

**MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on November 12, 2019 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum 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
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Theresa Macklin	Resident
Richard Bongiorno	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

Ms. Theresa Macklin, a resident, asked whether additional plantings could be installed similar to the water pipes in her backyard. Ms. Huff stated the property would be reviewed and she would be notified of the decision, based on community planting guidelines.

For expediency and compliance with the Sunshine Laws, Ms. Huff asked that emails be directed to the general email address listed on the website, cdd@stoneybrookesterocdd.com, not to individual Board Members.

Mr. Brady arrived at the meeting at 9:05 a.m.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Spraying, sod installation and flower installation were ongoing.
- He would prefer an Amazon credit card.

Mr. Adams stated the preference would be to increase the limit on the existing debit card. Discussion ensued regarding Amazon points, the unwillingness of banks to issue credit cards to governmental entities, increasing the spending and per transaction limits, etc.

Ms. Huff asked if Mr. Vuknic received the budgets, as requested. Mr. Vuknic replied no. Discussion ensued regarding lease amounts and internal budgetary discrepancies. Mr. Adams stated it seemed some adjustments were made since the budget was adopted, so the budget would likely be amended at a future meeting.

- An irrigation head on the edge of the tee on Hole 15 blew out and washed away much of the bank, which caused the rocks and protective barrier to collapse. The contractor already repaired it and did an excellent job. There was minimal damage to the tee and very minimal sod work was needed so staff was looking for additional areas to sod to get the best pricing. The estimated cost of the repair was \$4,000 to \$5,000.

- Significant damage was caused by heavy equipment, including broken sprinkler heads and two sections of concrete path. The HOA is responsible and was notified.

- The lights would be changed to red and green the day after Thanksgiving.

Discussion ensued regarding whether the entrance fountain was working and the need for the HOA to address an issue with breakers tripping, which did not seem to be water related.

B. Golf Pro

This item was presented following the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

**Discussion: Future Corkscrew Road
Proposed Expansion Sight/Sound Buffering
Wall Negotiation with Village of Estero**

Ms. Huff stated she had attended a meeting with the Village, along with Mr. Harland, Mr. Adams and Village of Estero District 5 Councilor Jim Boesch. The Village of Estero wanted the District to convey the preserve area to the Village for \$1 and set aside the \$40,000 budgeted for landscape maintenance and/or the wall. The Village needs to answer why it wants

the property, the intended use and when the road would be expanded, because the turn lanes would not be completed until spring 2021. Councilor Boesch would attend the next CDD meeting. She noted the heavy involvement of the South Florida Water Management District (SFWMD) in preserve areas and that the Village was not willing to pay fair market value.

Discussion ensued regarding the Village's interest in the preserve, including blocking the potential expansion of 951, a county road that would run alongside 75 behind the District, linking Collier County to Lehigh. Mr. Harland stated the expansion of 951 had been a contentious subject over the years; however, it seemed like a moot issue because, at the meeting, Councilor Boesch indicated Lee and Collier Counties had no interest in expanding 951. The real interest, according to Mr. Cox who met with the Village's Attorney, seemed to be offsetting mitigation. Mr. Brady stated, typically, when wetlands are used to build roads or housing, developed wetlands must be offset with other wetlands. Mr. Harland's research indicated the value of mitigation credits in Lee County was \$45,000 to \$50,000 per acre.

Mr. Richard Bongiorno, a resident, asked for the primary reason for not ceding the land to the Village, given the cost of maintenance and his understanding of the issue. Ms. Huff stated, at the meeting, the Village advised that it wanted the District to agree to set aside the \$40,000 budgeted annually for landscaping on Corkscrew Road. A number of issues need clarification before the Board could make a decision, including whether the Village would maintain the preserve and whether the SFWMD was involved in the discussions; it was also possible that the land could be valuable. Mr. Bongiorno asked why the Board voted to keep funds from the CDD bond that was paid off in May 2019 for future use for buffering and reserves. Ms. Huff stated the last two audits indicated that the District's reserves were depleted by Hurricane Irma and needed to be replenished.

Mr. Brady left the meeting at 9:30 a.m.

Discussion ensued regarding the \$125,000 in hurricane remediation costs, the need to plan for future hurricane remediation and upcoming costs of over \$300,000 for landscaping for the Corkscrew Road buffer project. Mr. Bongiorno expressed his frustration that the bond money would not be returned to residents and stated he hoped for a rebate. Ms. Huff stated the Board felt it more prudent to build reserves now than to have to take a loan and possibly incur a \$300,000 expense just to issue a bond to fund the project.

Mr. Harland stated he was researching a conservation area and land trust connected with SFWMD, as an alternative to giving the land to the Village. Ms. Huff stated the Board

would not make a decision without all the information. Mr. Adams stated he could obtain an appraisal of the preserve for approximately \$5,000.

On MOTION by Mr. Blakely and seconded by Mr. Harland, with all in favor, obtaining an appraisal of the preserve area, was approved.

Mr. Adams stated that the preserve lands were held in perpetuity, in the form of a conservation easement, for the development rights for Stoneybrook; if the Village acquired the lands, the Village would be required to maintain them. Ms. Huff asked residents to email questions, comments, ideas and helpful contacts to the general email address listed on the website, cdd@stoneybrookesterocdd.com, and not to individual Board Members.

▪ **Golf Pro’s Staff Report**

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

Mr. Nixon distributed the monthly play totals and reported the following:

- October revenues were \$370 higher than budget. Thus far, November was about \$1,025 behind, due to rain on Saturday, and fewer rounds due to the seasonal rate increase.
- 36 free rounds were played yesterday, on Veterans Day; the golfers were very thankful.
- November 23rd would be the golf course’s 20th Anniversary Celebration. Any Stoneybrook resident may play golf for free and receive a free boxed lunch.
- Pro Shop: There was a buy one, get one special on Bermuda Sands. Last month, the Pro Shop sales were up \$3,000 from budget and were on track for the same this month.
- Junior Golf was going very well; one Junior golfer won local PGA Chapter’s Junior Golf award. Students that have gone through the program have also gone on to make it to the state tournament with their school teams and had very good results.
- Guests should be reminded to rake the bunkers. Deer frequent the course, especially on Holes 15 and 16, and tracks are sometimes visible.
- The Pro Shop air conditioner stopped working on November 7th and a new unit would be installed next week. Building maintenance expenditures were a little over budget but other projects would be cut. The Pro Shop was painted and new fixtures were installed.

Ms. Huff presented the October 22, 2019 Regular Meeting Minutes.

On MOTION by Mr. Blakely and seconded by Mr. DeBrino, with all in favor, the October 22, 2019 Regular Meeting Minutes, as presented, were approved.

Ms. Huff asked if the District would give the same bonuses for Christmas and Thanksgiving as last year and whether it was budgeted. Discussion ensued and it was confirmed that Mr. Vuknic would have the bonuses included in paychecks on December 6th. The staff Christmas Party would be on December 19th.

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*

- **NEXT MEETING DATE: December 10, 2019 at 9:00 A.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the December 10, 2019 meeting.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Huff stated Mr. Adams would invite Councilor Boesch to the December meeting.

Mr. Blakely stated he was at the meeting regarding Corkscrew Road and he was concerned about the effects of changing the route to Corkscrew Road. Discussion ensued regarding the effects of various proposed changes; the Board would work on it further.

EIGHTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. DeBrino and seconded by Mr. Blakeley, with all in favor, the meeting adjourned at 10:02 a.m.

COPSA:
Secretary/Assistant Secretary

Erin L. Huff
Chair/~~Vice Chair~~