

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on October 27, 2020 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928, and remotely, via Zoom, at <https://us02web.zoom.us/j/81354113352> and at 1-929-205-6099, Meeting ID 813 5411 3352, for both.

Present, 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
Jeff Nixon	Golf Pro
John Vuknic	Golf Superintendent
Joe Mika	Resident
Bill Reynolds	Resident
Lew Frith	Resident
Mike Schroeder	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:01 a.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held in-person, virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Bill Reynolds asked if the Board knew of a planned gas station that would be using CDD Roads upon construction. Ms. Huff stated she was unaware of it.

Resident Joe Mika stated the Village of Estero recently announced a planning meeting for the gas station. Discussion ensued.

Resident Lew Frith thanked Supervisors Harland and Blakeley for their service on the Board and for doing a good job for the community. Mr. Adams stated the certification period ends on November 17th and Mr. Harland and Blakeley would still be sitting Board Members at the November 10th meeting.

Mr. Mika asked if there was a five-year plan or any other plans for the CDD and golf course that residents could access and review in order to be prepared and better informed at future budget public hearings. Ms. Huff stated the plan was to form a Landscape Committee and consult with landscape architects and arborists about landscape enhancement. For the golf course, the Board would confer with Mr. Vuknic and Mr. Nixon about what needs to be done to the cart paths, greens and fairways and facilitate improvements, if needed. In response to a question of whether any areas, other than landscaping, need to be addressed in a long-term plan, Mr. Brady stated the Board was considering a road improvement plan that would cost \$250,000 per year for six years and, starting in November 2024, property owners would be assessed approximately \$150 per door, per year, to facilitate it.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- The flowers, mulch and pine straw were installed.
- Tree trimming was completed yesterday.

Discussion ensued regarding the oak trees, purchasing and installing a tent from Caloosa Tent & Rental, including pavers, on the golf course. Permitting, wind speeds, insurance, electricity, concessions, catering and project costs were also discussed. Mr. Harland questioned the Board's priorities and recalled that, not too long ago, the Board discussed the need to

install a bigger putting green. It was recalled that, ultimately, the Board backed away from the putting green due to costs and discussed including it when they address the greens on the golf course.

On MOTION by Mr. Brady and seconded by Mr. DeBrino, with all in favor, installation of a “Caloosa” tent and pavers near the golf course, in a not-to-exceed amount of \$20,000, was approved.

Mr. Mika stated he emailed Ms. Huff the announcement from the Village regarding the Corkscrew Pines gas station plan being considered. A rezoning meeting was recently held. Ms. Huff would forward the email to Mr. Adams for distribution to the remainder of the Board.

B. Golf Pro

Mr. Nixon reported the following:

- Per the Board’s direction, estimates to replace 24 driving range mats were obtained. Discussion ensued regarding mat replacement, project costs, golfers and wearing masks.

On MOTION by Mr. Brady and seconded by Mr. Blakeley, with all in favor, replacement of the mats on the driving range, was approved.

- October was a lucrative month for the golf course.
- The Junior Golf Association event would take place in July 2021.
- Staff increased Mr. Andy Scott’s annual payment from \$2,000 to \$4,800. Discussion ensued regarding a cart shortage, golfers and wearing masks.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2020

Ms. Huff presented the Unaudited Financial Statements as of September 30, 2020. Discussion ensued regarding the increase in the “Legal advertising,” “Contingencies” and “Engineering” line items, the Irrigation Fund, faulty meters and funding for digital meters.

On MOTION by Mr. DeBrino and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of September 30, 2020, were accepted.

FIFTH ORDER OF BUSINESS

Approval of September 22, 2020 Regular Meeting Minutes

Ms. Huff presented the September 22, 2020 Regular Meeting Minutes.

On MOTION by Mr. DeBrino and seconded by Mr. Brady, with all in favor, the September 22, 2020 Regular Meeting Minutes, as presented, 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. Irrigation Reports**
 - a. High Irrigation Users**
 - b. Irrigation Disconnect**

These reports were provided for informational purposes.

Discussion ensued regarding the fluctuation in Board Members' water bills. Per Ms. Huff, Mr. Vuknic would check on why a resident on Berwhich Run had zero consumption.

- II. NEXT MEETING DATE: November 10, 2020 at 9:00 A.M.**
 - QUORUM CHECK**

The next meeting will be held on November 10, 2020 at 9:00 a.m.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Brady stated Mr. Vuknic is doing a great job. Guests who attended the most recent golf tournament were pleased and there was a good example of a tent from Caloosa Tent & Rental at the event.

Ms. Huff felt that Holiday bonuses should be distributed in early December and asked if there would be a holiday function for staff. Discussion ensued.

Mr. Brady stated it was brought to his attention that not enough residents are attending Board Meetings. He suggested sending an e-blast reminder to the community. Ms. Huff would ensure that an e-blast is sent prior to the next meeting. Mr. Adams stated that this would likely be the last virtual meeting, as the Governor's Executive Orders expire on November 1st.

EIGHTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Brady and seconded by Mr. DeBrino, with all in favor, the meeting adjourned at 10:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Copsal
Secretary/Assistant Secretary

E. L. Huff
Chair/Vice Chair