

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, September 26, 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
Lloyd Sebbby	Resident
Tom Fisher	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:03 a.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments: (5 Minutes)**

A resident, thanked Mr. Vuknic and his team for doing an outstanding job cleaning up the community after Hurricane Irma. Mr. Harland agreed and stated that it was fortunate that the District switched to an in-house landscaping program; he supported hiring additional support staff. Mr. Vuknic stated that it was a group effort and preparations were underway to reopen the golf course on Saturday.

**THIRD ORDER OF BUSINESS****Discussion/Update: Hurricane Irma Recovery****A. Debris Removal**

In response to Mr. Harland's question regarding debris removal, Mr. Vuknic stated that Lee County provided free debris removal to areas with roadside service, whereas areas with dumpster service, such as the CDD, were responsible for their own debris removal and maintenance. A contractor was hired to collect hard debris piles in the community for \$375 per 50-yard run. At least six loads of debris were processed and consolidated to minimize cost. All of the Hurricane Irma invoices were compiled and separated from other invoices. Mr. Vuknic estimated that, thus far, \$40,000 in hurricane recovery expenses were incurred and anticipated incurring another \$20,000. Numerous trees were destroyed and the assessment, pruning and removal process was ongoing. Mr. Vuknic would photograph the damage to facilitate insurance claims. There was minimal damage to the lighting and the cart path project would commence in late October.

Mr. Vuknic stated that issues arose with equipment leases and read the following email that he received:

*"I am writing you to explain the difference in payment/structure of the lease. We recently discovered that we can no longer take a lien on any equipment, which is fine if it is under a dollar a mile project from municipalities and CDDs in the State of Florida. In lieu of this change, we are changing the structure to an FMB-CAT lease. This type of lease allows us to be the owners of the equipment, right away, and therefore we do not need to mess with getting liens as we are considered the owner. After the payments were made, then a one-time payment of the amount mentioned in Section One of the lease schedule. And then, at that time, ownership is transferred to Stoneybrook and this does allow for your monthly payment to be slightly less per month. And that amount at the end of it is truly an option, so you can just return the items if you wanted to, but most likely, you will purchase it, as that was your original intent, to begin with."*

Mr. Vuknic stated that there were four leases and the only one that affected the District was for the grinders. Discussion ensued regarding equipment depreciation, the \$1 buyout,

interest amounts. Given that it would cost the District \$3,000 to \$6,000 to lease the grinding equipment for another year, Mr. Vuknic would consider deferring that agreement and executing three leases instead of four. Everything else that was budgeted would remain as is, except for the blowers, which would require a 10% buyout instead of \$1.

**B. Golf Course Condition and Reopening**

Mr. Vuknic stated that, prior to the Hurricane, everything was covered and, since the storm, he and the landscaping team were mowing and preparing for the reopening. There were still wet areas and the ponds were full near holes #3, #8, #9, #10, #11, #12 and #13. All in all, the course was playable. Most of bunkers washed out and were being edged and reshaped. Measurements for the larger bunkers would be secured so that they could be filled and sodded. It was noted that the bunkers would be a major issue, going forward, as there was a lot of sand erosion caused by Hurricane Irma and insurance claims would be necessary to offset losses. Discussion ensued regarding erosion, bunker repairs, landscaping, insurance coverage, elevation and structural changes to the golf course.

**C. CDD Trees Fallen Onto Private Property**

A resident in Windham Lane reported that a tree fell onto his property. Mr. Vuknic was directed to photograph and trim the reported tree. The “widowmaker” tree branches along the walking paths were pruned and the roads were cleared to facilitate access in and out of the community. Fortunately, none of the trees on the golf course struck or damaged any homes. A Board Member asked whether oak trees that were recently cut and lost were counted, for insurance purposes. Mr. Vuknic stated that 79 trees were lost on the golf course, 56 within the CDD and 11 required removal. Huge stumps in the Sheridan, Berwich and Windham neighborhoods were blown over by high winds and required removal. There was a set cost for each stump, depending on size; stump grinding and tree replacement was an arduous task. The cleanup effort could last six months or longer.

**D. Insurance Claims and Coverage**

Mr. Adams stated that the landscaping was not insurable but the District could be reimbursed by the Federal Emergency Management Agency (FEMA) for debris removal. All storm recovery-related invoices should be scanned and provided to Management, along with a thumb drive with photographs. A FEMA reimbursement application for debris removal was submitted and a claim was filed with the District’s insurance carrier; adjusters were assigned to

meet with Management to examine the assets. In response to a question regarding the deductible amount, Mr. Adams stated that the deductible would depend on the claim. Mr. Nixon and Mr. Vuknic would be invited to join the site visits. In response to a question regarding payroll reimbursement eligibility, Mr. Adams stated that payroll for all golf course staff assigned to cleanup and recovery, as a result of the storm, was reimbursable and should be segregated. A Board Member asked if Florida Power & Light (FPL) was contacted about the numerous streetlamps that were down and still hot. Mr. Vuknic stated that streetlamps that were down and leaning were reported to FPL and the District was on FPL's list.

**FOURTH ORDER OF BUSINESS**

**Golf Course Staff Reports**

**A. Golf Superintendent**

Mr. Vuknic provided the following report:

- Pelican Lawn & Landscaping (Pelican) was very helpful with debris cleanup and removal
- A paid tree service was currently working in the community
- A \$30,000 estimate was obtained for tree removal, excluding the ficus trees
- Mr. Vuknic would conduct an irrigation wet check

Mr. Vuknic asked if it was best to pro-rate monthly cleanup. Mr. Adams replied affirmatively and stated that most landscaping companies were agreeable to cleanup of the small debris items, such as branches, palm tree boots and fronds and blowing off sidewalks and roads, at a pro-rated rate.

**B. Golf Pro**

Mr. Nixon provided the following report:

- The golf course crew should be commended for stepping up and doing jobs that they were unaccustomed to, such as operating a chainsaw and a chipper
- Although the bunkers were completely washed out, the golf course would reopen on Saturday
- Due to Hurricane Irma, two October events would be rescheduled before the end of the year
- A children's camp was opened the week after the storm to assist parents with school age children
- A golf range was opened, which drew a bit of revenue

- To date, the golf course lost approximately \$190,000 in revenue, during Fiscal Year 2017, due to weather

**FIFTH ORDER OF BUSINESS**

**Approval of August 22, 2017 Regular Meeting Minutes**

Mr. Harland presented the August 22, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 26: Change “Mike Horning” to “Mike Hoornaert”
- Line 38: Change “on” to “no”
- Line 61: Delete “quit-claim”
- Line 83: Delete “\$” before each number
- Line 126: Change “Mr. Horning” to “Mr. Hoornaert”
- Line 181: Delete “cylinder”

**On MOTION by Mr. Blakeley and seconded by Mr. Brady, with all in favor, the August 22, 2017 Regular Meeting Minutes, as amended, were approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2017**

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

**SEVENTH 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**  
This report was provided for informational purposes.

**ii. Irrigation Disconnect List**

This report was provided for informational purposes.

**iii. NEXT MEETING DATE: October 24, 2017 at 9:00 A.M.**

The next meeting will be held on October 24, 2017 at 9:00 a.m., at this location.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Harland previously spoke to Mr. Vuknic, on behalf of Mr. Michael St. John, regarding the tree roots going toward homes, near holes #8 and #9. Originally, the plan was to cut the tree roots, on the golf course side, when the cart path was repaired. Mr. St. John and his neighbors want the roots cut on the opposite; however, after Hurricane Irma downed many oak trees, Mr. Harland felt that it would be prudent to cut down all eight oak trees now. Discussion ensued regarding cutting down the trees. In response to a question about the stability of the trees, Mr. Vuknic stated that one side must be trimmed for the cart path and, if the decision were to trim the other side, it would create an issue, as well. On the golf course side, the roots would be cut in such a way that the existing roots would no longer grow but that approach was not recommend on the homeowners' side because the tree would remain, as it stood, and would be a hazard. Since the trees were not on the golf course, they would not impact play on the course and it would prolong the cart path, from that point forward. Discussion ensued regarding the aesthetics, the practicality of addressing individual resident requests for root cutting, tree removal and replacement, liability and costs. Mr. Vuknic would obtain an estimate.

Regarding the District potentially assisting the golf course, if necessary, Mr. Brady asked which fund would be used and voiced his opinion the Board should be made aware of what occurs between Mr. Adams and Mr. Nixon. Mr. Adams stated that funds would come from the Enterprise Fund and confirmed that he would inform the Board. Mr. Brady recalled that, after the last meeting, he became aware that Mr. Vuknic received a raise, which was discussed at the July meeting, and, although he supported the raise, he believed it was the first time that an employee received a raise that was not openly discussed or at the very least receiving an email of the review and seeking the Board's consent to the raise. Mr. Brady did not agree with the way that the raise was handled because, this business should have been handled publicly, but it was not. Mr. Harland stated that he was remiss in reviewing the budget last month and not advising the Board about Mr. Vuknic's pay increase. Mr. Harland awarded Mr. Vuknic an annual raise of

\$5,000, in addition to a \$10,000 salary increase for assuming responsibility for common area maintenance, for a total of \$15,000. Mr. Brady felt that this matter and other matters involving public funds should be presented to the Board either at a meeting or, at least via email. Discussion ensued regarding salary adjustment policy, public information, direct reports, executive sessions and confidentiality. Mr. Adams stated that the Board operated very uniquely, because of the golf course operation; typically, employee reviews and raises were conducted separately, based upon the range available within the budget, and did not necessarily come into this forum. The current method for making funding decisions entailed using Management, as a conduit, to gain a consensus on a particular item and proceeding from there. Mr. Adams felt that it would be best for the Board to delegate the authority to a Board Member who would review and provide a range from the budget. Discussions regarding raises were not necessarily required to occur during a meeting and other forms of government do not have those discussions in public.

Mr. Harland commented that, after the difficult year with the various weather events, the Board might consider adding a 5% recovery charge to the Fiscal Year 2019 budget to cover revenue shortfalls in Fiscal Year 2018. Discussion ensued regarding establishing a Hurricane Irma Relief Fund, and funding it by adding \$1 or a specified amount to all golf rates, including cart fees. A question was raised regarding whether the extra \$1 or \$2 would go directly into the Hurricane Irma Relief Fund. Mr. Vuknic estimated that the cost to replenish the bunkers with sand, alone, would be between \$100,000 and \$130,000. A Board Member proposed a \$2 increase.

**On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor, adding \$2, per round of golf, for Hurricane Irma Recovery for Fiscal Year 2018, effective September 30, 2017, was approved.**

Mr. Vuknic requested Board approval of various equipment lease documents. He would contact District Counsel regarding account documents that he previously executed.

**NINTH 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 10:29 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



  
Secretary/Assistant Secretary

  
Chair/Vice Chair