

**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, May 20, 2013 at 8:33 a.m. at Greenacre Properties, 4131 Gunn Highway, Tampa, Florida.

Present and constituting a quorum were:

Lori J. Lencioni	Chairperson
Tim McClain	Vice Chairman
Mary Castro	Assistant Secretary
Daniel Gallagher	Assistant Secretary
Scott Hostler	Assistant Secretary

Also present were:

John Ricciardi	Severn Trent Services
Steve Gardner	Attorney
Tonja Stewart	Engineer's
Louise Brown	Greenacre Properties
Paul Wills	Community Services
Larry Rhum	Greenview Landscaping
Rhon Harmer	TIC
Margitta Blaha	Resident
Ronald Hembree	Resident
Sal Zichi	Cheval East Resident

The following is a summary of the minutes and actions taken at the May 20, 2013 Cheval West CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
April 15, 2013 Meeting**

Ms. Lencioni stated each Board member received a copy of the minutes of the April 15, 2013 meeting and requested any corrections, additions or deletions.

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

- Ms. Lencioni reported the air conditioner at the Lutz Lake Fern gatehouse was repaired for approximately \$300. She suggested yearly maintenance of all gatehouse air conditioners. Mr. McClain feels this is a waste of time and money. Ms. Lencioni will provide the Board with more information.
- Mr. Gallagher noted the Lutz Lake Fern gatehouse door needs to be looked at. Ms. Brown will obtain quotes to replace doors at the gatehouses.

B. Landscaper

Mr. Rhum reported the following:

- Flowers are being replaced at both entrances.
- A spotlight at the Lutz Lake Fern gate was run over as a result of a car accident.
- The next OLM inspection is scheduled for May 23, 2013 at 9:00 a.m..
- A palm tree was installed at the Chambord entrance.
- Mr. McClain requested the area at TPC Boulevard and Chemille Road be looked at during the next OLM inspection and a recommendation for improvement be made. Ms. Brown stated it was looked at and the recommendation is to replace Confederate Jasmynes, use liquid fertilizer to promote growth and ensure uniform irrigation of the area.
- Mr. Gallagher stated Ms. Stewart verified the corner area at Avenal Drive belongs to the District.
- Mr. Hostler suggested the police department be contacted for a copy of the accident report at the Lutz Lake Fern gate for the District to be reimbursed for replacement of the spotlight by the appropriate party.

EIGHTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Mr. Harmer provided the Board with a TIC report. The County indicated the CDD Board can lower the speed limit on Maisons Drive to 20 mph. The traffic engineer suggested painting a center line with a reflector, which results in less speeding. Ms. Brown will obtain quotes.

FIFTH ORDER OF BUSINESS

Attorney's Report

Mr. Gardner submitted his status report and the following were discussed:

- The plat is not clear as to the ownership of the landscape area on Avenal Drive and TPC Boulevard.
- Mr. McClain and Mr. Gardner will meet with a Golf Course representative to discuss possible acquisition of TPC property.
- The County deferred the irrigation damage claim to a third party claims administrator.
- Mr. Sucarichi sent a check, reimbursing the District for damage to the Lutz Lake Fern gate.
- Farmers' Insurance Group who is the insurance company for Theo's Construction's driver, Mr. Perez, is offering \$10,000. There was Board consensus to accept \$10,000 from Farmers Insurance Group and pursue the additional \$1,500 from Theo's Construction.
- The lot across from the school, 5112 Lutz Lake Fern Road, is for sale for \$500,000.

FOURTH ORDER OF BUSINESS

Engineer's Report

The following was discussed:

- Mr. Pironti at 19010 Cour Estates expressed concern regarding flags marking the area as well as a depression where the inspector dug out the end of the pipe.
- There was discussion regarding extending the pipe to the pond and cleaning it out. Ms. Stewart will obtain estimates. The two property owners will be responsible for the costs.
- ACPLM, Inc. presented a quote for \$3,000 to repair the underdrain at the Ramblewood entrance. Site Masters of Florida, LLC. quoted \$1,200.

<p>On MOTION by Mr. McClain seconded by Mr. Gallagher with all in favor the proposal from Site Masters of Florida, LLC. to repair the underdrain at the Ramblewood Entrance at a cost of \$1,200 was approved.</p>
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- There was flooding on Chemille Drive during the last storm event due to sediment in the discharge pipe. Site Masters of Florida, LLC. submitted a proposal of \$800 to

clean out the pipe. Mr. McClain questioned why this was not caught during the last inspection. Ms. Stewart will look into it. No action was taken.

- The paving contractor pressure washed the gate intersection and would like feedback from the Board on the results. The Board will see if tacking diminishes with time.

SIXTH ORDER OF BUSINESS

Manager’s Report

A. Follow-Up items

Mr. Ricciardi reported the following:

- The District received a check from the CWCA for iPads.
- There was a question at the last meeting regarding delay of payment for the gate repair. The email requesting payment was received on May 15, 2013 and payment was made on March 19, 2013.
- The April 26, 2013 FHP report indicated a total of 12 violations were issued.
- The sidewalk repairs were completed for a total of \$63,754. Mr. Ricciardi requested a motion to authorize using funds from *Assigned Reserves – Roads and Sidewalks*.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor \$63,754 will be taken from *Assigned Reserves – Roads and Sidewalks* to pay for sidewalk repairs.

B. Distribution of the Proposed Budget for Fiscal Year 2014 and Consideration of Resolution 2013-2 Approving the Budget and Setting the Public Hearing

Mr. Ricciardi reviewed the proposed budget and indicated assessments are the same as the current fiscal year.

On MOTION by Mr. McClain seconded by Mr. Gallagher with all in favor Resolution 2013-2, approving the proposed budget as presented and setting the public hearing for August 19, 2013 at the office of Greenacre Properties, was adopted.

C. Report on Number of Registered Voters – 1,449

This item is for informational purposes only.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Zichi updated the Board on Cheval East. They are planning a community paper shredding and electronic recycling day in the fall. Mr. McClain does not support electronic pickup.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McClain reported everything was removed from the storage facility and is currently at the Lutz Lake Fern gatehouse. He researched and obtained prices for closed storage sheds as well as portable buildings. Prices range from \$1,563 and \$2,129. The shed will be placed by the lift station.

On MOTION by Mr. Gallagher seconded by Ms. Castro with all in favor purchase and installation of an 8' by 12' steel stud shed at a cost not to exceed \$2,500 was approved.

NINTH ORDER OF BUSINESS

Approval of Financials Dated April 30, 2013

The Board reviewed the financials. Mr. McClain questioned the following:

- Why are directory letters purchased through the same vendor if they do not last.
- Why are envelopes ordered for the gatehouse. Ms. Brown responded they are for barcode letters.
- Why did Greenacres charge the District \$45.75 for supplies. Ms. Brown will look into the charge. Mr. McClain requested only base contract charges be paid and all other charges be brought before the Board.
- Why Mr. Gardner's firm submitted an invoice for \$617 to review the audit. Mr. Gardner will look into the charge.

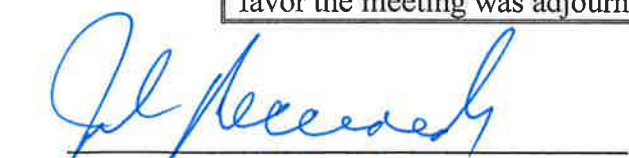
On MOTION by Ms. Castro seconded by Mr. Hostler with all in favor the financials were approved.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



John Ricciardi
Secretary



Lori J. Lencioni
Chairperson