

**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, June 17, 2013 at 8:34 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
Keith Meehan	Attorney
Tonja Stewart	Engineer's
Louise Brown	Greenacre Properties
Paul Wills	Community Services
Larry Rhum	Greenview Landscaping
Rohn 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 June 17, 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
May 20, 2013 Meeting**

Ms. Lencioni stated each Board member received a copy of the minutes of the May 20, 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. Hostler seconded by Ms. Castro with all in favor the minutes of the May 20, 2013 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Wills reported the following:

- The Chambord gates are not working and have to be left open.
- A bicycle was stolen from a resident's front yard. Prior to it being stolen, Community Services contacted the resident and suggested it be put away. The resident responded he always leaves it in the front yard.
- Pictures were taken of graffiti on the overpass and sent to the Hillsborough County Sherriff Department.
- Storage items were removed from the Lutz Lake Fern gatehouse and placed in the new storage shed.
- The Lutz Lake Fern exit gate was going up and down on its own. The gate company determined the loop detectors were struck by lightening. It will cost \$499.63 to repair the loop detectors. Surge protection costs \$365, but is not covered under warranty by any company.
- There was discussion regarding removing the tower near the Lutz Lake Fern gatehouse. Mr. Wills will look into handheld radios to replace push-to-talk phones and eliminate the need for the tower.
- Several complaints were made regarding golf carts and unlicensed dirt bicycles on District streets.
- The dog owner on Terrain de Golf was cited by Code Enforcement.
- There was Board consensus to repair the loop detectors at the Lutz Lake Fern exit gate at a cost not to exceed \$499.63.

B. Landscaper

Mr. Rhum reported the following:

- There is rutting along the TPC Boulevard roundabout. Mr. Wills stated a roofing company working at 5427 Avenal Drive caused the rutting there and at Avenal Drive.

It will cost approximately \$100 to repair. District counsel was directed to send a letter requesting reimbursement.

- Greenview Landscaping picked up debris, which was dumped by a resident at the end of Maisons Drive. Mr. Wills reported a resident cut down a tree with fallen branches on Maisons Drive after a storm.
- Flowers were planted in the form of the letter C in the flower beds.

C. Community Association Manager's Report

Ms. Brown reported the following:

- Enrique Remodeling, Inc. looked at the pole at Savoy Circle and Chemille Road, but he did not provide a quote. Ms. Lencioni noted the Board previously approved this and requested Ms. Brown move forward with repairs.
- Enrique Remodeling, Inc. quoted \$700 per door for the gatehouse, but he does not carry worker's compensation. Tampa Door and Hardware quoted \$695 per door and \$325 per installation.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor replacement of two Dutch doors at the gatehouse was approved at a cost not to exceed \$2,050.

- Quotes for striping a center line on Maisons Drive, from TPC Boulevard to Dijon Court were reviewed and discussed.
- Residents on Chemille Road complained about flooding. Ms. Stewart was working on this issue.
- A resident is requesting a sidewalk trip hazard be repaired on Chopin Drive.

On MOTION by Mr. McClain seconded by Mr. Gallagher with all in favor the sidewalk repair on Chopin Drive was approved at a cost not to exceed \$750.

- There is an issue with people parking on District streets while waiting for the school bus at TPC Boulevard and Maisons Drive. The Board discussed possible solutions and will attempt to encourage parents to park on the side of TPC Boulevard.

- Mr. Harmer stated the TIC is currently doing radar patrols and sending letters to drivers who speed. He suggested waiting two months to see if this tactic works before striping Maisons Drive.
- Mr. Gallagher requested the status of the road repair at the Lutz Lake Fern exit and Ms. Brown informed him Ms. Stewart is working on it.
- Mr. Gallagher questioned why there are two gate arm warning signs at the Lutz Lake Fern gate. Mr. Wills stated he can remove one of the signs. Mr. McClain noted the reason the gate arms were installed at the Lutz Lake Fern exit was because of speeding. The TIC will examine speeding there.
- Mr. Wills and another Community Services employee provided a statement to the District insurance representative regarding the Theo's Construction gate damage claim.

FOURTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported the following:

- The storm drain pipe on Chemille Road was cleaned out. There were remnants of a construction bulkhead in the pipe. It was removed along with other debris.
- It will cost approximately \$18,000 to extend the drain pipe into the pond at Cour Estates. The Board determined the owner of 19008 Cour Estates is responsible for blocking the pipe and will be sent a letter regarding the cost to extend the pipe.
- The stop bars are complete.
- Ms. Stewart asked if the Board wants the Ramblewood gate intersection redone. Mr. McClain stated they did a good overall job.
- Mr. McClain asked if the Chemille Road outlet was inspected and Ms. Stewart responded it was. Mr. McClain noticed sediment buildup. Going forward Ms. Stewart will have the inspector look at outflow pipes.

FIFTH ORDER OF BUSINESS

Attorney's Report

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

- There is an agreement in *principal* for acquisition of TPC property; however, it still needs to go through a higher level of approval at Heritage Golf Tampa Bay, LLC. A deed has been approved.

- Mr. Gardner will draft a letter to the property owner of 19008 Cour Estates and bring it to the next meeting for the Board to review.
- Insurance coverage is still being looked at for the gate damage caused by Theo's Construction. Mr. McClain noted the Board already agreed to the \$10,000 settlement. Mr. Meehan explained the other insurance company may pay \$11,500. Mr. McClain stated they should not risk the \$10,000 settlement agreement for \$1,150.
- Mr. Gallagher requested an update on the Heritage Propane tanks. Mr. Meehan will ask Mr. Gardner to follow up.
- Ms. Castro stated she sold her house and moved out of the District. She asked for clarification on resignation requirements. Mr. Ricciardi noted the intent should be to resign, but Florida Statute does not specifically address requirements once an elected official is no longer a qualified elector of the District. Mr. Meehan will look into it.

SIXTH ORDER OF BUSINESS

Manager's Report

A. Follow-Up items

Mr. Ricciardi reported the following:

- The tentative budget for Fiscal Year 2014 is posted on the District's website.
- The FHP report dated May 10, 2013 indicates 15 violations were made and the report dated June 12, 2013 indicates 8 violations were made. There was discussion regarding patrol dates.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor 12 FHP patrols were approved and a revised schedule will be presented at the next meeting.

NINTH ORDER OF BUSINESS

**Approval of Financials Dated
May 31, 2013**

Mr. Ricciardi reviewed the financials and the following was discussed:

- The District collected 98.3% of its assessments through May.
- The base amount was paid on the Greenacre Properties' invoice. There is an additional charge of \$36.45. Mr. McClain expressed concern over charges for phone, record storage, postage and copies. He wants Mr. Gardner to review the contract.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor payment of additional charges from Greenacre Properties in the amount of \$36.45 was approved.

- Mr. McClain questioned a \$3.15 residential delivery charge from Federal Express. Mr. Ricciardi will look into it.

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

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Zich discussed the following:

- He had a conversation with Sergeant Hobbs regarding use of stun guns.
- A Cheval East Board member resigned and Ms. Virginia Blair was appointed.
- Cheval East hired a new landscape architect, Phil Graham.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Gallagher stated five iPads were purchased last fall, but he did not receive one. Tim indicated he did not receive one because he had a newer version.
- Ms. Castro stated she did not receive a new one.
- Mr. McClain stated he is holding two of the new iPads. An agreement needs to be drafted. The CWCA will have to pay more if they receive a newer version. He will replace Mr. Gallagher's iPad and the older one will be sold to the CWCA.
- Mr. McClain suggested the District pay half of the costs associated with the CWCA website because District information is posted on it.

On MOTION by Mr. Hostler seconded by Mr. Gallagher with Mr. Hostler, Mr. Gallagher, Ms. Castro and Ms. Lencioni voting aye and Mr. McClain abstaining expenditures not to exceed \$1,200 for website expenses were approved.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the Board approved posting approved minutes on the website.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



John Ricciardi
Secretary



Lori J. Lencioni
Chairperson