

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, January 27, 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
Ed Harland	Assistant Secretary
Kris Davis	Assistant Secretary
James Boesch	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
Ray Rodrigues	Resident
Several Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Crismond called the meeting to order at 6:00 p.m., and called the roll.

**SECOND ORDER OF BUSINESS**

**Consideration of Lease/Purchase  
Proposals for Golf Course Equipment**

Mr. Adams reviewed the previous discussions regarding the Lease/Purchase Agreement for leasing Golf Course equipment from Lanco Financial, LLC. The following three (3) proposals were included within the Agenda Packages for the Board's consideration and review:

- **Lanco Financial, LLC**
- **Municipal Capital Corporation**
- **WescoTurf, Inc.**

Mr. Adams explained that both the Lanco Financial, LLC and Municipal Capital Corporation agreements were exactly the same type of agreement; with ownership of the equipment at the end of the 60-month term. Municipal Capital Corporation has a proposed monthly payment of \$3,319 with an interest rate of 5.17% and Lanco Financial, LLC is a 60-month term with a monthly payment of \$3,395.97.

Discussion followed regarding these two (2) proposals.

**On MOTION by Mr. Brady and seconded by Mr. Harland, with all in favor of accepting the proposal with Municipal Capital Corporation for Lease/Purchase of Golf Course Equipment, in the monthly amount of \$3,319 for 60 months and authorizing Staff to finalize the Agreement.**

**THIRD ORDER OF BUSINESS**

**Presentation: 2009 CR 951 Position Statement**

Mr. Boesch discussed the Position Statement contained within the Agenda Packages regarding Lee County’s proposed CR 951 Extension. A committee has met with the environmental groups and they are in agreement that the extension is not in a good position. They have agreed to return to their “No Build” position and request removal of the funding by submittal of a resolution by the surrounding communities.

Mr. Boesch read the Resolution for the Board’s consideration.

Mr. Adams stated that he would authorize Staff to draft an appropriate Resolution form.

**On MOTION by Mr. Boesch and seconded by Mr. Harland, with all in favor of approving the Resolution regarding the “No Build” Position Statement, removal of funding for CR 951 and authorizing Staff to draft an appropriate Resolution.**

**FOURTH ORDER OF BUSINESS**

**Board Members’ Reports**

**a. Ron Ritschel Pro Shop and Golf Pro**

Mr. Harwood updated the Board on the average facilities greens fees; year-to-date rounds are down 4% and total revenue is down 1.1%. There was a 59% increase in the November golf

fees. Mr. Harwood discussed upcoming specials/coupons, which are being offered in order to generate more rounds. January rounds are estimated to be approximately 6000 with four (4) days remaining. Possible incentives to increase Sunday rounds are being discussed by Staff.

Placing advertisements in the Sea Breeze flyer from Bella Terra was also discussed.

Mr. Harwood discussed the condition of the carts and the additional seasonal lease carts to help during the busy season.

Mr. Harwood provided a report summarizing the fire alarm system needed for the cart barn and provided quotes he received.

**On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor of approving the Agreement with Safe Tech, Inc. for the fire alarm system for the Cart Barn, as discussed.**

Mr. Harwood discussed the fingerprinting request for all Board members and Management Staff, required for licensing for alcoholic beverages and tobacco sales.

Mr. Adams commented he has not heard of this requirement.

Mr. Cox will follow up and communicate his findings to the Board.

Mr. Adams discussed the protection provided under the CDD's insurance for the Board members.

Mr. Harwood updated the Board members on the sign project.

**b. Chris Brady Master Board Liaison and Associated Projects**

Mr. Brady was unable to attend the Master Board meeting and had no report at this time.

Mr. Ritschel discussed the common area irrigation system; irrigation will continue on Tuesdays and Fridays from 9:00 p.m., to 12:00 a.m.

Mr. Ritschel explained the need for an irrigation map of the community.

Also discussed was the issue of homeowners who are irrigating the common areas as part of their lawn irrigation and the need to allocate a discount for those homeowners. There are approximately seven (7) households who irrigate the common areas.

The Master Board will furnish the addresses to Mr. Adams and Mr. Nieder so that the residents can be compensated for the irrigation costs.

Installation of separate meters for the common areas was discussed and will be completed as soon as possible.

A resident commented on the Reserve for Irrigation in the CDD's Budget.

Mr. Adams explained the purpose of the Irrigation Reserve Budget.

Discussion followed regarding the individual responsibilities of the Master Board and the CDD in the Operation and Maintenance of the common area irrigation system.

Mr. Adams explained the Maintenance Assignment Agreement between the CDD and the Master Board.

Mr. Cox further explained the reasons for the establishment of the utility system.

Mr. Nieder clarified the areas of the irrigation system that are the responsibility of the District and those that are the responsibility of the Master Board.

Mr. Nieder stated we are supposed to begin drilling the test/production well in coordination with the permission granted by the Water Management District.

Mr. Nieder discussed the drilling process and the areas affected by the drilling; replacement sod will be placed, as needed.

Mr. Nieder discussed a letter he received from Lee County Utilities stating a change in the use of reclaimed water and required color coding/signage. Mr. Nieder will be meeting with Lee County Utilities and will update the Board on this issue.

Mr. Nieder discussed the replacement of a pump in the amount of \$19,000.

Mr. Nieder explained the meter reading process and Mr. Adams explained the billing system.

Mr. Nieder discussed the final walk through of the irrigation metering system.

**c. Ed Harland Budget Review, Projections and Updates**

Mr. Harland provided a handout and presented a financial overview for the three (3) month period ending December 31, 2008. There was a net loss of \$37,239. There has been improvement each month and the Golf Course has been busy.

The Board complimented the combined efforts of Mr. Nieder and Mr. Harwood in managing the Golf Course and Pro Shop.

Completion and finalizing of the Golf Course Budget was discussed.

Mr. Ritschel requested that Mr. Adams touch base with Mr. Bower at S & S Golf Management.

**d. Jim Boesch Golf Course Maintenance Supervisor**

There being no report, the next item followed.

e. **Kris Davis                    Irrigation**

There being no report, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Approval of December 16, 2008 Regular Meeting Minutes**

A copy of the December 16, 2008 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 December 16, 2008 Regular Meeting Minutes, as amended.**

Discussion followed regarding the District's ability to file liens against homeowners in regard to nonpayment of utility service.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Ray Rodrigues, resident, commented on the recent article in the newspaper on the construction of CR 951 and requested the Board draft a letter on the issue.

Mr. Ritschel stated this suggestion was discussed earlier in the meeting and we will be drafting a letter.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports**

a. **Golf Course Review**

There being no report, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

a. **Attorney**

Mr. Cox updated the Board on the Bond Counsel; there is no additional news at this time. Also discussed were the Master Board Covenants pertaining to the Irrigation System and the District's responsibilities for Operation and Maintenance. Mr. Cox and Mr. Adams concurred that reference to the CDD should be deleted from the Covenants.

**b. Engineer**

There being no report, the next item followed.

**c. Manager**

**i. Unaudited Financial Statements as of December 31, 2008**

Mr. Ritschel explained the recent change in insurance carriers, which resulted in a savings from \$51,000 to \$52,000 to \$39,000; with the same level of coverage and with increases in the income loss.

**ii. NEXT MEETING DATE: February 24, 2009 at 9:15 A.M.**

**d. Golf Course Operations**

There being no report, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience  
Requests**

**Comments/Supervisors'**

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

**TENTH ORDER OF BUSINESS**

**Executive Session**

No Executive Session was held at this time.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business, the meeting adjourned at 8:45 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair