

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on November 9, 2021 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
Philip Simonson	Assistant Secretary
Mike DeBrino, Jr.	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Tony Pires	District Counsel
Leah Holmes	Johnson Engineering Inc. (JEI)
John Vuknic	Golf Superintendent
Jeff Nixon (via telephone)	Golf Pro
Patricia Piaz	Resident
Bill Reynolds	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

▪ **Golf Course Staff Reports – Golf Pro**

This item, previously Item 3B, was presented out of order.

Mr. Nixon reported the following:

- The golf course was above budget in October. Thus far, November revenues are good, except for a rainout on Friday.
- Staff is creating a Master Calendar with tournament dates and golf activities; it would be presented at the December meeting.

- The Veterans Play Free event is slated for Thursday, November 11th; current or retired service members with IDs would be honored with a free round of golf.
- Staff will host a beer and hot dog day on Saturday for the Men’s League.
- The carts are working well.
- Accident Update: It will cost \$600 to repair the golf cart that was struck by a car. A new accident occurred yesterday; photographs were obtained. The golf cart operator was bruised but the cart had little to no damage. The police report is pending.

The Board and Staff discussed the details of the most recent accident.

Mr. Nixon left the call.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Patricia Piaz asked for an update on the Corkscrew Road project. Ms. Huff stated the new 8’ fence should be installed by the end of next week. The portion near Waymouth Run would take nine months to one year to complete. A sidewalk would be installed and the project is slated for completion in 2023. Asked about the landscaping, Ms. Huff stated the County is willing to work with the CDD to replace some of the landscaping. The CDD has engaged Juniper Landscaping (Juniper) to redo all the common area landscaping. Regarding the berm, several ideas were discussed but nothing has been finalized. Other than installation of the new fence, it would be at least six months before repairs are made. Ms. Huff would share information received from the Village and the County with the community.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- The mulch application was underway in several common ground and golf course areas; it was received on Saturday.
- Once mulching is completed, there would be sod replacements, followed by landscape removal at the intersections.
- Tree trimming would commence on November 15th.

- The greens and sodded areas are looking healthy; he is very pleased with them.
- Work Truck: Staff obtained quotes from Coconut Ford and a Silverado Chevrolet.
The Board and Staff discussed the two quotes. Mr. Vuknic was asked to coordinate with Mr. Adams to arrange a lease purchase of the Ford vehicle.

B. Golf Pro

This item was presented following the First Order of Business.

FOURTH ORDER OF BUSINESS

Continued Discussion: Common Area Landscape Maintenance

Mr. Vuknic stated Staff is reviewing a previous contract with Pelican to prepare the Request for Proposals (RFP) specifications; an update would be given at the December meeting.

FIFTH ORDER OF BUSINESS

Update: Community Landscape Committee

Ms. Huff reported the following:

- The Committee met with Scott, of Juniper, who presented the removal plans for the CDD; the JEI line-of-sight (LOS) documents.
- The Committee discussed removal of the three jewel palms at the entrance of the community. The suggestion was to maintain the palm trees, remove the ground cover and install smaller trees.
- Scott will attend the January meeting to discuss removal and possible landscaping and Ms. Holmes, of JEI, was invited to the January meeting as well.

Ms. Huff instructed Mr. Adams to include Scott and Ms. Holmes on the January agenda.

SIXTH ORDER OF BUSINESS

Consideration of Relocation of Stop Sign at Back Gate

This item was not addressed.

SEVENTH ORDER OF BUSINESS

Presentation: Line of Site/Additional Stop Sign Study [Johnson Engineering]

Ms. Holmes presented the LOS Analysis for Stoneybrook CDD, dated November 2021. She discussed the 12 intersections with LOS/triangle issues and the LOS Analysis and recommendations and observations for each location identified.

Discussion ensued regarding the 12 intersections, stop signs, compliance with County codes, amending the language regarding the stop signs, Lee County Development Orders (DO) and installing warning signs. Ms. Holmes would check to see if the DO is correct and if specific transportation language must be included in the Report and forward the information to Mr. Adams for dissemination to the Board.

EIGHTH ORDER OF BUSINESS

Update: Potential Sale of TAQ Building

- **Letter of Intent**

Referencing a handout, Mr. Pires presented the draft Letter of Intent to Mr. Andrew DeSalvo, of TAQ LLC, regarding the potential sale of the TAQ building to the CDD.

On MOTION by Mr. Olive and seconded by Ms. Huff, with all in favor, authorizing the Chair to execute the finalized Letter of Intent to be transmitted to Mr. DeSalvo, was approved.

The Board and Staff discussed the purchase price, appraisal, Pro Shop lease, due diligence period, purchase agreement, commercial property taxes, trade secrets and Duffy's financial information.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Tony Pires, Esquire*

Referencing a handout, Mr. Pires presented the Village of Estero Sidewalk Easement document related to construction of a sidewalk. Discussion ensued regarding the document language, sidewalk construction, the Village's maintenance obligation and the landscaping.

Mr. Pires would amend the document as follows:

Section Three: Insert "and replace as feasible" after "to remove"

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the Village of Estero Sidewalk Easement document, as amended, was approved.

Discussion ensued regarding Chapter 190, Florida Statutes, relating to keeping the golf course public.

B. District Engineer: *Johnson Engineering, Inc.*

There was nothing further to report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: December 14, 2021 at 9:00 A.M.**
- **QUORUM CHECK**

The next meeting will be held on December 14, 2021 at 9:00 a.m.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Brady stated he forwarded information about Waymouth landscaping mowing areas to Mr. Vuknic.

In response to Ms. Huff's question, Mr. Vuknic stated the staff luncheon would be held on December 16th at 12:00 noon.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the meeting adjourned at 10:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~