

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

A Public Hearing and Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, August 22, 2017 at 6:00 p.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
John Vuknic	Golf Superintendent
Jeff Nixon	Golf Pro
Tammy Kern	Stoneybrook Association Manager
Santo Listro	Resident
Tyler Mattingly	Resident
Jeff Berwin	Resident
Mike Hornnecki	Resident
Tom Fisher	Resident
Lloyd Sebby	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:01 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments: (5 Minutes)

There being on public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2017/2018 Budget**

A. Affidavit of Publication

Mr. Adams presented the affidavit of publication to today's Public Hearing and Regular Meeting.

B. Consideration of Resolution 2017-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018

Mr. Adams presented Resolution 2017-8. The proposed Fiscal Year 2018 General Fund Operating budget would be approximately \$22,000 above the Fiscal Year 2017 budget; however, fund balance would be utilized to offset the difference and avoid an increase in assessment levels. The District was switching from an outside contractor for landscape maintenance in the common areas and right-of-ways (ROW), to an in-house program. General Fund assessments would remain flat at \$397.94 per unit. In the Enterprise Fund Budget – Irrigation, on Page 9, on-roll assessments would decrease from \$86.03 to \$80.41 and the direct billed golf course assessments would decrease from \$82.57 to \$76.98. The "Proposed Assessments" for the different product types was on Page 11.

Mr. Harland stated that the on-roll Irrigation assessments would be a \$5.62 lower in Fiscal Year 2018. The Enterprise Fund Budget – Golf remained similar to Fiscal Year 2017. Golf rates would increase \$5, across the board, which should result in additional revenues in excess of \$200,000. Other notable changes on the golf side, include restoration on the ranges and a repair to one of the bridges in the amount of \$76,000.

Mr. Adams stated that the original SunTrust loan would be paid off in 2019. Fiscal Year 2018 would be the last year for full assessments, related to that loan, as reserve funds would be used toward the final year payment. The other revenue bond, owed by the District for the golf course, reflected on Page 8, would retire in 2023. Mr. Harland requested the \$40,000 budgeted for "Lake Bank restoration/GC Improvements", on Page 24, be moved from October 2017 to April 2018, as that would be the most opportune time to complete that project.

In response to Mr. Brady's question, Mr. Adams stated that "Engineering", on Page 1, increased from \$1,000 to \$10,000, in anticipation of the potential roadway study. Mr. Brady noted that "Effluent water supply*", on Page 9 remained budgeted at \$70,000, for Fiscal Year 2018, despite the likelihood that the District would exceed that budget in Fiscal Year 2017. Mr. Adams stated the overage was an anomaly and no adjustments were necessary; irrigation usage

increased extraordinarily because of the drought from October to May. In response to a question regarding maintenance on the main Pump House, Mr. Adams stated that a skid was starting to deteriorate and would need to be changed to an aluminum skid; funds were available for the repair.

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

Mr. Santo Listro, a resident, asked for the projected actual paid rounds for the golf course, the blended rate and what was budgeted. Mr. Harland stated the total golf revenue would be \$2,849,513, the blended rate would vary, month to month, from \$35.47 to 86.67, for an overall rate of \$60.50. In response to a question, Mr. Nixon confirmed that there was a \$5 increase in the rates and the paid rounds increased to 47,100 from 46,503. A Board Member asked if golf course revenue was ever met. It was thought that, one year, prior to the recession, the golf course revenues exceed the projected revenues. Discussion ensued regarding golf rates, family member or guest discounts, in-season rates, crossovers, peak times and profitability.

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

On MOTION by Mr. Brady and seconded by Mr. Blakeley, with all in favor, Resolution 2017-8, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018, as amended, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-9, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2017-9.

On MOTION by Ms. Huff and seconded by Mr. Frith, with all in favor, Resolution 2017-9, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

Mr. Tyler Mattingly, a resident, asked if maintenance of the common areas was the responsibility of the CDD or the HOA and if funds were budgeted to trim the common area trees that were blocking the lights, as trees must be 10' away from common area lights, by law, trees over the tennis courts, etc. Discussion ensued regarding tree trimming. Mr. Adams stated that, by agreement with the Association, the CDD maintained all of the landscaping in the community. In response to Mr. Mattingly's question regarding the oak trees, Mr. Brady stated that, currently, there was no plan to remove and replace hardwood trees.

Mr. Mike Hornecki, a resident, asked if there was a plan to put sand in the sand traps. Mr. Nixon stated that a number of residents complained about the sand and, one of the reasons the rates increased was so that the sand traps could be upgraded by Fiscal Year 2019, as it was a costly project.

Mr. Jeff Berwin, a resident, asked if the #9 Bridge would be redecked. Mr. Vuknic stated that the bridge would be redecked in September.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-10, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

This item was presented during the Sixth Order of Business.

SIXTH ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic provided the following report:

- Sod was replaced on the #18 walking path and in other areas
- A power wire was repaired along the main line after a lightning storm

- The controller to the Community Center and a few controllers on the golf course were also repaired
- A contractor repaired pumps and the area was sodded
- A waste management truck drove through a cul-de-sac on Austin Keane Court; the area was repaired and resodded
- New mowers and power tools were purchased to maintain the common grounds
- New employees were hired to maintain the golf course and their salaries were added to the golf course budget
- Bridge maintenance would cost \$21,000 once all of the bridge work is completed
- A cart path update was still pending; the project should commence on September 1
- Leftover wood from the bridge project would be used to construct steps on the green side of the #8 green and a border would be placed along the bottom to keep it from washing out after yearly re-sodding
- The District would soon start executing the leases for the common grounds and golf courses

A Board Member asked when the cart paths would be upgraded, as he wanted all of the cart paths to be concrete. It was noted that the cost would be approximately \$500,000.

Mr. Vuknic stated that he recently became a Class A Superintendent and should attain certification by the end of the year. The Board Members congratulated Mr. Vuknic on his accomplishment.

▪ **Consideration of Resolution 2017-10, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018**

****This item, previously the Fifth Order of Business, was presented out of order.****

Mr. Adams presented Resolution 2017-10. The proposed meeting schedule was essentially the same as Fiscal Year 2017, with the November and December meetings scheduled on the second Tuesday of the month, instead of the fourth Tuesday, due to the holidays.

On MOTION by Mr. Frith and seconded by Ms. Huff, with all in favor, Resolution 2017-10, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, as presented, was adopted.

B. Golf Pro

Mr. Nixon provided the following report:

- The August play totals were adequate and once the afternoon green schedule was established and advertised, afternoon playoffs could be scheduled
- The six golf carts were faulty and a motor was replaced in the ranger cart. The issues were relayed to the vendor and Staff would continue to monitor the situation as the carts were under warranty
- There were still issues with the Global Positioning Systems (GPS) on the carts, Discussion ensued regarding chargers, Wi-Fi signals and geofencing. Mr. Nixon's goal was to have the cart issues resolved by October 1
- Recently, neighborhood teens were caught pushing/damaging golf carts and one was arrested. Similar incidents should be reported to Staff
- New golf carts and an ice machine would be purchased in November and December, as additional funds were anticipated
- Although the positive press was received for hosting the Henke-Berg Junior Masters Tournament, it was unclear if it would be asked to host next year's event but golf course would continue to be involved with the tournament
- The Annual Christmas Golf Day event is slated for December 16 and will include a golf clinic and free lessons for the youth. The event will commence at 2:00 p.m., and will end with a parade.

SEVENTH ORDER OF BUSINESS

Approval of July 25, 2017 Regular Meeting Minutes

Mr. Harland presented the July 25, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

Lines 59 and 60: Change "ficus" to "oak"

- **Drinking Water Discussion**

*****This item was an addition to the agenda.*****

Regarding the drinking water, Mr. Nixon would like for the water to taste better and would continue to contemplate inexpensive solutions. At another golf community, bottled water was provided but the down side was that the employees abused the privilege and there were not enough water for the golfers. In response to a question, Mr. Nixon stated that the golf course

used a filtered water system; the filter was changed every two to three months and liner bags were changed daily. Discussion ensued regarding the filtration system, and golfer complaints and the cost to install an ice machine.

▪ **Approval of July 25, 2017 Regular Meeting Minutes**

Review of the minutes continued.

Line 207: Change “6.5” to “\$2 million”

Line 243: Change “Vuknic” to “Nixon”

Lines 244 and 245: Delete “and mentioned setting a date to meet with the contractor to complete the Clubhouse”

Line246: Change “a building” to “pro shop” and “building to “pro shop”

On MOTION by Mr. Blakeley and seconded by Mr. Brady, with all in favor, the July 25, 2017 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2017

Mr. Harland presented the Unaudited Financial Statements as of July 31, 2017. Assessment revenue collections were at 100%.

NINTH 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: September 26, 2017 at 9:00 A.M.

The next meeting will be held on September 26, 2017 at 9:00 a.m., at this location.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Blakeley received a few complaint letters regarding the lack of amenities in the in-line skating rink and wanted to know if the CDD was responsible, as responsibility for the common areas was previously transferred to the HOA. Mr. Adams stated that property and the improvements were transferred from Lennar to the HOA on April 22, 2004; therefore, there would be no reversion to the CDD and the HOA would be 100% responsible for any plans to reconstruct the facilities. Discussion ensued regarding maintenance of the tennis courts and baseball fields and the HOA Covenants.

In response to a question regarding the switch to in-house landscaping, on October 1, and whether the current contract would expire or if a letter must be sent to the contractor, Mr. Adams stated that a letter could be sent but it was not required.

In response to a question regarding the length of time that the District should keep files in storage, Mr. Adams stated that documents that were required to be retained, as public records, were already retained by Management, digitally, and invoices should be maintained for three years but meeting minutes should be retained much longer.

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 7:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair