

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Stoneybrook Community Development District's Board of Supervisors was held on **Tuesday, April 28, 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
James Boesch	Assistant Secretary
Kris Davis	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Dan Cox (via telephone)	District Counsel
Brian Barnes	ENTRIX
Matt Nieder	Golf Course Superintendent
Bill Bower	Vision Golf Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Crismond called the meeting to order at 9:19 a.m., and called the roll.

SECOND ORDER OF BUSINESS

**Presentation/Update from ENTRIX on
Irrigation Well Project**

Mr. Brian Barnes, with ENTRIX, discussed his firm's background and credentials and proceeded to update the Board and Audience on the Irrigation Well Project. The project involves both permitting and groundwater investigation/water supply. In June of 2008, Stoneybrook submitted an application asking for additional water supply from SFWMD; the response asked for additional information and Stoneybrook hired ENTRIX to address those issues. An initial response was submitted in September of 2008; a suggestion was made for site data and a well was installed at the mid-Hawthorne. A response has been submitted to SFWMD addressing salinity, draw down and wetland impacts.

Mr. Barnes identified the areas involved in the Irrigation Well Project and discussed the higher salinity levels in these areas. Brackish water can be used; however, due to the high chloride (salt) levels, it has to be blended down, to meet SFWMD's criteria. An inspection of the area is currently being done by a biologist and this opinion should be submitted to SFWMD, before they make a decision.

THIRD ORDER OF BUSINESS

Approval of March 24, 2009 Regular Meeting Minutes

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

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of approving the March 24, 2009 Regular Meeting Minutes, as amended.

FOURTH ORDER OF BUSINESS

Board Members' Reports

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

a. Ron Ritschel Pro Shop and Golf Pro

Mr. Ritschel reported on the status of the new signs, indicating they have not been received.

b. Chris Brady Master Board Liaison and Associated Projects

Mr. Brady reported the main discussion at the Master Board Meeting was pertaining to Security Guards and Roving Patrols. There will be additional monitoring and logging in of the Roving Patrols; copies of the hourly charges will be sent to Management.

c. Ed Harland Budget Review, Projections and Updates

Mr. Harland was unable to attend today's meeting.

d. Jim Boesch Golf Course Maintenance Supervisor

Mr. Boesch reported that the trimming has been completed on all Golf Course trees, with the exception of the Washingtonian palms.

Mr. Nieder reported that the Canary palms at the old Monument on I-75 will be removed; the contractor will pay the CDD to remove and take the trees.

Mr. Nieder is continuing to work on the Golf Course Budget. Mr. Ritschel noted that the Golf Course Budget, year-to-date, is under budget, in terms of costs, by \$50,000.

Discussion was held regarding the sale of Golf Course surplus equipment; the increased amount of irrigation usage, recently, on the Golf Course and the necessity of conservation.

e. Kris Davis Irrigation

Mr. Davis stated the list of irrigation “over users” is significantly down this month; he has communicated with several of the “over users” in an effort to help them come into compliance and will supply a written report to Matt Nieder, on a monthly basis.

Discussion followed regarding the allowable irrigation usage for residents.

FIFTH ORDER OF BUSINESS

Other Business

There being no Other Business, the next item followed.

SIXTH ORDER OF BUSINESS

Committee Reports

There being no Committee Reports, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

a. Attorney

Mr. Cox reported the Yamaha letter has been drafted and will be forwarded to them, with a request for response, within seven (7) to ten (10) days, with a copy also going to the CEO of Yamaha.

Mr. Cox requested immediate processing of invoices totaling \$5,000, for his time spent on the Bond Debt Restructuring Project.

On MOTION by Mr. Boesch and seconded by Mr. Brady, with all in favor of accelerating the payment of invoices in the amount of \$5,000 to District Counsel for services pertaining to the Bond Debt Restructuring, with repayment to the Operating Fund at the time of finalizing the Restructuring.

The status of the Bond Restructuring was discussed; Mr. Cox stated it will probably be late May or early June, before it is finalized.

b. Engineer

There being no report, the next item followed.

c. Manager

i. Unaudited Financial Statements as of March 31, 2009

Discussion ensued regarding the Unaudited Financial Statements as of March 31, 2009.

Mr. Bower discussed Golf Course Reserves and collection of revenue; he briefly reviewed the Revenue Report.

Mr. Adams will compile a report on the Reserves, Expenses and Equity for next month's meeting.

Mr. Ritschel asked about the status of the Fiscal Year 2008 Audit.

Mr. Adams stated it should be provided at your June meeting.

Mr. Adams stated that numerous irrigation billing invoice deliveries have been delayed, as they have been returned as "undeliverable". Staff continues to redeliver them to the service addresses and each month the number of "undeliverables" is declining.

Discussion was held regarding sales taxes, tangible property taxes, irrigation, General Liability insurance requirements and expenses.

Mr. Adams will contact the local State Representative regarding the applicability of the tangible tax on Governmental entities, according to Florida Statutes.

Mr. Adams reported that not all Assessment Levy payments have been received; the District's collection rate, through the end of March, is 89%.

Discussion continued regarding the Fund balances, expense transactions and revenue.

Mr. Adams explained the reporting format for the monthly financials.

Mr. Ritschel provided an update/overview of the Golf Course projects and specials. The Golf Course is \$148,000 behind budget, but made \$586,000 for six (6) months. Some specials are being planned in conjunction with the restaurant, which seems to be doing well.

ii. NEXT MEETING DATE: May 26, 2009 at 9:15 A.M.

EIGHTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

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

NINTH ORDER OF BUSINESS

Executive Session

The Executive Session was not held.

TENTH 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 11:45 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair