

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on October 25, 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	Vice Chair
Phil Olive	Assistant Secretary
Michael DeBrino	Assistant Secretary
Philip Simonsen	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Jeff Nixon	Golf Pro
Todd Hoffman	Assistant Superintendent
Bill Reynolds	POA President

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.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident and HOA President Bill Reynolds commended the CDD and golf course staff for a job well done in restoring the common areas and golf course after Hurricane Ian. He reported an entire section of the wall between Stoneybrook and Miromar must be replaced and inquired about tree removal and reimbursement funds from the Federal Emergency Management Agency (FEMA). Mr. Adams stated that FEMA only reimburses for safety, health and welfare-related claims.

Discussion ensued regarding tree-trimming/removal costs, the fence, HOA responsibility for the wall, insurance claims and debris removal by the Village of Estero. Ms. Huff stated that the CDD will work with the HOA regarding the damaged wall.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

- **Update: Inspection of Hole #4**

Referencing a previously distributed handout, Mr. Hoffman reported the following:

- The handout includes photographs of the Miromar wall, ficus trees and fence showing the extent of the damage from Hurricane Ian.
- Dorman & Morse Landscape Company cleaned up and removed the ficus behind the #9 green and is currently working on Berwhich Run.
- The second part of the clean-up process includes stump removal. Two quotes for stump removal were obtained.

Discussion ensued regarding the stump removal proposals and processes, tree disposal, replanting with low maintenance trees and bushes, irrigation, funding source for new bushes and timing of the Miromar wall repairs.

In response to Ms. Huff’s question, Mr. Hoffman voiced his preference for Dorman & Morse over the other contractor. Asked about a funding source, Mr. Adams stated the CDD’s catastrophe fund will be utilized. Ms. Huff hoped that the CDD would be reimbursed through FEMA or the CDD’s property insurance.

On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the Dorman & Morse Landscape Company bid for stump removal, was approved.

The Board and Staff discussed fence replacement, the cart path, a 22’ easement, magnolia trees, oak trees, palm trees, debris pick-up and the golf course.

- The Pro Shop landscaping was put on hold due to Hurricane Ian but will resume shortly.

- Regarding staffing, Management is pleased with the golf course staff. The community is assisting staffers who were impacted by the storm.
- Pine straw installation on the golf course was completed.
- Flower installations are slated for today.

B. Golf Pro

Mr. Nixon reported the following:

- **Update: Cost Estimates for Tree and/or Bush Removal Between Holes #4 and #5**

- Due to Hurricane Ian, the golf course was closed for the first part of October and is \$39,000 short, as of Sunday.
- Although the golf course has been busy, he could not predict whether the upcoming season will be very profitable.
- Several neighboring golf clubs were closed and their members were directed to Stoneybrook.
- The insurance carrier will reimburse \$50,000 for damaged trees on the golf course, \$3,027 for pump house damages and \$24,000 for lost revenue. The Clubhouse roof is not covered.
- The Pro Shop and restrooms were recently repainted.
- Mr. Nixon was informed that construction costs for the starter shack and the ball dispenser will increase. He discussed alternative options.
- The golf course will host an ESPN fundraiser for hurricane relief on November 18, 2022.
Discussion ensued regarding residential power restoration after Hurricane Ian, contacting Florida Power & Light (FPL), being on a power grid and upcoming tournaments.

FOURTH ORDER OF BUSINESS

Update: Duffy's Patio Expansion and Amended Lease

Mr. Pires stated he sent invitations for a Zoom call with officials from Duffy's for Friday at 2:30 p.m.

Ms. Huff asked Mr. Olive to participate in the call as she will be unavailable. Mr. Pires will resend an invitation to Ms. Lisa Paul, as she has not responded.

FIFTH ORDER OF BUSINESS

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

This item was deferred.

SIXTH ORDER OF BUSINESS

Update: Corkscrew Pines Drainage Infrastructure Request

Ms. Huff stated a meeting to discuss the Corkscrew Pines Drainage Infrastructure Request is scheduled for later today at the Village of Estero's offices. She voiced her opinion that the proposed gas station on the property should be rejected and invited everyone to attend the meeting.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

Ms. Huff stated the Unaudited Financial Statements as of September 30, 2022 were not available and asked Mr. Adams to include them in the next agenda.

Mr. Brady asked about the final assessment numbers. Mr. Adams will email the information to Mr. Brady.

EIGHTH ORDER OF BUSINESS

Approval of September 27, 2022 Regular Meeting Minutes

Ms. Huff presented the September 27, 2022 Regular Meeting Minutes. The following changes were made:

Line 75: Insert "sign" after "monument"

Lines 88 and 91: Changed "Brasfield" to "Braxfield"

Lines 213 and 214: Insert "in rent for the pro shop" after "paying"

Line 272: Change "LIPA" to "LEEPA"

On MOTION by Mr. DeBrino and seconded by Mr. Simonsen, with all in favor, the September 27, 2022 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Tony Pires, Esquire*

Mr. Pires stated that he will follow up regarding the Friday Zoom call and will contact LEEPA regarding combining the lots.

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: November 8, 2022 at 9:00 A.M.

o QUORUM CHECK

The next meeting would be held on November 8, 2022.

TENTH ORDER OF BUSINESS

Supervisors' Requests

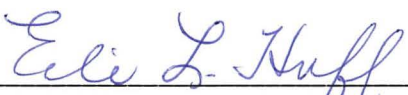
The Board and Staff discussed mulching, the upcoming Zoom meeting with Duffy's, including a liquor license, the beverage cart, the fire pit, liability and the impact on insurance.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Olive and seconded by Mr. DeBrino, with all in favor, the meeting adjourned at 10:13 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair