

**MINUTES OF MEETING
CHEVAL WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cheval West Community Development District was held on Monday, December 16, 2013 at 8:41 a.m. at Greenacre Properties, 4131 Gunn Highway, Tampa, Florida.

Present and constituting a quorum were:

Lori J. Lencioni	Chairperson
Daniel Gallagher	Assistant Secretary
Scott Hostler	Assistant Secretary
Rohn Harmer	Assistant Secretary

Also present were:

Mark Vega	District Manager
John Ricciardi	District Manager
Keith W. Meehan	Attorney
Tonja Stewart	Engineer
Louise Brown	Greenacre Properties
Paul Wills	Community Services

The following is a summary of the minutes and actions taken at the December 16, 2013 Cheval West CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order and Ms. Lencioni called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
November 18, 2013 Meeting**

Ms. Lencioni stated each Board member received a copy of the minutes of the November 18, 2013 meeting and requested any corrections, additions or deletions.

Several changes were made, which will be incorporated into the amended copy of the minutes.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the minutes of the November 18, 2013 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Wills reported the following:

- There was a minor accident on Maisons Drive. There were no injuries.
- More barcodes need to be ordered. Florida Gate Masters quoted \$3.75 per barcode. Royce quoted \$3.60 per barcode. Several other vendors were contacted, but did not provide quotes.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the purchase of 1,000 barcodes from Royce at \$3.60 each was approved.

- US Securities will provide a newer vehicle at no additional cost to the District.
- The Holiday Party for US Securities' employees will be held today at the Lutz Lake Fern gatehouse at 3:30 p.m.
- Several personnel changes are being made.
- There was discussion regarding the Christmas Lights turning off at the Ramblewood entrance.

B. Landscaper

The following was discussed;

- Mr. Gallagher stated the irrigation timers are not working properly.
- Ms. Lencioni noted there were issues with two transformers.
- Ms. Brown reported several items were replaced under warranty based on OLM's recommendation including turf and plants around the monument signs.

C. Community Association Manager's Report

Ms. Brown reviewed her report and the following was discussed:

- Ms. Stewart inquired about one of the ponds for the NPDES report.

- Night Lights, Inc. looked at the Ramblewood entrance area. The representative thinks a new transformer is needed. Ms. Brown feels they should redo all the work before the Board considers a new proposal. A new breaker box may be needed.
- There was discussion regarding the holiday lighting.

On MOTION Ms. Lencioni seconded by Mr. Gallagher with all in favor Mr. Hostler will be in charge of holiday lighting going forward.

- Street signs were cleaned and painted.
- The playground equipment for the tot lot will be installed after the holidays.
- Greenacre Properties credited the District for storage fees as requested.

SEVENTH ORDER OF BUSINESS

Manager’s Report

A. Follow-Up Items

C. Consideration of FHP Patrol Dates

The following was discussed:

- Mr. Vega provided the attorney with documents relating to the location of propane tanks. Mr. Meehan stated Mr. Prince is available the weeks of January 6 and January 13, 2014 to go over the propane sites.
- There was no objection to the proposed patrol dates.
- Mr. Vega spoke with Sergeant Hobbs regarding changing the patrol officer. At this time no other officers are available. The officer was spoken to about maintaining the level of customer service Cheval West is accustomed to.
- Mr. Harmer discussed how the use of stop signs for the purpose of speed control are ineffective and can create other safety issues. He feels stop sign citations are unnecessarily aggravating the community. This item will be addressed at the next meeting.
- Mr. Vega reviewed the financial statements.

FIFTH ORDER OF BUSINESS

Engineer’s Report

Ms. Stewart reported the following:

- Drainage repairs at Cour Estates will begin next month after the area is staked and the residents are notified.

- She is coordinating the installation of playground surface material with installation of the equipment. Engineered wood mulch will be used.

On MOTION by Mr. Harmer seconded by Mr. Gallagher with all in favor installation of playground surface material at an amount not to exceed \$20,000 was approved.

- Mr. Gallagher requested Ms. Stewart look at the ribbon curb on TPC Boulevard near the golf cart crossing. Ms. Stewart suggested removing and reconstructing it as it is difficult to repair.
- Mr. Harmer requested a study to remove the three-way stop on Chemille Road.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Meehan submitted his status report and reported Theo's Construction was sent a ten day demand letter, which expires today. There has been no response to date. More information will be available by the next meeting.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Hostler asked why the annuals were replaced. Ms. Lencioni explained they were changed out to match the holiday decorations.
- Mr. Harmer volunteered to attend Cheval East meetings for the next six months.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Approval of Financials Dated November 30, 2013, Christmas Lights Installation Invoice and Greenacre Properties' Invoice

There being no questions or comments,

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the financials were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

The Board recognized Mr. Ricciardi for his work on the District.

There being no further business,

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the meeting was adjourned.



Mark Vega
Secretary



Lori J. Lencioni
Chairperson