

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, August 25, 2009 at 9:15 a.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
Cleo Crismond	Assistant District Manager
Dan Cox	District Counsel
Matt Nieder	Golf Course Superintendent
John Blakeley	Master Board Liaison

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:15 a.m., and noted all Supervisors were present.

SECOND ORDER OF BUSINESS

**Affidavit of Publication for August 25,
2009 Public Hearing and Regular
Meeting**

Mr. Adams presented the Affidavit of Publication for the Public Hearing and Regular Meeting. Mr. Adams stated the assessment notice has been mailed.

THIRD ORDER OF BUSINESS

Public Hearing to Consider Resolution 2009-10, Adopting the Final Budget for the Fiscal Year Beginning October 1, 2009 and Ending September 30, 2010, Pursuant to Florida Law

Mr. Adams presented an updated Budget for the Board’s review.

*****Mr. Adams opened the Public Hearing.*****

Mr. Ritschel stated the Effluent Water Supply, on page 8, should reflect a cost of 0.25 per 1,000 gallons.

*****Mr. Adams closed the Public Hearing.*****

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2009-11, Levying a Non Ad Valorem Maintenance Assessment for the General Fund and a Non Ad Valorem Assessment for the Debt Service Fund for the Stoneybrook Community Development District for Fiscal Year 2010

Agenda Items 3 and 4 were deferred to the next meeting.

FIFTH ORDER OF BUSINESS

Approval of July 28, 2009 Regular Meeting Minutes

The following changes were noted:

Line 24: John Blakeley

Line 40: insert Whirl after Andy; change Harwood to Nieder

Line 41: change Kurt Myer to John

Line 117: insert Blakeley after John

Line 122: insert Blakeley after John

Line 136: insert Blakeley after John

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of approving the July 28, 2009 Regular Meeting Minutes, as amended.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Harland provided an update on financing. He stated the golf course income exceeded the budgeted amount. He stated all the expenses were kept under budget.

Mr. Boesch discussed the status of the website and volunteered to oversee the updates of the website. He questioned whether to continue updating the water usage statistics on the website. Mr. Nieder stated he will forward the website updates to Ms. Dailey. Discussion was held regarding posting financial information to the website. Mr. Nieder stated he will forward Ms. Dailey the correct financial information.

Mr. Adams stated the Effluent Water Supply calculation was correct, but the write-up was incorrect and he will correct it for the final version.

Mr. Ritschel stated the Board received an unsigned letter addressing certain issues at the golf course.

Mr. Ritschel inquired as to the water credit for a resident. Mr. Adams stated it was completed.

Mr. Ritschel stated he would send the certified cancellation letter to S & S within the required 30-day notice.

Mr. Cox stated he did not receive a response from Yamaha Corporate to the District's letter; however, Yamaha submitted a bid for the District's recent request for bids.

Mr. Ritschel presented the Board with a handout summarizing the bids received for golf cart leasing. The Board deferred making a decision until the next Board meeting. Mr. Ritschel stated the wrecked cart is still in the repair shop. Mr. Cox stated the cart should be repaired before returning it to Yamaha. Mr. Cox stated he sent the gentlemen another letter and questioned if the Board would like to make a small claim judgment. Mr. Boesch recommended not spending additional funds on the issue.

Mr. Ritschel referred to Page 10 of the Budget, noting the price that will appear on the Tax Collector's bill.

Mr. Ritschel stated the Board received the irrigation maps from Pelican Landscape, after agreeing to ensure that the maps will not be provided to other entities. He stated the map will be included in the bid specifications and the pre-bid meeting is September 14, 2009. Mr. Adams discussed the pre-bid process, as required by Florida Statute.

Mr. Nieder discussed the draft specifications for landscaping. Mr. Adams stated “large scale” storm clean-up will be a separate agreement, outside of the landscaping agreement; he discussed the different types of storm clean-up and the basic “afternoon thunderstorm” type storm clean-up should be included in the landscape maintenance contract.

Mr. Boesch requested landscaping line items that are shown in the Master Budget be reflected identically, in order to provide details to homeowners. Mr. Adams noted the contract is a performance based contract.

Mr. Cox stated his meeting, regarding the bond restructuring, was cancelled and anticipated having an update at the next Board meeting. He confirmed the Southwest Florida Entertainment Corporation dissolved. He recommended writing off the receivable, as of September 30th.

Mr. Adams did not present a High User Report; however, he recalled two (2)-to-three (3) high users from last month. He stated a few residents are over sixty (60) days past due, because of the address complications, and suggested moving forward with penalty provisions. Mr. Ritschel requested to see the High User Report. He noted a consistent high user. Mr. Boesch requested a balance.

Mr. Ritschel stated the free green fee on Monday brings in the highest number of rounds. He stated the District is over budget by about five (5) rounds per day. Mr. Ritschel discussed the articles in the newsletter. Mr. Boesch invited Cindy to the September 22nd Board Meeting.

Mr. Cox stated he did not receive a copy of the Lee County Agreement. He expected to receive it soon.

Mr. Nieder stated he did not receive a response from South Florida Water Management District.

Mr. Ritschel discussed the golf course Budget. He noted the \$226,000 worth of income; decrease of the accounting contract; increase of \$8,000 to Matt’s salary, due to an increase in responsibilities; increase of \$8,000 to the Assistant Superintendent; offset by the \$15,000 credit from the General Fund. Mr. Ritschel indicated that some of the salary increases were due to the increase in minimum wage; he stated the said changes should reflect the final Enterprise Fund Budget. Mr. Ritschel stated, due to an increase in responsibility, Matt and Dave’s titles changed from Superintendent and Assistant Superintendent to Director of Golf and Grounds and Assistant Director. Mr. Nieder stated the titles and salaries can be found in the Golf Course

Superintendent Association website and recalled providing the Board with documents illustrating the surrounding area’s job market salaries. Discussion on employee salaries ensued.

SEVENTH ORDER OF BUSINESS

Committee Reports

There being no report, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

a. Attorney

There being no report, the next item followed.

b. Engineer

There being no report, the next item followed.

c. Manager

i. Unaudited Financial Statements as of July 31, 2009

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2009.

ii. Fiscal Year 2010 Proposed Meeting Schedule

Ms. Crismond presented the Fiscal Year 2010 Proposed Meeting Schedule for the Board’s consideration. The Board changed the February and June meetings to evening meetings at 6:00 p.m.

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of approving the Fiscal Year 2010 Proposed Meeting Schedule, as amended.

iii. NEXT MEETING DATE: September 15, 2009 at 9:15 A.M.

NINTH ORDER OF BUSINESS

Audience Requests

Comments/Supervisors’

Mr. Boesch discussed the status of the Master Association’s bill of around \$1,000,000 for repairing the lakes. If this is passed on to the homeowners, it is a \$1,000 assessment. He suggested getting together with the HOA to discuss payment of such.

Mr. Adams stated the District is in a better position to raise money for the large capital improvement projects. Mr. Cox stated, if the erosion problem is not addressed, the state will go

after the permit holder, which is the CDD. He recommended creating a plan that addresses the issue over a three (3)-to-five (5) year span.

Mr. Adams suggested having it as part of the February Agenda, so we could hold the discussion jointly with the Master Board. Mr. Cox recommended completing work in the dry season.

Mr. Nieder discussed a visit from the US Forestry regarding the previous grant money received. He stated they looked at the plants and were pleasantly surprised and happy at the prosperity of the plants.

TENTH ORDER OF BUSINESS

Executive Session

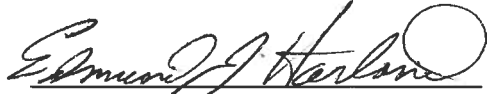
An Executive Session was not held and the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

The Board continued the Public Hearing and Regular Meeting to September 15, 2009 at 9:15 a.m.

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of Continuing the Public Hearing and Regular Meeting to September 15, 2009 at 9:15 a.m., at the same location.


Secretary/Assistant Secretary


Chair/Vice Chair