

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, January 24, 2017 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 Chairs
Chris Brady	Assistant Secretary
Lewis Frith	Assistant Secretary
Eileen Huff	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon (<i>via telephone</i>)	Golf Pro
Josh Ross	Golf Pro
Ben Jacobs	Ferguson Waterworks
Lloyd Sebby	Resident/HOA President
Tom Fischer	Resident
Laurie Michael	Resident
Thomas Foulke	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at approximately 9:00 a.m., and noted, for the record, that Supervisors Frith, Huff, Harland and Blakeley were present, in person. Supervisor Brady was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments: *Agenda Items*

Mr. Tom Fischer, a resident, received a request, at the last Association meeting, to install mirrors at the end of Portrush Run, which was a dangerous intersection. In response to Ms.

Huff's question, Mr. Vuknic estimated \$700 for the post and mirrors. The posts take one month to receive, although the mirrors arrive immediately.

Mr. Frith asked about legal issues with installing the mirrors. Mr. Cox replied that the mirrors must be maintained. The County had no jurisdiction here but the Village of Estero did. Mr. Frith stated that, in Brixham Run, there was a break in the hedge where cars could be viewed; however, at the stop sign, he must move halfway out into the intersection, due to residents pulling out of Portrush Run, at the same time.

******Supervisor Brady joined the meeting at 9:02 a.m.******

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, installing mirrors at the end of Portrush Run, in a not-to-exceed amount of \$700, was approved.

Ms. Laurie Michael, a resident, paid her first CDD tax bill and asked whether the levy was assessed to maintain infrastructure or pay off debt and the length of time it would take to pay it off. Mr. Adams would explain the purpose of the CDD, what the assessments cover and the terms of the bonds.

Mr. Thomas Foulke, a resident, stated that the hedge behind his home had dying Areca palms, due to Ganoderma. The hedges were maintained by the CDD as part of the ROW. Mr. Vuknic confirmed that there were dead stalks on the Areca palms, which were removed. Mr. Adams asked if the trees were maintained under the landscape contract. Mr. Vuknic stated that the easement belonged to the CDD but the HOA maintained the drainage. The trees were on top of the drainage. In response to Mr. Adams' question, Mr. Vuknic stated that there was no easement language on the plat. Mr. Adams stated that the easement language determines the responsibility for the landscaping. If the purpose was to buffer a neighborhood, it was more than likely a local benefit to the neighborhood and would be the HOA's responsibility. If it was the CDD's responsibility, Mr. Adams suggested that the University of Florida local office perform a tissue sample. Mr. Adams and Mr. Cox would investigate and a copy of the plat would be provided to Mr. Foulke.

Mr. Lloyd Seby read in the newspaper that there was interest in the property on the corner by someone who wanted to build storage buildings and a gas station/convenience store. Mr. Seby did not want one, due to the increase in traffic that would cause. The school was

evaluating ways to relieve the traffic; however, the only available land was a preserve area next to the school. Mr. Frith asked if the CDD owned the road. Mr. Sebby replied yes and suggested conveying the road to the Village of Estero. Mr. Blakeley asked if the bus stop could be moved. Ms. Huff replied no, because it was for parent pick up and 16 buses.

Mr. Sebby stated that residents at the back gate allowed friends access as guests and suggested that off-duty police officers patrol the area. A construction only sign was installed and contractors were supposed to schedule a time to have their trucks out of the community but were not doing so. Mr. Sebby received a complaint that many cars were parked in the street in front of the tennis court parking lot, this weekend, and residents could not get home. Signage was installed and there was designated parking for residents. Mr. Frith recalled that the off-duty police alleviated traffic for two weeks. Mr. Brady asked if the preserve could be conveyed to the City of Estero. Mr. Vuknic would contact the City but warned that the District would lose control of what occurred in that area. Mr. Brady wondered if the District would have control, as the road was semi-public. Most of the wear and tear would not be from residents but from school buses. Ms. Huff suggested closing the gate. Mr. Brady anticipated upset residents if the gate was closed.

THIRD ORDER OF BUSINESS**Golf Course Staff Reports****A. Golf Superintendent**

Mr. Vuknic asked about the debit card. Mr. Adams replied that it was in process with the bank. Mr. Vuknic reported that the palm trees in the center median were replaced.

Mr. Vuknic introduced Mr. Ben Jacobs, of Ferguson Waterworks to discuss the current meters and the newer technology for reading and maintaining the meters. A packet was distributed, which included three quotes and a chart showing the amount spent on meters on a monthly and yearly basis.

Mr. Jacobs, of the meter and automation group, discussed the history of the company and the technology. The District's current water meter had no lead components, with stainless steel threads, preventing maintenance issues such as cross threading. Mr. Jacobs introduced the new technology, which was an automatic meter reader (AMR), allowing for meters to be read in a vehicle, as far as 1,200' away, through a radio frequency signal every three seconds. Data could be stored for 170 days.

In response to Ms. Huff's question, Mr. Jacobs replied that prior data could be backed up and saved. Mr. Blakeley asked what meters would pick up the signal if there were meters on both sides of the street. Mr. Jacobs stated that the reader would pick up meters on both sides because the signals are separate with different serial numbers. Collier County uses this system for 40,000 meters. In response to a question, Mr. Jacobs stated that the power source was a lithium battery with a 20-year warranty; a 10 full-year warranty and 10 pro-rated years. The casing on the bottom had a 15-year warranty.

Discussion ensued regarding the equipment and what was included.

Mr. Jacobs stated that the equipment would generate a zero user report. It would take five to seven working days to register all 735 meters and eliminated the need to re-read meters. Mapping software was included, which uses global positioning software (GPS) to locate the meters. A meter lit in red indicated an issue or that the meter was being tampered with, showing the time it would take to repair the meter. Mr. Jacobs stated that billing software was not included; only the meter reading equipment and software to generate the reports, which included the account number, address and name.

Mr. Jacobs referred to the quotes. The first quote was for the starter kit package for 40 meters, the second was for 100 meters and the last proposal was for the standard cost. With the first proposal, each meter was \$130 for 40 meters and \$6,000 for the Hot Rod[®] Mobile AMR kit, which included a receiver for a golf cart or vehicle and all necessary software, laptop and handheld tool. Mr. Harland asked about training. Mr. Jacob stated that there was onsite training.

Discussion ensued regarding the proposals. Installation was not included. Mr. Jacob estimated that the installation of 40 meters would take two days.

Mr. Harland asked why 737 units cost \$170. Mr. Jacobs stated that this was their standard price. Mr. Harland felt that \$170 was high. Mr. Adams stated that lower than \$130 was ideal, due to the high quantity. Mr. Jacobs stated that \$130 for an AMR meter was competitive. Mr. Harland favored the technology but the cost and advantages should be evaluated. Mr. Blakeley asked how Mr. Adams would receive the information, once the meters were read. Mr. Jacobs indicated that the information would be placed on a USB drive, which could be transferred into a PDF, Excel spreadsheet or Word document.

Discussion ensued regarding the life expectancy of the meters and maintenance costs.

Mr. Vuknic stated that a large amount of maintenance time would be saved with the AMR meters, especially for his department, locating the problem and dispatching staff to make repairs; however, this type of technology was costly. Mr. Brady stated that the current meters were approaching 10 years old, meaning more replacements and wondered about the cost benefit, as the replacement of the current meters was \$60, versus \$130 to \$170 for the newer technology.

*****Mr. Jacobs left the meeting.*****

Mr. Vuknic reported that the December water bill was \$17,000 for 13,000,000 gallons of water. After scrutinizing the bill, Mr. Vuknic determined that the allocation of Equivalent Residential Connections (ERCs) of 531, was not enough, due to the nutrient requirement and pre-emergent applications; two additional per year, to keep the golf course weed free and looking good. Mr. Adams felt there should be further discussion, as there was a great deal of thought and review by Mr. Robson, Mr. Tim Denison and Mr. Matt Nieder, to arrive at the gallonage needed for the golf course. A variance must be determined under the irrigation rule, a hearing must be held and the reason must be justifiable. It must be stated that no additional benefit above and beyond any other users of the system was received. Mr. Harland felt that the pre-emergents were a justifiable reason to increase the ERCs.

Mr. Vuknic would provide a cost benefit for the meters at the next meeting.

B. Golf Pro

Mr. Nixon recalled that, when the allocation was made on the ERCs for the golf course, the golf course fairway had a different type of grass. He suggested using a calculation based on the amount of water and fertilization required.

Mr. Nixon reported a good first quarter, based on the rounds and play. There was a big event, this weekend, with hundreds of golfers from Chicago, which is a great finish to the month.

Mr. Nixon attended a golf show and noticed a 5G drone that could be purchased for less than \$500 that could be used on Facebook Live and Instagram to show views of the golf course, early in the morning, as an advertising ploy. In summer the drone could be used to show the aerification and show the “snowbirds” that care a lot about the facility and golf course what is happening, like the center median project. The drone could also offer virtual tours of the golf course. Facebook sells small sensors that could be placed by the doors that would activate when

a patron uses their Smartphone to access the Stoneybrook Golf Course, to show specials or events at the club.

Regarding Junior Golf, Mr. Nixon stated that a “girls only” program was introduced. Ms. Kristine Connell was a wonderful addition to the team. Financially, Junior Golf was improving.

In response to Mr. Harland’s question, Mr. Nixon confirmed that “Cart maintenance” was over budget, due to battery issues that were not covered under warranty. One battery costs \$100. Replacing batteries was not anticipated until next year; however, there was a global positioning system (GPS) on the carts, which drain battery hours faster. E-Z-Go was introducing new carts with a lithium battery, which have a five-year warranty. The pros and cons should be addressed.

Regarding the Andy Scott Learning Center, Mr. Nixon and Mr. Scott agreed that the left side was the best location; however, there were concerns about the size. According to the Architect, the square footage was \$110 to \$130 per square feet (sq. ft). With total square footage of 3,490 sq. ft., the amount was \$500,000, which was the most that Mr. Scott wanted to spend on the facility, in total, with the equipment. Mr. Nixon recommended completing the survey work before proceeding but felt that the building was too big for everybody; it should navigate the needs of both the Learning Center and Stoneybrook and what was right for everyone.

Mr. Harland asked if the \$110 to \$130 sq. ft. included electric and sewer. Mr. Nixon replied no, which was why Mr. Scott was concerned; the original estimate was between \$80 and \$100 and the underground work would increase costs significantly. Mr. Scott would meet with a contractor that Mr. Nixon recommended to find out the actual costs. Mr. Harland asked when the surveying was taking place. Mr. Nixon was waiting for the location to be finalized. Ms. Huff recalled that the Board was going to vote whether to survey and start the process. Mr. Harland heard the District Engineer say that both sides would be surveyed, from one end of the range to the other, and that Mr. Scott would be paying for the surveying. Mr. Nixon would speak to Mr. Scott regarding the survey and provide an update when the surveying commenced.

Mr. Sebbystated that, out of 25 golf carts, 47 batteries were changed. Yesterday, two carts broke down and five batteries were replaced. In response to a question, Mr. Ross noted that each battery was \$101, which was the best price and each cart had six batteries. There were a total of 85 carts. Mr. Nixon hoped to get through the third year and into next year’s budget with replacing batteries. The E-Z-Go contract was upside down, from the prior golf cart deal, and it might be possible to end the lease early to defer some maintenance costs. The benefit of the

the lithium deal was leasing the golf carts for five years, versus four, because the battery life was five years.

*****Mr. Brady left the meeting at 10:29 a.m. and returned shortly thereafter.*****

Mr. Sebby felt that E-Z-Go owed the golf course some batteries, due to defective batteries. Mr. Nixon requested pictures of the defective batteries to send to E-Z-Go.

FOURTH ORDER OF BUSINESS

**Update: Recap of Field Workshop on
January 16, 2017**

Mr. Harland presented the January 16, 2017 Field Workshop Minutes. The purpose of the meeting was to view the location of the Learning Center. Ms. Huff discussed what was discussed on site. Mr. Scott would finance the building and the golf course would ultimately purchase it. Junior Golf would help pay for the facility through fundraising. There would be a bathroom and a kitchen. The building would be placed on the left side of the range.

Mr. Blakeley heard that Mr. Scott's family would mortgage the building and voiced concern about the bank owning the building if it went into foreclosure and the District having to purchase the building from the bank. Mr. Cox explained that the bank would foreclose on their loan and have the ability to sublet the property but, at the end of the lease term, the District would own everything on that property. Ms. Huff stated that many issues must be addressed before the Board agreed to break ground. Mr. Blakeley stated that the District would have the first right of refusal, no matter what. Ms. Huff suggested having the survey and cost estimates completed and determine if Mr. Cox' time should be spent pursuing this matter.

Mr. Vuknic asked if the District had the right to tie into a public utility without any problems. Mr. Adams replied there were easements. Mr. Sebby heard that, since the footprint of the land would be changed, it must go before residents for a vote; 50% plus one must agree. Mr. Cox would review the Covenants, Conditions and Restrictions (CCRs). Mr. Nixon stated that once the survey was completed, the business plan would be presented to the Board. Regarding the financing, Mr. Nixon believed that Mr. Scott's family would secure the loan with monies in escrow.

FIFTH ORDER OF BUSINESS

**Acceptance of Prager & Co., LLC,
Termination of Dissemination Agreement**

- **Authorization of District Manager to Serve as Dissemination Agent**

Mr. Adams presented a termination letter from Prager & Co., LLC, who no longer wished to serve as Dissemination Agent. The services would be covered under Management’s Agreement through an addendum. The fee of \$2,000 would remain the same.

Mr. Brady asked if Management would handle the transfer of accounts. Mr. Adams stated that a quarterly report would be prepared that would be sent to the public repositories regarding the progress of the community, pay down of bonds at collection and rates. Mr. Brady asked if the rate could be negotiated. Mr. Adams replied that the rate was reduced to \$2,000 per bond.

On MOTION by Mr. Frith and seconded by Ms. Huff, with all in favor, the termination of Prager & Co., LLC as Dissemination Agent and authorizing the District Manager to serve as Dissemination Agent, were approved.

SIXTH ORDER OF BUSINESS

Approval of December 13, 2016 Regular Meeting Minutes

Mr. Harland presented the December 13, 2016 Regular Meeting Minutes and asked for any additions, deletions, or corrections. The following changes were made:

Line 103: Change “scenic” to “senior”

On MOTION by Mr. Frith and seconded by Mr. Brady, with all in favor, the December 13, 2016 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of December 31, 2016

Mr. Harland requested the November financials. Mr. Adams would provide.

Mr. Harland presented the Unaudited Financial Statements as of December 31, 2016. On Page 2, assessment revenue collections were at 89%.

Mr. Harland asked when the District could go out for landscaping bids. Mr. Adams replied in August, in order to have a November 1 start date. Regarding the meters, Mr. Brady

noted that money was set aside and it could be utilized to reduce the price. Mr. Adams stated that there was a nominal amount of surplus to reduce the price of the meters from \$170 to \$130.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

i. High Irrigation User's Report

The report was provided for informational purposes.

Mr. Harland proposed consolidating the report and setting a threshold of \$50. Mr. Brady voiced concern about the low amount of rainfall and potential restrictions. Mr. Adams suspected further restrictions based on conditions and the long-term forecast. A request was made to move the high users to the top of the list. Mr. Vuknic proposed sending a letter to the head of each HOA requesting that residents install rain sensors. Mr. Brady requested that an e-blast be sent. Ms. Huff would include the letter in the newsletter.

ii. Irrigation Disconnect List

The report was provided for informational purposes.

iii. NEXT MEETING DATE: February 28, 2017 at 9:00 A.M.

The next meeting will be held on February 28, 2017 at 9:00 a.m., at this location.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There being no Supervisors' requests, the next item followed.

TENTH ORDER OF BUSINESS

Public Comments: *Non-Agenda Items*

There being no public comments, the next item followed.

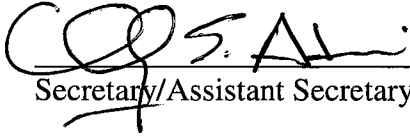
ELEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the meeting adjourned at approximately 11:06 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair