

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, May 26, 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 Regional Manager
Matt Nieder	Golf Course Superintendent
Dan Cox	District Counsel
Bruce Harwood	Golf Pro

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ritschel called the meeting to order at 9:15 a.m. Ms. Crismond called the roll.

SECOND ORDER OF BUSINESS

**Consideration of Resolution 2009-9
Approving the District's Proposed Budget
for Fiscal Year 2010 and Setting a Public
Hearing Thereon Pursuant to Florida
Law**

Mr. Ritschel explained Resolution 2009-9 is for the purpose of approving the District's Proposed Budget for Fiscal Year 2010 and Setting a Public Hearing.

Mr. Adams reviewed the Proposed Budget, as provided within the Agenda packages. He stated the Budget reflects a decrease of approximately \$2,000 over the current year, a reduction of \$1, plus, per unit.

Discussion followed regarding specific line items in the Proposed Budget and a revision to the Utility Billing Budget.

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of adopting Resolution 2009-9, Approving the District's Proposed Budget for Fiscal Year 2010 and Setting the Public Hearing for August 20, 2009, at this location.

THIRD ORDER OF BUSINESS

Board Members' Reports

a. Ron Ritschel Pro Shop and Golf Pro

Mr. Harwood updated the Board on the recent decrease in rounds and revenue, due to the current economic conditions.

Discussion followed regarding the necessity to decrease expenses for the Pro Shop and Golf Course, until the income increases, maintaining the Golf Course on the current budget and promotional ideas for increasing rounds of play.

b. Chris Brady Master Board Liaison and Associated Projects

Mr. Boesch reported on the Master Board and Associated Projects, since Mr. Brady was out of town relating to the meeting. Mr. Boesch complimented the Master Board on their cooperation.

Mr. Boesch discussed the communities that have substantial areas of common grounds for irrigating; a survey was completed to determine the amount of irrigation water used in these communities, in order to accurately calculate irrigation billing for each area.

Discussion was held regarding the ownership/maintenance of the common areas.

c. Ed Harland Budget Review, Projections and Updates

Mr. Harland reviewed the Budget for the month of April; expenses are expected to be lower than projected.

Mr. Adams stated, the detailed financial schedules for the new Irrigation Fund will be included in next month's Agenda packages.

The utility billing rate at \$1.16 was discussed, due to the rainy season and the possible drop in billing revenue.

The possibility of grants through South Florida Water Management District (SFWMD) and/or bulk buying was discussed.

Mr. Davis will research the possibility of SFWMD Grant monies for irrigation assistance.

Mr. Adams will forward, via email, the April Irrigation Report.

d. Jim Boesch Golf Course Maintenance Supervisor

Mr. Nieder noted, on the April Financial Statement, an expenditure that was previously approved by the Board for Golf Service/Signage.

Mr. Nieder updated the Board on aeration and maintenance of the Golf Course greens and plans to verti-cut the greens.

Staffing needs and changes for the Golf Course and irrigation supply systems were discussed.

e. Kris Davis Irrigation

Mr. Davis stated most residents want to be in compliance with the irrigation rules.

FOURTH ORDER OF BUSINESS

Approval of April 28, 2009 Regular Meeting Minutes

A copy of the April 28, 2009 Regular Meeting Minutes were provided within the Agenda packages for the Board's consideration and approval.

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

FIFTH ORDER OF BUSINESS

Other Business

Mr. Adams reported that an email, just received, stated the number of high irrigation users for April was 22.

Mr. Adams updated the Board on the Lease Agreement for \$175,000 for equipment for the Golf Course. Upon receipt of the District's Audit, the lender decided not to fund the Lease Agreement. Mr. Adams recommended paying for the equipment, in full, from the Debt Service Fund, due to Wesco demanding payment by Friday.

Mr. Cox updated the Board on his conversations with Wesco and the Bondholders.

Agreement. Mr. Adams recommended paying for the equipment, in full, from the Debt Service Fund, due to Wesco demanding payment by Friday.

Mr. Cox updated the Board on his conversations with Wesco and the Bondholders.

Discussion followed regarding the payment due for the equipment, the economic downturn and resulting tight credit.

Mr. Harland updated the Board on the golf cart refurbishing.

SIXTH ORDER OF BUSINESS

Committee Reports

There being no further Committee Reports, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

a. Attorney

Mr. Cox stated there were further updates surrounding the Bond restructuring.

Mr. Cox reported the agreement with Lee County is in progress and may be available for the next meeting.

Mr. Ritschel stated he would like a proposal from Wrathell, Hart, Hunt and Associates, LLC, for accounting for the upcoming year, to possibly reduce the costs.

Mr. Adams will provide a quote for accounting services with WHHA at the next scheduled meeting.

On MOTION by Mr. Boesch and seconded by Mr. Davis, with all in favor of requesting a Proposal from WHHA for Accounting Services, as discussed.

Mr. Ritschel will also request a quote from Vision Golf, as well, after he hears back from Mr. Adams that WHHA is, in fact, interested in submitting a proposal.

b. Engineer

There being no report, the next item followed.

c. Manager

i. Unaudited Financial Statements as of April 30, 2009

Mr. Cox will research the "tangible tax" issue and review the Yamaha contract; however, he felt that because it was included in the agreement, the District would be required to pay it.

Discussion followed regarding the amount the HOA owes the District for irrigation and the decrease in concession business at the Golf Course.

Mr. Nieder and Mr. Harwood questioned line items in their Draft Budget.

Mr. Adams clarified the line items for Irrigation and Supply Expense, which are no longer a direct responsibility of the Golf Course Operating Budget, as of January 1, 2009.

A review of the Budget line items followed.

Purchase of a defibrillator was discussed.

Mr. Cox will provide an opinion, at the next meeting, whether the District should purchase/use a defibrillator.

ii. **Number of Registered Voters in District as of April 15, 2009: 1,415**

iii. **NEXT MEETING DATE: June 23, 2009 at 6:00 P.M.**

EIGHTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

Mr. Ritschel discussed the potential of owing credit to residents for irrigation.

Mr. Adams requested a list of those residents, with the dates, and then the Board can make a decision.

NINTH ORDER OF BUSINESS

Executive Session

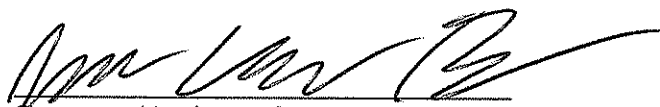
The Executive Session was not held today.


TENTH ORDER OF BUSINESS

Adjournment

There being no further business, all were in agreement with adjournment.

On MOTION by Mr. Boesch and seconded by Mr. Davis, with all in favor, the meeting adjourned at 12:13 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair