

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on December 12, 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

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Lisa Paul	Property Manager
Dennis Oldani	HOA Board Member
John Friar	Links Bridges
Sharon Fenstermaker	Resident
John Riley	Resident
Gene Bates	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m.

Supervisors Huff, Brady, Olive and Dalton were present. Supervisor Simonsen was not present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

Resident Sharon Fenstermaker discussed recent discussions about the road resurfacing project, which entity is responsible for repaving the streets between the car ports and the

condominium buildings and Lancaster Run, and reported that she previously spoke to Mr. Oldani, Ms. Huff and an attorney regarding the streets in question. Ms. Huff confirmed that she informed Ms. Fenstermaker that the CDD will pave Lancaster Run but not the side roads going into resident parking lots. Ms. Fenstermaker voiced her opinion that it is disrespectful and offensive that the streets near her residence have been reduced to nothing more than a parking lot. She believes that condominium owners pay the same amount as everyone else in the CDD and are as much members of the community as anyone in attendance at the meeting. She asked if it is the Board's ultimate decision that the CDD will not be responsible for the streets between the car ports and the buildings.

Resident Gene Bates expressed his opinion that the golf course is in awesome shape, the greens are impeccable and the flowers are brilliant. He reported that 150 yards from the 18th green, several damaged golf balls resembling pieces of tissue or paper towels are littering the walkway onto the course and asked what the golf course is doing about it. Mr. Nixon stated staff is picking up the balls fragments; the issue will be straightened out. Mr. Vuknic stated the issue is that the white balls get sliced and the range is small; one idea is to attach a range picker behind golf carts to pick up the balls that have not been run over.

Discussion ensued regarding retrieving the ball fragments, changing the infrastructure of the course, moving the fountains, installing a net, installing foliage and offsetting the first couple of tees on the range and making them for left-handed players only.

Ms. Huff suggested that Mr. Vuknic coordinate with Mr. Nixon to determine how best to remedy this issue.

Resident John Riley asked how many miles of roadway will be repaved and the total cost. He stated he walks often and, in his opinion, the asphalt road at Pinecrest needs to be repaved. He wondered if there should be collaboration between the CDD and the HOA to repave it. He discussed project costs, the optics of the community and the HOA, asked about the road report evaluation that requires the roads to be repaved and suggested that the CDD instruct the road contractor to repave the five plus miles of road in Pinecrest that is not slated to be paved.

Mr. Pires stated, under the Florida Constitution and Florida law, public funds can only be used for primarily public purposes and maybe an incidental private benefit; the funds cannot be used for a primarily private benefit; therefore, if the CDD does not have any easement or road ownership, it cannot utilize public CDD funds for that private purpose.

Discussion ensued regarding public roads, private roads, the LEEPA.org website, a condominium plat that highlights portions of the condominium common area and condominium residents obtaining financing to repave their roads through the HOA or their condos.

Mr. Pires read the following excerpt from the condominium plat into the record:

“All portions of the condominium, not included within the limits of the unit, are common elements unless otherwise shown. The remainder of Tract F-2 is owned and maintained by Stoneybrook Golf Course Community of Fort Myers Inc., and is intended to provide vehicular and pedestrian ingress and egress in favor of owners and guests of Pinecrest 3 and 4 at Stoneybrook.”

Mr. Pires reiterated that those are not CDD assets or CDD roads. Ms. Huff stated the CDD cannot use governmental funds to repave the condominium roads. She asked Ms. Fenstermaker to have her attorney forward all legal documents to Mr. Pires.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

- Everything looks good on the golf course; the CDD’s investment is directly reflected.
- Staff is working on having an irrigation break near the community center repaired.
- New flowers will be installed in January.
- The employee Christmas luncheon will be Thursday at noon.
- The employee handbook was updated; it will be emailed to Mr. Adams and the Board.
- Mr. Vuknic presented a bridge repair quote from AUE Construction Group.
- Regarding a fence project, the contractor received a \$3,000 deposit and has since been unresponsive. Staff will cancel the contract, obtain a refund and secure another contractor.

I. Presentation of Bridge Inspection Report

Mr. Dalton presented the Bridge Inspection Report and discussed the topside of the bridges, underside of the decking, condition of the wood, items that need to be replaced and the repair options in the Report summary. He introduced Mr. John Friar from Links Bridges.

Referencing sample bridge models, Mr. Friera stated his objective is to make sure the Board understands the details, merits and options of fiberglass bridges. Conceptually, Links Bridges manufactures bridges from 10' to 50' and is the only company that is doing open molding fiberglass bridges. He discussed open molding, stone finish bridges, bridge design criteria and the bridge contractor. He responded to questions regarding costs, warranties, arch bridges, flat bridges, bridge installations, replacing pilings, pigments, potential bridge maintenance issues, completed projects in other golf communities and an estimated time.

II. Consideration of Bridge Repair Proposals

Discussion ensued regarding the bridge repair proposals, pilings and project timing.

III. Discussion: Accounting Issues

Mr. Vuknic stated the bounced check issue was resolved. Ms. Huff stated, going forward, she would appreciate it if Accounting cuts checks four days after invoices are forwarded by Mr. Nixon and Mr. Vuknic and that confirmation be sent to her attention.

Discussion ensued regarding positive pay, delayed payments and coding. Mr. Adams urged Mr. Vuknic and Mr. Nixon to forward payables to the accounting email address.

B. Golf Pro

Mr. Nixon reported the following:

- Although November was a good month, weather trends are a concern. The Farmers' Almanac is calling for an El Nino effect for the winter months which will impact revenue.
- There are no issues with the increased rates.
- Staff is exploring a "slice and dice" approach, which takes an in-depth look at gaining positive traction and golf discounts for resident homeowners.
- Staffing: Tyler Leon graduates college on Friday and will switch to a fulltime work schedule, continue doing inventory and focus more on the marketing website.

Mr. Nixon asked why Duffy’s liquor license can not be used to offer cocktails on the golf course like the Fort Meyers Country Club.

The Board and Staff discussed the CDD obtaining a liquor license, a Club license, Club members, annual passholders, the Village of Estero and changing the Duffy’s lease if a liquor license is not secured.

Ms. Paul will follow up with Duffy’s Management and report her findings at the next meeting. Mr. Pires will research the categories for the CDD to obtain a liquor license.

Mr. Brady asked for an update on a loose manhole in the parking lot. Ms. Paul will contact the paving contractor and have the cover replaced.

I. Presentation of Updated Employee Tuition Reimbursement Policy

- **Consideration of Resolution 2024-01, Revising and Amending the Document Titled Stoneybrook CDD “The Club” Special Policies & Procedures [“Employee Policies & Procedures”] by Providing for an Employee Tuition Reimbursement Policy; Providing for an Effective Date**

Ms. Huff presented Resolution 2024-01.

On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, Resolution 2024-01, Revising and Amending the Document Titled Stoneybrook CDD “The Club” Special Policies & Procedures [“Employee Policies & Procedures”] by Providing for an Employee Tuition Reimbursement Policy; Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Award of Contract for Landscape Maintenance Services

This item was deferred to the January meeting.

FIFTH ORDER OF BUSINESS

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

This item was not addressed.

SIXTH ORDER OF BUSINESS

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

Ms. Huff stated there was no update from the Waymouth residents.

SEVENTH 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 contacted Mr. Jim Hart, of the Village Estero, and Mr. Cioffi regarding the Corkscrew Pines Development Order (DO), Zoning and Permit Matters. He read the response emails received from them. It appears that Mr. Cioffi emailed copies of the October 2023 DO plans to Mr. Pires, who in turn transmitted them to the District Engineer. Thus far, the plat has not been submitted to the Village.

Mr. Pires will keep following up with Mr. Hart on a weekly basis.

EIGHTH ORDER OF BUSINESS

Update: Road Resurfacing and Sidewalk Repair Project

Mr. Adams provided the following update:

- The Limited Development Order (LDO) was issued by the Village one week ago and the CDD is under contract with a contractor.
- The next step will be a notice of commencement and holding a pre-construction meeting to discuss scheduling details.
- The completed project schedule will be posted on the CDD website and emailed to the HOA to be e-blasted to residents.
- The project will last three months.

Discussion ensued regarding a Johnson Engineering Report, commencement timing and uploading the Americans with Disabilities Act (ADA) Compliance plans to the CDD website.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2023

Ms. Huff presented the Unaudited Financial Statements as of October 31, 2023 and responded to a question regarding the sand-trap loan. She stated the November financials would be emailed in December.

On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, the Unaudited Financial Statements as of October 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Huff presented the following:

A. October 24, 2023 Regular Meeting

The following changes were made:

Line 23 and throughout: Change "Wilhems" to "Willems"

Line 68: Change "her" to "his"

Lines 78 and 79: Change "Southwest" to "South" and "SWFWMD" TO "SFWMD"

Line 101: Change "A Board Member" to "Mr. Simonsen"

Line 182: Insert "Oldani" after "Dennis"

B. November 14, 2023 Regular Meeting

The following changes were made:

Line 57: Change "Mr." to "Ms."

Line 92: Change "Weymouth" to "Waymouth"

Line 114: Change "Land" to "Limited"

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the October 24, 2023 Regular Meeting and November 14, 2023 Regular Meeting Minutes, both as amended, were approved.

C. November 14, 2023 Joint Workshop with Master Association

On MOTION by Mr. Olive and seconded by Mr. Brady, with all in favor, the November 14, 2023 Joint Workshop with Master Association Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Tony Pires, Esquire

Mr. Pires presented a Memorandum regarding the “Required Ethics Training” that Board Members must attend, including completion dates and online course links.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

I. Irrigation Reports

- a. High Irrigation Users**
- b. Irrigation Disconnect**

These items were circulated under separate cover.

II. NEXT MEETING DATE: January 23, 2024 at 9:00 AM

- o QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Dalton discussed the following:

- On Thursday, Mr. Nixon and Mr. Vuknic will meet with professionals from Traverse Technology regarding an integrated system that transfers tee time calls.
- Removing the three or four vehicles that park in the Duffy’s parking lot overnight.
Discussion ensued regarding “No Overnight Parking” signage, a violation letter and enforcement.
- He asked about the guidelines for eligibility for expending the Capital Project Series 2022-1 budget funds.

Discussion ensued regarding making golf course improvements with leftover funds, a drainage issue at Hole #1, drainage pipe inspections and repairs and pavers.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the meeting adjourned at 11:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/~~Vice Chair~~