

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on Tuesday, November 13, 2018 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Drive, Estero, Florida 33928.

Present and constituting a quorum were:

Ed Harland	Chair
John Blakeley	Vice Chair
Lewis Frith	Assistant Secretary
Eileen Huff	Assistant Secretary
Chris Brady	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox (via telephone)	District Counsel
Bob Shinhold	Resident
Mike DeBrino	Resident and Candidate for Seat 4
Bill Reynolds	Resident and HOA President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

Mr. Bob Shinhold, a resident, thanked everyone involved in the cleanup and improvements at Hole #13.

THIRD ORDER OF BUSINESS

Discussion/Update: Hurricane Irma Recovery

Mr. Adams stated the Federal Emergency Management Agency (FEMA) Manager received approval to expedite the grant reimbursement documents to the State for the State's review. He hoped to provide an update by the next meeting.

FOURTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided the following report:

- Mr. Adams indicated that the permit for the lake bank erosion project cannot likely be extended unless the project commences and the Village of Estero (Village) inspects it and fails the project; after which, the permit could be extended. Mr. Robson confirmed this information with Village Staff. Mr. Adams will review Mr. Robson's email to determine when to commence the project.
- A quote was being obtained to install and stack larger rocks, at Hole #5, instead of installing guard rail, since there is no material in place to secure it to.
- Pine straw installation was moved to December 3rd, due to the contractor's inability to access the pine straw, due to heavy rains.
- A few flowers that are not the correct colors will be replaced this week.
- Two sand traps are scheduled for repair after Thanksgiving. Quotes for the remaining traps, which are expected to run between \$250,000 and \$300,000, were being obtained. That cost does not include any drainage work that is needed but quotes for those would be obtained. Discussion ensued regarding the pros and cons of installing liners. Once the project is completed and, in order to extend the life span, future maintenance protocol will include raking the bunkers, skimming dirt and sediment from the bottom and adding more sand.

Mr. Blakeley stated the Men's Golf Club will donate the funds to purchase flags for the greens to commemorate the courses 20th Anniversary. Men's Golf Club Members will receive a divot tool, hat clip and ball markers with the anniversary logo on them. Because next year's materials were already purchased, the sticks will be used for the anniversary logo flags and the flags without the logo will be stored and used the following year. Discussion ensued regarding whether it is necessary to order sticks each year, whether surplus was ordered and whether it was feasible to paint worn sticks. A decision of how many sticks need to be ordered will be made at the end of next year.

➤ The contractor has completed the tree trimming project and, due to over trimming, will remove and grind stumps, trim hardwood trees, etc., at no cost to the District.

B. Golf Pro

Mr. Nixon provided the follow report:

- November business was off to a good start and rounds were within budget.
- The Veteran's promotional event was successful; many active duty and non-active veterans participated and were very appreciative of the yearly event.
- Of the 50 memberships being offered, memberships were sold to six individuals and two sets of couples. Since 40 still remain and, as discussed at the last meeting, the Board was asked if they wanted to consider offering seasonal memberships, at 80% of the full price, from November 15, 2018 through April 15, 2019. Members would pay cart fees. Suggestions to offer summer memberships from June 1, 2019 through October 1, 2019 and a \$17 cart fee were made. The Board decided to wait until the annual membership signup closes before deciding whether to offer any type of seasonal membership.
- As the current golf course website provider, Papyrus, is not as user friendly for iPad and iPhone use as GolfNow, Mr. Nixon suggested switching to GolfNow, which is a free and more updated website. Mr. Harland reviewed GolfNow's website and agreed it was more user-friendly. Mr. Nixon will initiate transferring the golf course's website to GolfNow; he expected it to be operational by the next meeting.

Mr. Nixon spoke with Ms. Hoornaert regarding initiating the same successful methods that her Club initiated in Michigan, specifically e-commerce; however, initiating this process would take some time, until the bank can correct the past issues of tying incoming funds correctly. He will speak with Mr. Pinder about it so that gift cards, shirts, towels, etc., could be purchased online, instead of the current process of selling those items over the phone.

Mr. Nixon stated that the sample website provides aerial photographs of the entire course and photos need to be taken of the course and clubhouse and downloaded to the CDD website. Two golfers are in the profession of taking aerial photographs and, with the Board's approval, he would like to trade a couples golf membership for the two golfers, in exchange for them taking aerial photographs of all 18 holes; otherwise, they charge \$400 per hole, plus extra costs. It was asked if voice data could be added, letting players know what to watch out for. Mr. Nixon stated new interactive and better touch capability screens were being installed on

the GPS; he would ask if voice could be added. He noted the course was in its best shape, due mostly to Mr. Vuknic's efforts, and a small part was due to having the ability to control where carts can go, which prevents users from further damaging the course.

➤ Mr. Nixon will attend the Consumer Electronics Show (CES) in Las Vegas, in January. With the influence websites have, as well as providing free marketing of the golf course, it is vital to stay on the cutting-edge of technology in order to maximize the courses' income.

In response to several questions, Mr. Nixon confirmed the following:

- Edits to the GolfNow website could be completed immediately.
- The Club partnered with several area hotels; providing 24-hour answering service to book tee times.
- The e-gift shop sells gift certificates. Since internet merchandise sales are cumbersome, he suggests creating a t-shirt and possibly a towel that could be sent to users commenting on the course, via the web. Holiday purchases of gift certificates and anniversary labeled items are available at the golf shop.

A "Resident Day" anniversary celebration event is scheduled for April; more information will be available at the next meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

Regarding the status of Mr. Jones' playhouse encroachment issue and his response that he was not going to do anything, Mr. Cox stated that the resident was informed that the violation would be referred to and enforced by the County's Code Enforcement Department. The Master Board Association will address the matter, not the CDD. Mr. Bill Reynolds, resident and HOA President, stated he would look into the matter.

Regarding a threat of filing a discrimination lawsuit against Stoneybrook CDD, Mr. Cox confirmed that, until a complaint is filed, a request to hold an Executive Session cannot be made. It was noted the threat was against the Stoneybrook Men's Golf Club and not the CDD; however, Mr. Harland asked if the District is liable because of the shared name Stoneybrook. Mr. Blakeley confirmed Stoneybrook Men's Golf Club took care of this matter by offering this person a membership for next year and to play in five tournaments, as a guest, for the rest of this year. Mr. Cox stated the CDD would not be held liable for any actions of the Men's Golf

Club; however, if Lennar US Homes has this trademark, they could most likely issue a cease and desist notice. After further review and, since there is no Florida Registered trademark for Stoneybrook CDD, Mr. Cox would email information about obtaining trademarks for Stoneybrook CDD and Stoneybrook Junior Golf. If Stoneybrook CDD becomes a registered trademark, in order for the Men’s League to use its name and run their tournaments, they would need to request a license from Stoneybrook, which would have certain restrictions placed on them.

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

There being no report, the next item followed.

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

Mr. Adams noted the CDD received a request to execute an authorization form from the South Florida Water Management District (SFWMD) and become the applicant for the water project which the Master Association is taking on. The project is comprised of rebuilding the fishing dock on the West end of Stoneybrook Golf Course, at the crossover, dismantling the dock down to the pylons and rebuilding it using plastic materials.

On MOTION by Mr. Brady and seconded by Mr. Frith, with all in favor, authorizing the Chair to execute any and all documents related to facilitating the HOA repairing the dock, to completion, was approved.

The CDD website received a request from Mr. Scott Vanderbrook, of the Estero Fire Department, to see if the District was interested in selling one to two acres in the conservation area so that a third bay and additional parking could be added to the existing Fire Station. The Fire Department would engage an Engineer and incur all costs and requests associated with obtaining approval from the SFWMD for the sale. At best, this process would take two to three years to fruition. Mr. Adams will inform SFWMD of the request and the various parties involved; the District is receptive to the offer.

- **NEXT MEETING DATE: December 11, 2018 at 9:00 A.M.**

The next meeting will be held on December 11, 2018 at 9:00 a.m.

Mr. Vuknic will forward Mr. Pinder's email regarding not being able to purchase and distribute holiday gift cards to staff, because of the new tax laws. In lieu of gift cards, an extensive lunch buffet is scheduled for December 19th at 11:00 a.m., at the maintenance compound, unless another alternative is provided. Mr. Adams explained that bonuses can be given and taxed properly, through payroll; there is no process to tax gift cards. Mr. Vuknic suggested providing a luncheon this year and discussing staff bonuses during Fiscal Year 2020 budget talks.

Mr. Harland directed Board Members to send their ideas for funding bunker repairs to Mr. Adams who will consolidate them and add it as an agenda item.

SEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Huff and seconded by Mr. Blakeley, with all in favor, the meeting adjourned at 10:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~