable players and events, such as Mr. Josh Ross, PGA, awarded Merchandiser of the Year for the second time in three years, players going to the State Tournament.

Mr. Nixon mentioned he sent pictures of a golf course accident that occurred last week at Hole #5. The driver hit the concrete pillar and went over the rocks and into the water. The cart was retrieved but is inoperable and is at the mechanics to assess the damages. The player had cuts but refused an ambulance. Ms. Huff noted that Mr. Vuknic suggested and is looking into installing a guard rail. Mr. Harland agreed something should be done.

SIXTH ORDER OF BUSINESS**Approval of September 25, 2018 Regular Meeting Minutes**

Mr. Harland presented the September 25, 2018 Regular Meeting Minutes.

Mr. Harland recalled discussions regarding Mr. Reynolds requesting holding a workshop meeting, between the CDD and HOA Board, to discuss each entities responsibilities. The meeting is scheduled for November 13, 2018 at 6:00 p.m. If the CDD has an agenda, he suggested sending it to Ms. Kerr. Mr. Adams will advertise the CDD workshop, accordingly.

The following changes were made:

Line 118: Change "Five Oaks" to Pinewoods"

Line 116: Insert "of the left side" after "end"

Line 115: Change "Compassion" to Passion"

Line 167: Change "Brady's" to "Firth's"

Line 172: Change "Greenberg" to "DeBrino"

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, the September 25, 2018 Regular Meeting Minutes, as amended, were approved.

SEVENTH 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*

Mr. Adams stated that the District’s Insurance Agent is working on adding coverage that will include a loss of revenue provision, relating specifically to the amenity program and incoming revenue.

i. High Irrigation User’s Report

In response to a Board Member’s comment about the amounts fluctuating over the span of several months, Mr. Adams stated that fluctuation is typical, since it is affected by weather conditions, dry or wet seasons; the October results should come in dry.

ii. Irrigation Disconnect List

This report was provided for informational purposes.

iii. NEXT MEETING DATE: November 13, 2018 at 9:00 A.M.

The District’s Fiscal Year 2019 Meeting Schedule was provided for informational purposes. A copy will be provided to Ms. Kerr.

The next meeting will be held on November 13, 2018 at 9:00 a.m.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests

A Board Member asked where the 19 lots, on the map that Mr. Adams sent, were located. Mr. Adams stated they are referred to as Equivalent Residential Units (ERUs) and not lots and are commercial properties, on the frontage, on Corkscrew Road.

NINTH ORDER OF BUSINESS

Meet the Candidates Session (10-Minute Limit)

- Michael DeBrino
- Lew Frith

This item was presented following the Second Order of Business.

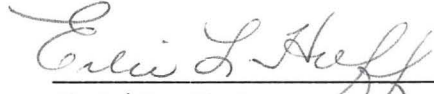
TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, the meeting adjourned at 10:38 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair