

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, February 24, 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
Ed Harland	Assistant Secretary
James Boesch	Assistant Secretary
Kris Davis (via telephone)	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Dan Cox (via telephone)	District Counsel
Matt Nieder	Golf Course Superintendent
Bruce Harwood	Golf Pro
Bill Bower	S & S Golf Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Ritschel called the meeting to order at 9:18 a.m.

Ms. Crismond called the roll and noted that Mr. Davis and Mr. Cox are attending via telephone.

**SECOND ORDER OF BUSINESS**

**Staff Reports**

***\*\*\*This agenda item, formerly the Eighth Order of Business, was presented out of order.\*\*\****

**a. Attorney**

Mr. Cox stated he would appreciate covering Staff Reports first, due to time constraints this morning.

**i. Update: Golf Bond Refinancing**

Mr. Cox reported that all is going well with the Bond Refinancing and anticipates that the documents will be ready for signing by the next meeting.

**ii. Update: Yamaha Golf Cart Lease (addressing non-performance)**

Mr. Cox reported on the lease finance document with Yamaha for the golf carts.

Mr. Cox will review the warranty of the Yamaha Finance Agreement and write a letter to Yamaha with a deadline for response.

Mr. Harwood will provide a copy of the warranty to Mr. Cox, for his review.

**b. Engineer**

There being no report, the next item followed.

**c. Manager**

**i. Update on Liquor License**

Mr. Adams stated his fingerprints were taken and the license application has been completed and provided to Mr. Harwood to complete the process. .

**ii. Unaudited Financial Statements as of January 31, 2009**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2009 and stated that tax receipts are at 84% year-to-date.

**iii. NEXT MEETING DATE: March 24, 2009 at 9:15 A.M.**

**d. Golf Course Operations**

**i. Update: Irrigation Water Project**

**ii. Transition of Common Area Irrigation Off Individually-Owned Meters.**

**THIRD ORDER OF BUSINESS**

**Ratification of Resolution 2009-5, Lessee Resolution Regarding Lease with Option to Purchase Agreement Dated as of February 3, 2009 between Municipal Capital Corporation (Lessor) and Stoneybrook Community Development District (Lessee)**

***\*\*\*This agenda item, formerly the Second Order of Business, was presented out of order.\*\*\****

Mr. Adams explained the ratification of the Lessee Resolution regarding the Lease with Option to Purchase Agreement, dated February 3, 2009, between Municipal Capital Corporation (Lessor) and Stoneybrook Community Development District (Lessee).

Mr. Nieder stated all the equipment was in stock and everything was delivered on Friday.

Mr. Nieder will supply the final invoicing and inventory to Mr. Adams.

**On MOTION by Mr. Boesch and seconded by Mr. Harland, with all in favor of adopting Resolution 2009-5, Ratifying the Lease with Option to Purchase Agreement, dated February 3, 2009, between Municipal Capital Corporation (Lessor) and Stoneybrook Community Development District (Lessee).**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2009-6, Authorizing The District Manager To Establish Two (2) New Checking Accounts For The Newly Formed Enterprise Fund, For Irrigation Activities, On Behalf Of The District**

*\*\*\*This agenda item, formerly the Third Order of Business, was presented out of order.\*\*\**

Mr. Adams explained Resolution 2009-6 is for the purpose of authorizing the District Manager to establish two (2) new checking accounts for the newly formed Enterprise Fund for Irrigation activities, on behalf of the District.

Mr. Adams stated one (1) account would be the account into which the Utility Billing Company will deposit the receipts; we will move the money out of that account and into the second account, for the purpose of paying bills that are attributable to the Enterprise Fund. The bank requires this to be done by Resolution.

**On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of adopting Resolution 2009-6, Authorizing The District Manager To Establish Two (2) New Checking Accounts For The Newly Formed Enterprise Fund, For Irrigation Activities, On Behalf Of The District.**

**FIFTH ORDER OF BUSINESS**

**Board Members' Reports**

*\*\*\*This agenda item, formerly the Fourth Order of Business, was presented out of order.\*\*\**

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

Mr. Harwood provided a year-to-date Summary of the Pro Shop and Golf Course; reflecting \$83,000 under Budget. Mr. Harwood discussed the coupon specials for the upcoming months.

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

A discussion followed regarding irrigation billing.

Mr. Adams explained the irrigation billing is based on actual usage.

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

Mr. Harland distributed a Budget Review and was requested to forward a copy of it to Mr. Cox.

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

Mr. Nieder provided a handout and updated the Board on the Golf Course versus common area irrigation water usage; the common area irrigation is controlled by the lawn maintenance contractor.

Discussion ensued regarding residential community usage and a meter at the Port Rush Community that will be double-checked for possible meter misreading; leakage or malfunction of the timer clock.

Mr. Harwood reported on the Fire Alarm system installation at the Golf Barn, in the amount of approximately \$8,000; this would be placed as a fixed asset on the CDD records.

**e. Kris Davis                    Irrigation**

Mr. Davis asked about the contact phone number for the irrigation billing and how resident questions/concerns are handled.

Mr. Adams indicated that the phone number and email address for Customer Service are listed on the bills. Mr. Adams also provided a handout identifying the residents who exceeded their monthly allocations; there were 135 accounts that were in excess.

Discussion followed regarding extension of the Base Rate Billing for one (1) more month.

**On MOTION by Mr. Davis and seconded by Mr. Boesch, with all in favor of billing at \$1.16 per 1000 gallons, for one (1) more month.**

**SIXTH ORDER OF BUSINESS**

**Approval of January 27, 2009 Regular Meeting Minutes**

***\*\*\*This agenda item, formerly the Fifth Order of Business, was presented out of Order.\*\*\****

A copy of the January 27, 2009 Regular Meeting Minutes was provided for consideration and approval.

The following correction was noted:

Page 2, Line 76: Change "Nieder" to "Harwood".

**On MOTION by Mr. Harland and seconded by Mr. Brady, with all in favor of approving the January 27, 2009 Regular Meeting Minutes, with corrections, as noted.**

**SEVENTH ORDER OF BUSINESS**

**Other Business**

***\*\*\*This agenda item, formerly the Sixth Order of Business, was presented out of order.\*\*\****

Mr. Harland commented there was a USDA truck in the community recently and asked whether they notified anyone of their inspections.

Mr. Ritschel questioned the status of the National Lease Payment bill forwarding lag.

Mr. Adams stated, I believe this is resolved.

Discussion followed regarding the bad condition of the Golf Course signs and the types of replacement signs available.

Mr. Nieder and Mr. Harwood will provide some samples at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Committee Reports**

***\*\*\*This agenda item, formerly the Seventh Order of Business, was presented out of order.\*\*\****

**a. Golf Course Review**

There being no report, the 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**

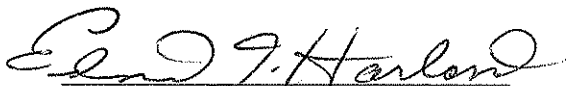
There being no Executive Session today, the next item followed.


**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor, the meeting adjourned at 11:08 a.m.**

  
Assistant Secretary/Secretary

  
Chair/Vice Chair