

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on November 14, 2023 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
Adam Dalton	Assistant Secretary
Philip Simonsen	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Tyler Leon	Golf Pro
Lisa Paul	Property Manager
Members of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Huff called the meeting to order at 9:00 a.m.

All Supervisors were present.

Ms. Huff stated Mr. Adams is stuck in traffic and Tyler Leon is filling in for Mr. Nixon, who is at a golf tournament.

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:

- New shirts were ordered.
- The new loader was delivered.
- The back area was sodded.
- Staffing: Another manager is needed for the common grounds. Mr. Kevin Mohr is being considered for the position. The golf course is fully staffed.
- There is a cart shortage. Mr. Vuknic is working to resolve it.
- The golf course is being sprayed and spraying should be completed by January 1, 2024.
- Mulch is being applied to the common grounds and walkways.
- Bridges: A bridge repair proposal from Artistic Structures Inc, was presented.

Discussion ensued regarding the proposal, repair costs, the land bridge, obtaining multiple bids, permitting, specifications, composite versus wood materials, the scope of work, obtaining a loan and the competitive bid process.

Mr. Vuknic will obtain another proposal before the December meeting.

B. Golf Pro

- **December 2023 Calendar**

Ms. Leon presented the December Calendar and reported the following:

- The new range mats will be installed on Friday and Saturday.
- The Pro Shop will close at 12:00 p.m., on Thanksgiving Day and on December 14, 2023; and the range will remain open.
- The Pro Shop will close at 1:00 p.m., on December 24, 2023 and on Christmas Day.
- Mr. Nixon is aware of the summer bridge project and is on board with it.

Mr. Vuknic stated a pre-emergent treatment is scheduled for December 12, 2023 so the golf course will close at noon.

Mr. Adams arrived at the meeting.

Ms. Huff updated Mr. Adams on the bridge repairs discussion and stated the CDD will need a loan of approximately \$450,000. Mr. Adams will research loan options and present his findings in the spring in hopes that interest rates will decrease by then.

Asked if he can recommend any bridge contractors, Mr. Adams replied affirmatively.

▪ **Presentation of Tuition Reimbursement Policy**

This item was an addition to the agenda.

Mr. Brady presented the Employee Tuition Reimbursement Policy and discussed the pertinent information.

Discussion ensued regarding changes to the policy, eligibility, application of funds, retaining employees after graduation and continuing education requirements.

Mr. Brady will modify the document and present the revised version at a future meeting.

On MOTION by Mr. Brady and seconded by Mr. Olive, with all in favor, the Employee Tuition Reimbursement Policy, subject to modifications, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Carter Fence Company, Inc. Revised Estimate #51862

Mr. Vuknic stated he conferred with Carter Fence yesterday regarding the handrail for Duffy’s, which was approved and is ready. He projected that the handrail will be installed by January 1st. Asked about the perimeter fence, Mr. Vuknic stated he is still working on it.

FIFTH ORDER OF BUSINESS

Continued Discussion: Letter from Waymouth Run Residents Regarding Corkscrew Road Noise and Stoneybrook Golf Drive Security

Asked if Dorman and Morse Lawn and Landscape (D&M) responded to CDD Staff’s request for architectural plans for Waymouth and Corkscrew, Mr. Vuknic replied no.

Ms. Huff noted both D&M and Juniper are inundated with work. Mr. Vuknic will follow up with Juniper. This item will remain on the agenda.

SIXTH ORDER OF BUSINESS

Update: Development Order, Zoning and Permit Matters Relating to Commercial

**Parcel in Northeast Portion of Community
[Corkscrew Pines]**

Mr. Pires stated he had several email exchanges with Mr. Jim Hart, of the Village, as to the status of the submittals. The Developer is going to re-plot on the western side to remove the interior lot lines because the concept of the development has changed. Nothing has been resubmitted since February. Mr. Hart will have his Staff set up a link to access the resubmittals when they occur.

SEVENTH ORDER OF BUSINESS

**Update: Road Resurfacing and Sidewalk
Repair Project**

Mr. Adams stated that the documents were executed, the application for the Limited Development Order (LDO) was submitted and, once approved within a week or so, Staff will prepare and submit a Notice of Commencement to the contractor. Asked about the project timeline, Mr. Adams stated the concrete work will commence between Thanksgiving and Christmas and the entire project should take 60 days.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

B. District Engineer: Johnson Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

Mr. Adams stated the preliminary pre-bid meeting for the landscape maintenance contract for the common areas was recently held. Of the six or seven contractors that were invited, only GulfScapes and Estate attended the pre-bid meeting.

In response to a Board Member's request, Mr. Adams will email a map of the common areas to the Board.

- **NEXT MEETING DATE: December 12, 2023 at 9:00 AM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Paul stated she is working on scheduling the pressure cleaning for the Duffy's area and around the pro shop for December 22, 2023.

Ms. Huff wished everyone a Happy Thanksgiving.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the meeting adjourned at 9:59 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair