

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on November 8, 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
Michael DeBrino	Assistant Secretary
Philip Simonsen	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires (via telephone)	District Counsel
Jeff Nixon	Golf Pro
John Vuknic	Golf Superintendent
Bill Reynolds	HOA President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

There were no public comments.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- The flowers were installed and mulch will be delivered and installed by Friday.

- The Pro Shop landscaping project will be completed within the next two weeks.
- New trees are being installed at Holes #6, #18 and #4.
- Two resident emails are being investigated. One involves a potentially hazardous cypress tree and the other involves landscapers who are causing damage to a perimeter wall.
- The tree vendor is slightly behind schedule; staff has been trimming the widowmakers.
- Staffing: One person contracted Covid; otherwise, the golf course is fully-staffed.

Discussion ensued regarding the monument, a resident's email about tree removal personnel damaging the wall, the HOA and whether to purchase or rent a chipper.

Ms. Huff asked Mr. Vuknic to meet with the resident regarding the wall, have the tree removal work photographed and hold off on acquiring a chipper.

B. Golf Pro

Mr. Nixon reported the following:

- There are a few issues with the interface and the website, which are being worked on.
- Nationwide, the CDD's insurance carrier has processed the claims from Hurricane Ian and issued a check to the CDD, which was submitted to the Mr. Adams. Staff is still awaiting revenue replacement for trees and Mr. Vuknic's chemical room roof damage.
- A temporary structure was purchased to place over the starter shack that was destroyed by Hurricane Ian. A temporary structure is needed for the ball machine because of the substantial cost increase of building a permanent structure.
- The structures will be delivered on December 22, 2022. The ball machine will be operational by January 1, 2023, at the latest.
- The golf course and driving range are busy.
- Despite people frequenting the golf course, there are still multiple courses with no play.
- Staff extended the reciprocal and offered players a group rate.
- It is too early to gauge how profitable November will be.

Asked about October's profits, Mr. Nixon stated the golf course was well overbudget despite a five-day closure due to Hurricane Ian.

- **Review of Potential Expanded Outdoor Patio Area**

Mr. Nixon stated he, Mr. Pires, Ms. Paul and Mr. Olive had a conference call and discussed the proposed project. Referencing handouts, Mr. Nixon reviewed the expansion plans and the paving that would be done. A hard estimate for the project is pending.

Ms. Huff asked if the current pavers would remain in place. Mr. Nixon stated the intention is to re-pave the entire patio. Asked if Duffy's is on board and what their options are for the expansion, Mr. Pires presented a survey and stated the group discussed how the area has doubled in size, amending the lease and obtaining additional compensation because of the expansion. There are a few different options to consider, pending the Board's discussion today.

Discussion ensued regarding linear pavers that extend onto the golf course, Exhibit B of the lease which contains a patio description, whether additional rent should be paid or if the CDD should take an additional percentage from outdoor patio sales, having a snack bar that allows the liquor license to extend onto the golf course, square footage cost, additional lighting, the fire pit and residents loitering around the patio area.

Ms. Huff stated that residents can be patrons of Duffy's and will not be allowed to loiter, as it will be stipulated that the expanded patio area is for Duffy's to use for their business purposes. Regarding the next steps, Mr. Nixon will schedule a walk-through with Master Z and arrange another meeting with the current group, along with representatives from Duffy's. Ms. Huff suggested that Mr. Nixon invite Derick Courson, Duffy's CFO, to the next meeting, even if he can only participate via telephone.

FOURTH ORDER OF BUSINESS

Consideration of Southern Striping Solutions, LLC, d/b/a Collier Paving & Concrete Proposal #22-595 for Duffy's Parking Lot Mill and Resurface

Mr. Adams reported the following:

- Per the Board's direction, the District Engineer was asked to prepare a design to address the entry/exit from the parking lot onto the Boulevard and to remove a dip.
- Staff had a preliminary conversation with the Village; the design was deemed permissible and a Land Development Order (LDO) will be pulled.

- Collier Paving and Concrete has several divisions under one roof; whereas, Ajax would have to subcontract this project.
- There is no requirement to go through the sealed bid process.
- All work can be done at night to minimize the impact on the restaurant and the golf course operations

Mr. Adams presented Proposal #22-595, to mill and resurface the Duffy’s parking lot, in the amount \$180,534.15.

In response to Ms. Huff’s question regarding placement of the nine handicapped parking spaces, Mr. Adams stated it is at the Board’s discretion.

Discussion ensued regarding the measurements in the Ajax proposal versus those in the Collier proposal, the scope of work and project timeline. Mr. Adams will discuss scheduling with the contractor and Mr. Nixon.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Southern Striping Solutions, LLC, d/b/a Collier Paving and Concrete Proposal #22-595, for to mill and resurface the Duffy’s parking, in the amount \$180,534.15, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Roof Repair Proposals for the Clubhouse Building

- A. CFS Roofing Services**
- B. Sutter Roofing Co.**

Ms. Huff stated the Board must decide which contractor to engage for the roof repairs. Mr. Adams stated that he has not previously worked with either of the companies. Asked if Staff conferred with Ms. Paul regarding the project, Mr. Adams stated, from her email, Ms. Paul spoke positively about the Sutter proposals.

Discussion ensued about the discrepancy in the number of damaged tiles in the two proposals. The consensus was to engage Sutter Roofing Co., and to add an additional \$1,000 contingency in case the gutters must be repaired.

On MOTION by Ms. Huff and seconded by Mr. DeBrino, with all in favor, the Sutter Roofing Co. Proposal for Clubhouse roof repairs, in the amount proposed plus a \$1,000 contingency, was approved.

SIXTH ORDER OF BUSINESS

Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Newbridge Ct.]

Ms. Huff recalled being informed at a recent Village of Estero meeting that Firehouse Lane, behind the CDD, is a private road and cannot be used for commercial purposes. She stated that the CDD privately maintains the road and asked if the road is private or public. Mr. Pires stated the north-south road on Stoneybrook Golf Drive is owned by the CDD and it is a public road because its construction or acquisition are a product of bond proceeds.

Mr. Brady stated the CDD previously granted the County an easement for the Corkscrew Road project for resurfacing. Ms. Huff stated the CDD also considered transferring ownership of the road to the Board of Education but it was rejected because the road is not up to code.

Discussion ensued regarding the Phase 4 plat, local governments deeming the road as a public road, how much traffic the road can handle, original purpose of the road and the condition of the road. Mr. Pires stated he will conduct further research and email a memorandum to the Board in the coming week.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

Ms. Huff presented Resolution 2023-01.

On MOTION by Mr. Brady and seconded by Mr. Simonsen, with all in favor, Resolution 2023-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

Mr. Adams stated Management received a few resumes.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

Ms. Huff presented the Unaudited Financial Statements as of September 30, 2022.

Asked if the drainage will be checked when the golf course is renovated, Mr. Nixon stated no. Ms. Huff suggested Staff ask the contractor to assess and repair the drainage issues.

On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of September 30, 2022, were accepted.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Tony Pires, Esquire*

There was nothing further to report

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: December 13, 2022 at 9:00 A.M.

o QUORUM CHECK

The next meeting would be held on December 13, 2022.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Brady asked if the beverage cart is working. Mr. Nixon will find out.

Asked if this is Mr. DeBrino's last meeting as a Supervisor, Mr. Adams replied affirmatively.

The Board Members thanked Mr. DeBrino for serving and contributing to the CDD's success.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at 9:53 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair