

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, March 28, 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 Chair
Chris Brady	Assistant Secretary
Lewis Frith	Assistant Secretary
Eileen Huff	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Dan Cox (<i>via telephone</i>)	District Counsel
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Tom Fischer	Resident
Lloyd Sebbly	Resident
Greg Downy	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 a.m., and noted, for the record, that all Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: *Agenda Items*

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic stated that water testing, for iron, at 10 locations, resulted in zero parts per million, at all locations.

Mr. Vuknic stated that the Bismarck palm, by the pool, was in poor condition and was treated. A determination would be made in six to eight weeks. There was no warranty.

Mr. Vuknic stated that Cape Coral was under severe water restrictions; if rainfall was not sufficient, by the end of April, Estero would probably be on restrictions. For the next newsletter, Ms. Huff wrote an article about watering times and would inquire about sending an e-blast to residents.

Mr. Vuknic discussed an increase in lake bank repair costs, for the driving range, of \$4 per linear foot, equating to an extra \$12,000. The total cost of the project would be in the low \$60,000's. Mr. Vuknic would ask Mr. Robson to inspect the area to possibly reduce the amount of footage because, in some areas, the slope was less than 4:1. Mr. Harland stated that there was \$40,000 in the budget for this project.

Mr. Vuknic discussed a noise ordinance complaint from the Village of Estero (Village), dated February 21, 2017, related to golf course mowing. The Village advised him to begin mowing at 7:00 a.m., which was not possible. Mr. Vuknic requested the address where the complaint was initiated, to check the sound level but was told the call was anonymous. If another call was received, the Village would advise the complainant that the options were "to live with the noise" or call the Lee County Sheriff's Office. The Sheriff's Office would respond to the golf course and a decibel meter would be used to check the sound level. Mr. Vuknic brought the issue to Mr. Cox's attention and Mr. Cox saw no issue for the District.

Mr. Vuknic presented a quote from Mercer Enterprises to cut down the ficus trees, against the far berm, because of major communication issues with the irrigation computer and the controllers in the field. A more directional and powerful antenna was purchased but the issues were unresolved. Certain fairways and greens were hot because irrigation controllers were not running. Ficus trees and the pine tree preserves were distorting radio signals. Removing the ficus trees, where the antenna was pointing, would help, substantially.

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, the Mercer Enterprises proposal to remove and chip in place ficus trees, at the maintenance building, to improve radio communication to the golf course irrigation controller, in the amount of \$9,600, was approved.

Mr. Vuknic presented a \$111,785 quote from Ferguson Waterworks, for meter repairs and replacement. The quote was tabled until a cost analysis could be obtained.

Mr. Blakeley inquired about stressed Royal Palms, which he felt may have resulted from using the incorrect type of Roundup on the grass. Mr. Vuknic stated that Roundup did not affect trees.

Mr. Vuknic stated that Pelican Lawn and Landscaping (Pelican) received a letter from the insurance company advising that, in order for Pelican to be paid for the claim, the CDD must sign off that the work was completed; however, Mr. Vuknic did not have the authority to do so. Mr. Vuknic asked Mr. Cox to review the release and, upon his approval, Mr. Harland would execute. Mr. Cox stated that additional information was required prior to execution. Mr. Harland recommended waiting to see if the palm trees survived because the insurance claim absolved Pelican of all future liability. Mr. Cox concurred.

With regard to the noise ordinance complaint, Mr. Cox stated that a note could be sent to Code Enforcement or a reminder could be placed in the newsletter indicating that, while the noise may be an inconvenience, the District was well within its rights. In response to a question from Mr. Blakeley about applicable statutes, Mr. Cox stated that the restrictive covenants state that the golf course may mow at odd hours and included a waiver, by landowners, to any rights to complain about golf course operations. Ms. Huff would write an article for the next newsletter, for Mr. Vuknic's review.

B. Golf Pro

Mr. Nixon stated that March was a solid month. The first crossover would be held on Thursday and the outcome would determine the pattern for next season.

Discussion ensued regarding tee times and shotgun starts.

Mr. Nixon stated that there were cart issues and many batteries were replaced. The budget was \$10,000 over. Before today's meeting, Mr. Nixon met with an E-Z-Go[®] representative to discuss changing to carts with lithium batteries and E-Z-Go[®] GPS, in November, 2018; although, nothing was in writing. The entire fleet would change.

Mr. Nixon stated that Junior Golf had a good month. Several donors donated money and savings increased. TrackMan 4 golf radar was purchased. The technology would enhance the better Junior Golf players' skills. The system was operational but Mr. Nixon wanted to become proficient before advertising the system for lessons. The radar system may be used to fit golf

clubs. Mr. Nixon paid the down payment and the remainder would be financed through Junior Golf. Any Pro wishing to use the system must pay \$25 per lesson, to Stoneybrook Junior Golf, to help with payments.

Discussion ensued regarding summer golf. Mr. Nixon stated that, on an average July day, 96 rounds would be played, which may be increased. The current set up was for a maximum of 132 players, from 7:30 a.m., to 9:30 a.m.

Mr. Frith asked if there were any updates from Mr. Andy Scott, regarding the Andy Scott Learning Center. Mr. Nixon stated, for now, Mr. Scott tabled the idea of proceeding with the survey, as he wants to meet with Ms. Mary Gibbs and the Village regarding whether the new building may be built. Parking was already stressful. If the Village said no, other ideas must be considered.

Mr. Nixon stated that the bathroom doors at The Clubhouse and on the golf course must be painted and asked if an outside contractor should be hired. Mr. Lloyd Seby, a resident, stated that there was paint left over from the last touch up. Mr. Nixon asked about removing the bushes outside of the Pro Shop, to the right of the snack bar, and paving the area. If the Board approved of the change, for the Fiscal Year 2018 budget, Mr. Nixon would contact Mr. DeSalvo to discuss it.

Mr. Nixon noted a bubbler in the lake, at Hole #14, and asked how difficult it would be to install a fountain and if the cost could be shared between the CDD and the HOA. Mr. Seby stated that it probably could; however, fountains do not aerate water as effectively as bubblers. Mr. Blakeley stated that bubblers were installed in the lake, at Hole #18, and a fountain was added. Since power was available at Hole #14, Ms. Huff suggested researching what would be necessary to add a fountain. Mr. Seby and Mr. Nixon would obtain estimates.

FOURTH ORDER OF BUSINESS**Consideration of Stoneybrook Golf Course Irrigation Variance Request**

Mr. Adams recalled discussion, at the last meeting, about a request from golf course staff to increase the ERCs on the golf course, from 531 to 1,234, changing the monthly gallonage from 8,336,700 to 19,375,000. Management reviewed the request against the Consumptive Use Permit (CUP) and the calculations determined by a hydrogeologist, as a part of the application process. If a change were made, Mr. Adams wanted to use those calculations. A series of

questions were answered, in accordance with the District Rules, to ensure that no peculiar or special benefit would be provided to the golf course.

Mr. Greg Downy, a resident, stated that everyone must cut back on normal water consumption and asked if consumption would be kept at a certain level. Mr. Adams replied affirmatively. There were special conditions, in the application, allowing a golf course to apply water any time during the day, due to high heat, wind, high traffic or if the grass was under stress. Mr. Downy stated that, on this morning’s newscast, severe water restrictions were reported. Mr. Adams stated that, typically, golf courses were exempt from normal restrictions and were managed at a higher level. The increase would keep the golf course out of the penalty rate during particularly dry months.

On MOTION by Ms. Huff and seconded by Mr. Blakeley, with all in favor, the Stoneybrook Golf Course Irrigation Variance Request, was approved.

In response to a question from Mr. Brady, Mr. Adams stated that the new allocation would take effect with the next billing cycle.

FIFTH ORDER OF BUSINESS

Discussion/Consideration: District Manager’s Revised Operating Procedures

Mr. Adams presented Resolution 2017-4 and Resolution 2017-5 for the Board’s consideration. Currently, the Treasurer, Mr. Craig Wrathell, WHA’s President and Partner, was the only signer on the District’s accounts, making daily interaction with banks difficult. WHA was changing to a dual signature checking system, for checks and warrants, and adding Mr. Jeff Pinder, WHA’s Controller, as Assistant Treasurer, would increase security and internal controls.

A. Consideration of Resolution 2017-4, Electing Officers of the District

On MOTION by Mr. Blakeley and seconded by Ms. Huff, with all in favor, Resolution 2017-4, Electing Officers of the District, adding Mr. Pinder as Assistant Treasurer, was adopted.

B. Consideration of Resolution 2017-5, Designating the Authorized Signatories for the District’s Operating Bank Account(s)

On MOTION by Mr. Blakeley and seconded by Ms. Huff, with all in favor, Resolution 2017-5, Designating the Authorized Signatories for the District’s Operating Account(s), was adopted.

SIXTH ORDER OF BUSINESS

Approval of February 28, 2017 Regular Meeting Minutes

Mr. Harland presented the February 28, 2017 Regular Meeting Minutes and asked for any additions, deletions, or corrections. The following changes were made:

Line 23: Delete entire line

Line 27: Change “Downy” to “Downey”

Line 76: Change “tanker” to “fuel tank”; insert “under ground” after “tank”

Line 79: Add “City” after “Recommended”; delete “from the City”

Line 186: Insert “E Z Links” after “a”

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the February 28, 2017 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of February 28, 2017

Mr. Harland presented the Unaudited Financial Statements as of February 28, 2017. Assessment revenue collections were at 95%.

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.

ii. Irrigation Disconnect List

The report was provided for informational purposes.

iii. NEXT MEETING DATE: April 25, 2017 at 9:00 A.M.

The next meeting will be held on April 25, 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. Frith, with all in favor, the meeting adjourned at approximately 10:25 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair