

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, June 23, 2009 at 6:00 p.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
Dan Cox	District Counsel
Matt Nieder	Golf Course Superintendent
Bruce Harwood	Golf Pro

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ritschel called the meeting to order at 6:00 p.m.

Ms. Crismond called the roll; all Supervisors were present.

SECOND ORDER OF BUSINESS

**Continued Discussion: Proposed Budget
for Fiscal Year 2010**

A discussion and review of the Proposed Budget for Fiscal Year 2010, which was included in the Agenda Packages, followed.

Mr. Boesch provided a handout comparing expenses for the Golf Course and Pro Shop from 2007 - 2008 and 2009 - 2010.

The Board requested that Mr. Harwood and Mr. Nieder provide a report of current year-to-date income and expenses, at the next meeting.

Mr. Adams noted a reduction in the General Fund Assessments, which would be approximately \$2.50, per unit.

THIRD ORDER OF BUSINESS

**Consideration of Interlocal Agreement
for the Delivery and Use of Reclaimed
Effluent Water**

Mr. Cox commented on the Agreement for the Delivery and Use of Reclaimed Effluent Water, as submitted by the County. A copy of the Agreement was included in the Agenda Packages.

Mr. Nieder stated one (1) bill has been received, but the District has not received any additional invoices.

Discussion ensued regarding the terms of the Agreement with Lee County Utilities.

Mr. Adams stated, with the few revisions noted a few weeks ago, I am fine with the Agreement.

Mr. Cox said the County was very accommodating, in regard to the District's changes to the Agreement.

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of accepting the Interlocal Agreement for the Delivery and Use of Reclaimed Effluent Water between the District and Lee County Utilities, with revisions by District Counsel and further discussion.

Discussion followed regarding the monitoring of water usage on the Golf Course, the importance of compliance and requesting a copy of the survey, to review the boundaries. The current rate, from the County, is 12 ½ cents per 1,000 gallons, but is evaluated on a regular basis, and can change, according to revenue needs.

Mr. Cox clarified that the Agreement stated a current rate of 12 ½ cents.

Mr. Ritschel suggested a motion to table the approval of this Agreement, until the rate issue is resolved (locked into previous verbal commitments).

On MOTION by Mr. Boesch and seconded by Mr. Harland, with all in favor of tabling the approval of the Interlocal Agreement, until the next meeting.

Mr. Nieder stated he will need the Interlocal Agreement completed, because a copy of the contract has to be provided to the Water Management District, in regard to the permitting.

Mr. Cox explained, the Agreement could be approved, subject to review by District Counsel, and also stating the process of setting the rates.

Discussion followed regarding the process of setting the rates.

On MOTION by Mr. Boesch and seconded by Mr. Harland, with all in favor of withdrawing the previous motion to table the approval of the Interlocal Agreement.

On MOTION by Mr. Ritschel and seconded by Mr. Boesch, with all in favor of amending the original motion, with District Counsel to amend/correct Item No. 14 and execute the Interlocal Agreement, subject to the rates, as stated in Exhibit C.

FOURTH ORDER OF BUSINESS

Consideration of Written Request from John Krinek Related to Past Irrigation Bills

Mr. Ritschel discussed a written request, from Mr. John Krinek, regarding past irrigation bills on his properties; he is requesting a credit from the CDD.

Mr. Adams stated, after discussing this issue with Dan Daly, head of Utility Billing, we re-calculated the bill to include the base rate (\$1.16) for all consumption. The net result of the adjustment would be -\$39.40, thus lowering the bill to \$169.10. Mr. Adams clarified the billing process and commented on the many invoices that were returned in earlier months, due to incorrect forwarding addresses or the unwillingness of the Postal Services to forward.

On MOTION by Mr. Davis and seconded by Mr. Boesch, with all in favor of responding to Mr. Krinek's letter and offering him an adjustment to the base rate, for all consumption, as a one (1) time concession.

FIFTH ORDER OF BUSINESS

Board Members' Reports

a. Ron Ritschel Pro Shop and Golf Pro

Mr. Harwood provided a handout and updated the Board on the Pro Shop forecast for the fiscal year, as requested. Rounds are lower than budgeted, due to current economic conditions.

Mr. Harwood discussed the specials that are currently being offered to increase the amount of play, as well as marketing to University Staff and local hotels.

Mr. Ritschel asked the Master Board to promote the Golf Course to residents that may use other golf facilities. A summertime newsletter was suggested, to inform residents of the special rates/promotions being offered.

b. Chris Brady Master Board Liaison and Associated Projects

Mr. Brady stated there was nothing new to report from the Master Board.

c. Ed Harland Budget Review, Projections and Updates

Mr. Harland reported for the eight (8) months ending May 31st, we had a net loss of \$132,000 for the month of May only; year-to-date we have a net profit of \$484,000, versus the expected profit of \$836,000, all attributable to the Golf Course and Pro Shop.

Discussion followed regarding the loss of revenue.

d. Jim Boesch Golf Course Maintenance Supervisor

Mr. Nieder updated the Board on the status of the water permit, noting progress is slow.

Mr. Nieder provided a spread sheet indicating the month-to-date total water usage; Staff will continue to monitor water usage in order to stay in compliance.

Mr. Nieder discussed the future refurbishing of the bridges and eliminating unneeded turf areas around the Golf Course with native grasses, in order to lower maintenance costs.

Discussion followed, regarding the condition of the No. 16 Lake Bank, which needs restoring, and the possible sale of the palms on the I-75 wall.

Mr. Nieder stated that the Administrative Assistant/Meter Reader position has been filled.

e. Kris Davis Irrigation

Mr. Davis discussed information he received from SFWMD regarding rain sensors and will update the Board at the next meeting.

SIXTH ORDER OF BUSINESS

Approval of May 26, 2009 Regular Meeting Minutes

A copy of the May 26, 2009 Regular Meeting Minutes was provided for the Board's consideration and approval.

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of approving the May 26, 2009 Regular Meeting Minutes, as amended.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Adams provided a handout pertaining to Amendment No. 1 to the Agreement with Wrathell, Hart, Hunt and Associates, LLC, as a proposal to provide Accounting Services for the Golf Course Fund.

Mr. Ritschel requested that Mr. Bill Bower, with Vision Golf, be contacted regarding any proposed changes to the existing Agreement.

EIGHTH ORDER OF BUSINESS

Committee Reports

There being no Committee Reports, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

a. Attorney

Mr. Cox will again be contacting Yamaha by letter. A letter of response was received; however, according to Mr. Harwood's report, there are issues with carts breaking down and poor response time for repairs by Yamaha.

- **Update: Tangible Tax in Yamaha Contract**

****This item was presented out of sequence.****

The tax issue with Yamaha was also discussed; under the Lease Agreement, they are allowed to pass on the tax charge.

• **Opinion: Purchase of Defibrillator**

****This item was presented out of sequence.****

Mr. Cox researched the issue of having a defibrillator available for emergencies; it was decided that, due to the quick response of EMS in the area, a defibrillator would not be purchased at this time.

Mr. Cox reported on the Bond Restructuring, indicating it is still in process.

Mr. Ritschel expressed his concern over the length of time with no resolution.

Mr. Cox commented that he would expect it to be prepared by the next Board meeting.

The past due invoice with Wesco was discussed; by law, they are allowed to assess a 1% finance charge for balances that are over due.

Mr. Nieder stated he would contact the owners, for a possible adjustment.

b. Engineer

There being no report, the next item followed.

c. Manager

i. Unaudited Financial Statements as of May 31, 2009

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2009.

ii. NEXT MEETING DATE: July 28, 2009 at 9:15 A.M.

Mr. Adams indicated that the next meeting is scheduled for July 28, 2009 at 9:15 a.m.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There being no Audience Comments and no Supervisors' Requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

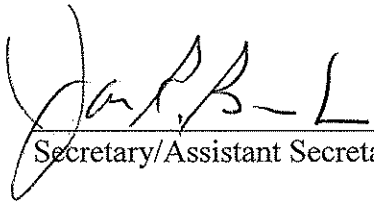
Executive Session

There being no Executive Session, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting adjourned at 9:12 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair