

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on November 12, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Philip Simonson	Assistant Secretary
Thomas Syroczyński	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Rob Caves	Becker Poliakoff
Ed McDonald	Thomson Engineering Group (TEG)
Eric Perriello	Aldi
Jeff Key	CES
Sharon Eiyler	Resident
Bryan Leffert	Resident
Rafael Hernandez	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Sharon Eiyler asked why crewmen removed all the natural habitat in the rear of the community and replaced it with just grass. Ms. Huff stated it was announced at a previous meeting that professional landscapers were engaged to perform a landscape project designed to protect the buffer that will work with the new plantings being installed in the area. Mr. Vuknic stated the work in question is a landscape project, not a naturalization project.

Discussion ensued regarding feedback from Weymouth Run residents about the landscape project, reasons why the area was cleared, height of the berm, the slope, irrigation and the Village of Estero (Village).

Resident Bryan Leffert stated he is mainly concerned about the incoming Aldi supermarket. He asked about road maintenance responsibility, the direction of the building and if there are alternate plans for the layout of the building. A Board Member stated that the Village has very strict requirements regarding the new Aldi and the Village wants it to resemble the one on 41, north of Walmart, as much as possible. Ms. Huff stated this matter will be addressed later in the meeting.

Resident Rafael Hernandez stated many families in the CDD use the infield and baseball fields and suggested the Board consider replacing the infield section with field turf that has previously-painted diagrams. The field would drain easier and be more cost-effective. Ms. Huff stated the CDD only maintains the field; the HOA is the entity that would fund any improvements. She advised Mr. Hernandez to share his ideas with the HOA Board. The HOA's next meeting is next Thursday, at 6:30 p.m.

▪ **Continued Discussion: Lancaster Run Conveyance to District**

This item, previously the Seventh Oder of Business, was presented out of order.

Mr. Pires distributed the Lancaster Run conveyance documents.

Mr. Robert Caves of, Becker Poliakoff, stated this is an ongoing matter. He explained that Lancaster residents want the roads that connect from where the road was repaved, going back to the pool, to be included in the paving project. This project has stalled, slightly.

Referencing slides, Mr. Caves stated the HOA did a nice job putting together a graph of the sections and parts of the parking lot that the HOA owns, including both the roadway and 15 to 20 parking spots. He highlighted the areas that he thinks the CDD should pave, including the

pool area, the gutters that adjoin the car ports and extending up to the parking spots. In this scenario, the car ports and the parking spots would be excluded but it would connect. He thinks the CDD should pave all the way back to where the HOA is planning to maintain, going forward. Mr. Caves stated his logic is that the CDD should maintain the part of the road that connects.

Ms. Huff stated the CDD is not going to take on the individual parking spaces or the car ports; the project should be completed all at once and any roadwork that the CDD facilitates should be completed in conjunction with Lancaster Run or the HOA, so as to have it all done at the same time.

Discussion ensued regarding the roadway areas that the CDD should re-pave versus the parts that the Lancaster Run Condo Associations should repave; along with discussion of parking spaces, car ports, gutters, obtaining pricing, going out to bid for the roadway project, coordination or buy-in from the HOA, establishing a funding agreement, straggler parcels, parking spot ownership and deciphering which areas were deeded from Lennar and from U.S. Homes.

Mr. Caves stated this will be a two-step process; the first step will be to obtain and transfer title of the parcels from the Developer to either the HOA or the CDD. The next step will be to obtain a survey and legal description of the parcel at issue, which will be used to obtain the deed from Lennar. Lennar will deed the road to the CDD and deed the pool area to the HOA. Mr. Pires stated he will research the Lancaster Run ownership documents and forward the information to all parties. He asked which entity will pay for the survey. Mr. Caves voiced his willingness to share the survey costs with the CDD.

- **Aldi Presentation**

This item was an addition to the agenda.

Mr. Ed McDonald, a Civil Engineer representing Aldi, voiced his firm's intention to develop the Aldi Supermarket adjacent to the CDD at Stoneybrook and Corkscrew. He provided an update on Aldi's approval process with the Village and stated the Village's main concern is the appearance of the building, including the architecture and the landscaping. Area residents expressed concerns about traffic, line of sight issues and school-related traffic specifically during pickup and drop off.

Referencing slides, Mr. McDonald reviewed the site plan and discussed the site location, layout of the site, shared infrastructure and stormwater with the CDD, parking requirements, landscape requirements for buffers, ensuring that delivery times will not conflict with school traffic, site access, site lighting and the results of a traffic study. He concluded that Aldi officials are complying with all of the Village's requirements for lighting and landscaping. In his opinion, Aldi is a very good fit for the area and will be a good neighbor for the CDD to have.

Mr. McDonald and Mr. Pirrello responded to questions regarding Aldi deliveries, truck loading, a line-of-sight study, CDD access points, if there will be a working relationship between Aldi and the area schools, Aldi shopping experience, pricing, alcoholic products, shopping cart and bag concept, upcoming meetings with the Village and prospective opening date.

Mr. Brady voiced his opinion that, since Aldi customers will eventually be using the road and wearing it down, it would be fair for Aldi to assist with road maintenance. Ms. Huff stated the road will need to be repaired before it can accommodate the delivery trucks etc.

Discussion ensued regarding road widening, operation and maintenance (O&M) expenses, taxes, the School Board not contributing to roadway maintenance and upcoming design meetings with the Village.

Mr. McDonald and Mr. Perriello left the meeting.

▪ **Discussion Preserve Maintenance**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Jeff Key stated CES has been maintaining the preserve for the HOA since 2010 and the CDD will be the responsible party for the preserves going forward. He presented a proposal in the amount of \$39,000 for Preserve Maintenance.

Referencing a handout of the proposal, Mr. Key discussed the scope of work, monthly maintenance cost of \$3,250, size of the preserve, invasive/exotic plants, debris dumping, CDD receiving a violation from the South Florida Management District (SFWMD) for problematic preserve areas, Units D, E and G that were mistakenly missed by the original Management Company and the HOA requiring extensive maintenance.

Discussion ensued regarding pricing for maintenance using machinery versus by hand, the maintenance agreement, how the HOA will transfer maintenance funds to the CDD and an entangled fence.

Mr. Adams stated, by the end of the week, Staff will forward a contract to CES for the maintenance of the three problematic areas. He recommended engaging CES to continue the routine work.

On MOTION by Mr. Simonsen and seconded by Mr. Dalton, with all in favor, CES Proposal # STBRCE2024 for annual monitoring and maintenance of the conservation area, in the amount of \$39,000, was approved.

THIRD ORDER OF BUSINESS

District Engineer Staff Report: Johnson Engineering, Inc.

Mr. Zordan reported the following:

- He conferred with a SFWMD official about the compliance issue; 10’ to 50’ of St. Augustine grass crept into the preserve. It is underwater and must be addressed once the water recedes. The CDD has 30 days to respond to the violation.
- Regarding the three drainage projects, the application for the Land Development Order (LDO) was submitted to the Village and a response is pending.
- Southern Striping/Collier Paving submitted a 60-day schedule to commence the drainage project; everything is in place.
- Regarding the cypress trees at Hole #13 and Lake 10, they are on Lee County’s protected tree list and should not be cut. After researching the plats and Development Order (DO), Mr. Zordan stated the parcel of land is Tract G-19 on the golf course. He could not confirm that it is under a conservation easement.

FOURTH ORDER OF BUSINESS

Discussion: Preserve Maintenance

This item was addressed following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Staffing: The golf course is fully-staffed and a few temporary employees were hired.
- 1,500 additional flowers were recently installed and are doing well.

Mr. Vuknic presented two bids for the retaining wall on Hole #18.

Discussion ensued regarding the proposed costs, recent rainfall amounts, urgency of the repairs, the need for wall repairs at Hole #10, retaining wall composite material, repair timing and establishing a not to exceed amount.

On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, Kevin Carter, LLC Quote #603 for seawall repairs on Hole #18, in a not to exceed amount of \$14,000, was approved.

- Hole #17, on the left side of the lake bank, was cleared and irrigation was added.
- The transition areas near Holes #15 and #8 will be re-grassed.
- Hole #5 will be re-sodded and sprayed the way the tees are shaped.
- The total amount to repair the leak, irrigation and asphalt was \$4,250.
- The tiles in the men’s restroom at Hole #5 need to be replaced.

Discussion ensued regarding epoxy flooring and the need to re-tile both restrooms at Hole #5. Mr. Vuknic will contact a vendor.

- The palms and hardwoods in the common grounds will be trimmed on Monday.
- A funds transfer is needed for the wash-pad. There will likely be an 80/20 split between the common grounds and golf course maintenance.
- Total payroll hours for reimbursement to employees who did not work during the storm is \$8,290.
- The landscaping project at Duffy’s is underway and looks good.

Mr. Vuknic presented a \$148,660 proposal from Wildcat Roofing Restoration for cart path repairs.

The Board and Staff discussed which projects to prioritize versus which projects should be deferred, upgrading the restrooms in the Pro Shop, keeping the door open from the Pro Shop to Duffy's, purchasing another tent and the annual Christmas luncheon.

B. Golf Pro

Mr. Schulte reported the following:

- The golf course revenue for October was \$250,000. Although the number of golf rounds decreased, membership sales increased. Driving range sales were at \$20,000 in October and \$35,000 was pre-paid.
- November revenue is currently at \$145,000, which is \$11,000 over-budget; this is mainly from membership sales, expanded driving range hours and the new ball machine.
- He met with the Revenue Specialist at Golf Now to discuss ways to increase the number of rounds and adjust public tee times.
- The sound system for the driving range was installed.
- The ice and water machines at Hole #14 are ready to be installed.
- The restroom in Mr. Schulte's office is in need of repair, in addition to the other restrooms mentioned earlier in the meeting.
- Staff is receiving many compliments about the golf course and the current condition of the facility. He is pleased with the current direction of the golf course.

Ms. Huff stated a golfer friend that is a fault-finder recently commented that the golf staff is great and the golf course looks fabulous.

Regarding the financials, Ms. Huff stated there are no budget numbers because the November and December meeting dates are occurring earlier than usual.

SIXTH ORDER OF BUSINESS

Discussion: Roof Damage Claims from Hurricane Ian

Referencing handouts, Mr. Dalton presented Addendum B to the Wildcat Service Agreements for the cart barn, maintenance building, restroom #2 roof repairs, warehouse and pump house roof repairs and a cost summary sheet that he prepared. Mr. Dalton stated he tried to identify the CDD's insurance exposure and reviewed the cost summary, including the

total Wildcat roofing costs, deductibles and insurance cost for each item and concluded that the CDD’s out-of-pocket costs for all the roofs is \$17,000 and the total cost savings is \$345,000. He thinks this is worthy of further exploration. He discussed the Wildcat Attorney fees, Adjuster services and fees and the amounts that the insurance company could approve.

Discussion ensued regarding filing and processing insurance claims, percentage for the Adjuster, contingency fee agreement and a backup claim.

Mr. Pires stated the next step is for the Board to authorize District Counsel to contact Wildcat and have their attorney prepare an Agency Fee Agreement and a Public Adjuster Agreement for presentation at the next CDD meeting. Mr. Dalton voiced his opinion that it would be more prudent to invite the Insurance Adjuster and Wildcat on site to see what coverage the CDD is eligible for and then engage the Attorney. Mr. Dalton will contact the Adjuster and extend an invitation.

SEVENTH ORDER OF BUSINESS

**Continued Discussion: Lancaster Run
Conveyance to District**

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

**Discussion/Update: Lancaster Run
Roadway Project**

This item was addressed following the Second Order of Business.

NINTH ORDER OF BUSINESS

**Approval of October 22, 2024 Regular
Meeting Minutes**

The following changes were made:

Line 25 and throughout: Change “Fenstermaker” to “Fenstermaker”

Line 36 and throughout: Change “Landcaster Street” to “Lancaster Run”

**On MOTION by Mr. Simonsen and seconded by Mr. Dalton, with all in favor,
the October 22, 2024 Regular Meeting Minutes, as amended, were approved.**

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires stated he has been coordinating with the Attorney for Duffy's regarding the exhaust system and the information provided by Mr. Dalton was very helpful. On November 5, 2024, the motor in the hood was replaced. Mr. Pires will request a balance report next and provide an update at the next meeting.

B. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: December 10, 2024 at 9:00 AM [Adoption of Golf Rate/Fees & Charges]**
- **QUORUM CHECK**

Mr. Adams responded to questions regarding the mandatory pre-bid meeting for the landscaping contract.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Simonsen stated his golfing group recently met and decided to not have another meeting until estimates can be presented.

Discussion ensued regarding bond issuances, the interest rate and a Bond Anticipation Note (BAN).

Mr. Brady stated he will attend the next meeting via telephone.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the meeting adjourned at 9:05 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPSA
Secretary/Assistant Secretary

Eli L. Huff
Chair/Vice Chair