

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Continued Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Thursday, August 20, 2009 at 4:00 p.m.**, at the **Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.**

Present and constituting a quorum were:

Ron Ritschel	Chair
Chris Brady	Vice Chair
James Boesch	Assistant Secretary
Kris Davis	Assistant Secretary
Ed Harland	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox	District Counsel
Matt Nieder	Golf Course Superintendent
John Blakeley	Master Board Liaison
Bruce Harwood	Golf Pro

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 4:00 p.m., and noted all Supervisors were present.

SECOND ORDER OF BUSINESS

**Discussion: Budget Figures for
Maintenance of Common Areas
Landscaping**

Mr. Ritschel stated he attended the Master Board meeting on Tuesday and the Master Board voted to pass the landscaping of the common areas to the CDD. He referred to a handout summarizing the possibilities, should the CDD take over the landscaping of the common areas. Discussion was held as to who will manage the landscaping responsibilities. Mr. Ritschel suggested an individual that is on-site, on a daily basis, to oversee the landscaping responsibilities. He suggested, in the future, having one (1) contractor that can perform all the necessary responsibilities. Mr. Ritschel noted the current contracting company is going to

complete work through December, 2009. The existing contract calls for a 30-day notice, if the contract is not going to be renewed; the pre-bid and walk-through will be done in September, review of the proposals at the October meeting and issuance of the contract in November. Mr. Adams clarified the existing contract is with the HOA and it is the responsibility of the HOA to issue a termination letter. He stated the budget appropriations are \$307,180; which includes maintenance of the ball fields, tree trimming of the hardwoods, tree trimming of palm trees, mulch, ficus trimming, irrigation repairs, plant replacement and annual flower program. This increases the annual per-unit assessment to \$385, up from \$110. Mr. Adams stated, in the common areas, the District cannot measure the irrigation water through meters and we are currently assigning a percentage of the overall monthly usage to the common areas. He suggested, instead of billing the District for water usage, the District should revisit the per-gallon charge and absorb the common area usage into the new rate, as the District is going to have total control of the irrigation system.

Discussion was held regarding Mr. Nieder managing the landscaping contract and discussion in how to pay Staff. Mr. Ritschel anticipated an annual contract labor fee of \$15,000 for the Golf Maintenance Management Program; the General Fund will reimburse the Golf Course Fund for the services, on a monthly basis, totaling \$15,000 annually; this increases the assessment level to \$399.23. Discussion continued regarding the ficus tree trimming cost.

Mr. Adams discussed the contents of the mailed notice to residents. He stated the District cannot make any commitments that the HOA assessment will decrease. Discussion ensued on the HOA budget.

Due to other line items, Mr. Cox suggested an assessment cap of \$425 and stated the assessment amount noted on the letter sets the ceiling for the allowable assessed amount.

Mr. Ritschel stated specifications for the landscaping bids are complete.

Mr. Adams stated the District can not bid out the work for neighboring common areas. He stated the \$425 per-unit assessment would increase the contingency line item to \$31,940; this allows room for potential increases. The Board consented to said assessment. Mr. Adams noted, due to the increase in assessments and in order to comply with statutory noticing requirements, the Public Hearing will be continued to September 15, 2009.

Mr. Ritschel requested to ensure trash removal is included in the bid specifications.

THIRD ORDER OF BUSINESS

Discussion: Refinancing

Mr. Cox stated he provided copies of the detailed Budget to the bondholders. He stated he has not heard back from the bondholder's attorney.

Mr. Ritschel stated the golf course has costs that have to go through the Irrigation Fund and the provided cost estimates are very solid. Discussion ensued on the effect of the economy and weather pattern on the income of the golf course.

FOURTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There were no Audience Comments or Supervisors' Requests.

FIFTH ORDER OF BUSINESS

Executive Session

The Board adjourned into Executive Session at 5:07 p.m.

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of moving into the Executive Session.

The Board reconvened the Continued Meeting at 6:10 p.m.

The Board discussed authorizing Mr. Cox to secure proposals for a bankruptcy attorney.


On MOTION by Mr. Brady and seconded by Mr. Davis, with all in favor of authorizing Staff to secure proposals or qualifications for a bankruptcy attorney.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of adjourning at 6:13 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair