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**MINUTES OF MEETING
STONEBROOK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

5 The Regular Meeting of the Board of Supervisors of the Stoneybrook North Community
6 Development District was held on Monday, February 29, 2016 at 9:30 a.m. at the Hampton Inn, 9241
7 Market Place, Fort Myers, Florida.

8
9 **FIRST ORDER OF BUSINESS – Roll Call**

10 Mr. St. Denis called the meeting to order.

11
12 Present and constituting a quorum were:

13 Mike Lawson	Board Supervisor, Chairman
14 Doug Draper	Board Supervisor, Vice Chairman
15 Lori Price	Board Supervisor, Assistant Secretary

16 Also present were:

17 Bruce St. Denis	District Manager
18 Maik Aagaard	Managing Principal (via phone)
19 Vivek Babbar	District Counsel (via phone)
20 Tonja Stewart	District Engineer (via phone)
21 Chris Stephens	MDG Project Manager

22
23 **SECOND ORDER OF BUSINESS – Public Comments**

24 There being none, the next item followed.

25 **THIRD ORDER OF BUSINESS – Administrative Matters**

26 **A. Approval of Minutes of February 23, 2015 Meeting**

27 Mr. St. Denis presented the Minutes of the February 23, 2015 meeting minutes and asked for
28 comments, questions or corrections.

29 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
30 approved the minutes of the February 23, 2015 meeting for the Stoneybrook North Community
31 Development District.

32
33 **B. Acceptance of the Resignation of Tony Brannan**

34 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted
35 the Resignation of Tony Brannan for the Stoneybrook North Community Development District.

36
37 **C. Appointment of a Supervisor to Fill Vacant Seat #5 – Expires 11-2016**

38 No action taken on this item.

39 **D. Oath of Office**

40 No action taken on this item.

41 **E. Resolution 2016-1 Officers**

42 No Action taken on this item.

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2 **FOURTH ORDER OF BUSINESS – Business Matters**

3 **A. Discussion and Approval of FY 2015-2016 Meeting Calendar**

4 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
5 approved the FY 2015-2016 Meeting Calendar, as presented, for the Stoneybrook North Community
6 Development District.

7
8 **B. Discussion and Review of the Engineer’s Report**

9 Ms. Stewart presented the Engineer’s Report and asked for comments or questions.

10 Discussion ensued. Ms. Stewart will update the number of units.

11 **C. Discussion and Review of the Assessment Methodology Report**

12 Mr. Aagaard presented the Assessment Methodology Report and asked for comments or
13 questions.

14 **D. Approval of Resolution 2016-2 Declaring Special Assessments**

15 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
16 Resolution **2016-2** Declaring Special Assessments, and authorizing the Chairman to modify either report
17 if required for the Stoneybrook North Community Development District.

18
19 **E. Approval of Resolution 2016-3 Setting the Special Assessments Public Hearing**

20 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
21 Resolution **2016-3** Setting the Special Assessments Public Hearing, to be held on April 11, 2016 at 9:30
22 a.m. at the Hampton Inn, 9241 Marketplace Road, Fort Myers, Florida, for the Stoneybrook North
23 Community Development District.

24
25 **F. Additional Items**

26 **1. Addendum of Items to Agenda**

27 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
28 approved the addition of the Development Acquisition Agreement and Promissory Note, and the Budget
29 Funding Agreement and Promissory Note to the agenda for the Stoneybrook North Community
30 Development District.

31
32 **a. Development Acquisition Agreement and Promissory Note, and the
33 Budget Funding Agreement and Promissory Note.**

34 Mr. Babbar presented the Development Acquisition Agreement and Promissory Note,
35 and the Budget Funding Agreement and Promissory Note, and asked for comments or
36 questions.

37 Discussion ensued.

38 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
39 approved the Development Acquisition Agreement and Promissory Note, in substantial form, and to
40 allow the Chairman to work with District Counsel, the Developer, and Developer’s Counsel to finalize
41 these items on behalf of the Stoneybrook North Community Development District.

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
2 approved the Budget Funding Agreement and Promissory Note, in substantial form, and to allow the
3 Chairman to work with District Counsel, the Developer, and Developer's Counsel to finalize these items
4 on behalf of the Stoneybrook North Community Development District.

5
6 **2. Addendum of Items to the Agenda**

7 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
8 the addition of Construction and Improvements for Pritchett Parkway, the Northern Berm, the Preserve
9 Tracts and Bayshore Creek Improvements to the agenda for the Stoneybrook North Community
10 Development District.

11
12 **a. Construction and Improvements for Pritchett Parkway, Northbrook
13 Phase 1A, Phase B, Phase C, the Northern Berm, the Preserve Tracts and
14 Bayshore Creek**

15 Mr. Stephens presented the Construction and Improvements for Pritchett
16 Parkway, Northbrook Phase 1A, Phase B, Phase C, the Northern Berm, the
17 Preserve Tracts and Bayshore Creek. Mr. Stephens asked for comments or
18 questions.

19 Discussion ensued. The Board agreed to split the evaluation sheets with one
20 tabulation sheet to be used for the construction and improvements of Pritchett
21 Parkway, the Northern Berm, the Preserve Tracts and Bayshore Creek; and the
22 second tabulation sheet would be used for site development for Phase 1-A, 1-B,
23 and 1-C. CSA would be handwritten in on the tabulation sheet for the
24 construction and improvements of Pritchett Parkway, the Northern Berm, the
25 Preserve Tracts and Bayshore Creek.

26 On a MOTION by Mr. Draper, SECONDED by Mr. Lawson, WITH ALL IN FAVOR, the Board
27 approved awarding the contract for Construction and Improvements for Pritchett Parkway, the Northern
28 Berm, the Preserve Tracts and the Bayshore Creek to Clary's, with possible sub-phasing of various
29 elements for the Stoneybrook North Community Development District.

30
31 **3. Addendum of Items to the Agenda**

32
33 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
34 approved the addition of Construction and Improvements for Phase 1-A, 1-B, and 1-C to the agenda for
35 the Stoneybrook North Community Development District.

36
37 **a. Site Development for Phase 1-A, 1-B, and 1-C**

38 Mr. Stephens presented Site Development for Phase 1-A, 1-B and 1-C and asked
39 for comments or questions.

40 Discussion ensued.

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
2 approved awarding the Site Development for Phase 1-A, 1-B, and 1-C, with possible sub-phasing of
3 various elements, to LeeMar for the Stoneybrook North Community Development District.

4
5 **FIFTH ORDER OF BUSINESS – Staff Reports**

6 **A. Manager**

7 There being none, next item followed.

8 **B. Attorney**

9 There being none, next item followed.

10 **C. Engineer**

11 There being none, next item followed.

12 **SIXTH ORDER OF BUSINESS – Public Comments**

13 There being none, next item followed.

14 **SEVENTH ORDER OF BUSINESS – Supervisor Comments**

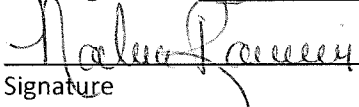
15 There being none, the next item followed.

16
17 **EIGHTH ORDER OF BUSINESS – Adjournment**

18 On MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned
19 the meeting.

20
21 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at the*
22 *meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the*
23 *testimony and evidence upon which such appeal is to be based.*

24 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
25 **meeting held on** JUNE 15, 2016.

26 
27 Signature


Signature

28
29
30 NANDORA PAWLUCZAK
31 Printed Name

MICHAEL S. LAWSON
Printed Name

32 Title:
33 Secretary
34 Assistant Secretary

Title:
35 Chairman
36 Vice Chairman

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