

**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, April 21, 2014 at 8:30 a.m. at Greenacre Properties, 4131 Gunn Highway, Tampa, Florida.

Present and constituting a quorum were:

Lori J. Lencioni	Chairperson
Tim McClain	Vice Chairman
Daniel Gallagher	Assistant Secretary
Scott Hostler	Assistant Secretary
Rohn Harmer	Assistant Secretary

Also present were:

Mark Vega	District Manager
Keith W. Meehan	Attorney
Tonja Stewart	Engineer
Shelly Bramm	Greenacre Properties
Louise Brown	Greenacre Properties
Larry Rhum	Greenview Landscaping
Bob Ives	Resident
Sal Zichi	Cheval East Resident

The following is a summary of the discussions and actions taken at the April 21, 2014 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

Audience Comments on Agenda Items

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
March 17, 2014 Meeting**

Ms. Lencioni stated each Board member received a copy of the minutes of the March 17, 2014 meeting and requested any corrections, additions or deletions.

One change was made, which will be incorporated into the amended copy of the minutes.

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor the minutes of the March 17, 2014 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Wills was not in attendance. Mr. McClain expressed concern over staff turnover discussed at the last meeting and requested a list of all staff currently working in Cheval West as well as the length of time they have been working within the community.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart provided an update on the paving project.

- Things are going well and she has only received phone calls from two residents.
- It was delayed due to weather, but is expected to be complete by the end of next week.
- There was discussion regarding sand, which will be cleaned up by the contractor when the work is complete.

B. Landscaper

Mr. Rhum reported the following:

- The oleanders around the TPC Boulevard circle will be cut down to two feet.
- He will be checking for insects.
- Proposals will be submitted for the medians on Avenue du Soleil and Avenue Simone to replace the jasmines with society garlic.
- Mr. Gallagher mentioned how attractive the landscaping is in Citrus Park.
- Mr. Gallagher asked about the maintenance easement at Avenue du Soleil. Mr. Meehan provided a copy of an irrigation and maintenance agreement with the owner of 5523 Avenue du Soleil for the Board's review and asked if the Board wants a similar agreement for 5536 Avenue du Soleil. Mr. McClain pointed out it is not District property and is not the responsibility of the District to maintain.

C. Community Association Manager's Report

The following was discussed:

- Architectural Fountains performed maintenance on the three fountains.
- The Board was asked how they want to address sidewalk trip hazards. A list will be provided of areas that can be ground and areas previously addressed will be identified.

- Greenview Landscaping provided proposals to remove two oak trees near the Lutz Lake Fern flagpole and replace them with six sabal palm trees. Mr. McClain questioned how the \$200 monthly maintenance fee was calculated and the validity of round figures.
- Mr. McClain commented on the condition of the tot lot sidewalk.

SIXTH ORDER OF BUSINESS

Attorney's Report

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

- Mr. Gardner initiated conversations with the new manager at Heritage Propane. Mr. McClain requested he have a face to face meeting with them and he is not pleased Mr. Gardner waits until a few days before the Board meeting to follow up on items.
- Mr. Gardner is meeting today with the County Commissioners to discuss the parking situation off of Lutz Lake Fern Road.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Follow Up Items

Mr. Vega reported the following:

- He reached out to the company that does the assessment roll for Tampa Palms. They will provide a quote for the next fiscal year due to re-platting within the District.

B. Consideration of Contract Renewal with Severn Trent Services

Mr. Vega reviewed the proposed amendment, which is a two year extension to the current contract with no increase or changes to the original provisions.

- Mr. McClain questioned additional assessment fees. Mr. Vega explained it used to be broken down in the older contracts, but are now just part of the lump sum for management services.
- Mr. McClain does not feel the District should have to pay for Federal Express charges to send hard copies from Tampa to Coral Springs.
- There was Board consensus to extend the current contract for 30 days.

C. Fiscal Year 2015 Budget

A preliminary budget was distributed to the Board and the following was discussed:

- OLM stated a second installation of mulch is needed. Greenview Landscaping provided a quote for \$8,000. This is not included in the proposed budget.

- The proposed budget has a 5% increase to set a high water mark.
- There was Board consensus to move funds from unassigned reserves to road reserves for the Maisons Drive project.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. McClain discussed information regarding water restrictions. He stated effective March 1, 2014 there are no restrictions. Residents are being asked to use water conservation methods. He read a statement from the County website.
- Ms. Bramm stated SWFWMD has prohibitions on unnecessary water use and limitations on HOAs for pressure washing.
- Mr. Gallagher provided an update on his discussions with Mr. Mullah from Cheval East regarding the gate system. They met twice with a representative of Florida Door. Lift Master System provided a presentation on April 8, 2014. They requested an evaluation from Florida Door.
- Mr. Harmer provided information addressing Mr. Ives concern for the intersection at Avenal Drive/Avenue Simone and TPC Boulevard. The TIC suggests the following:
 - Removal of bushes in front of 5418 and 5420 TPC Boulevard. This will not interfere with the property owners' privacy.
 - Add signage stating "State Law: Vehicles Must Yield to Pedestrians".
 - Install 25 to 30 feet of new sidewalk on the corner of Avenal Drive and TPC Boulevard.
- Mr. Harmer distributed information from the TIC regarding stop signs at the intersections of Chaville Road and Chemille Road, Savoy Circle(north) and Chemille Road and Savoy Circle(south) and Chemille Road.

Mr. Harmer MOVED to create one-way stop intersections by removing stop signs on Chemille Road at the intersections of Chaville Road and Chemille Road, Savoy Circle(north) and Chemille Road and Savoy Circle(south) and Chemille Road; and posting signs on the existing poles below the stop signs at Savoy Circle (north and south) and Chaville Road stating *Cross Traffic Does Not Stop* and Mr. Gallagher seconded it.

- Mr. Gallagher suggested FHP concentrate on speeding in this area if the motion passes.
- Ms. Lencioni questioned liability if there is an accident as a result of taking the TIC's recommended course of action. Mr. Meehan thinks the District has a valid argument if there is a lawsuit resulting from an accident based on the information provided.
- Mr. Hostler stated Chemille Road was added after the master development plan was designed and is highly used. He feels taking out the stop signs will have a *boulevard effect* on a road not meant to be a Boulevard. The intersection of Chemille Road and Chaville Road is widely used as a pickup area for after school and the stop signs provide a sense of comfort. He thinks removing the stop signs will change the dynamics of the traffic flow in the community.
- Ms. Lencioni is willing to remove the two stop signs on Savoy Circle, but does not want to remove the one on Chemille Drive and Chaville Drive.
- Mr. Burley expressed concern over removing the stop signs.

Mr. Harmer MOVED to amend the previous motion to only remove the two stop signs at Savoy Circle, evaluate this further for three months after sign removal and Mr. Gallagher seconded it.

- Mr. Hostler stated he opposes the motion based on resident input he has received.

On VOICE vote with Mr. Harmer, Mr. Gallagher and Ms. Lencioni voting aye and Mr. Hostler and Mr. McClain voting nay, the amended motion passed.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Zichi reported Cheval East informed its residents of the paper shredding event.

TENTH ORDER OF BUSINESS

**Approval of Financials Dated
March 31, 2014 and Greenacre
Properties' Invoice**

Mr. McClain questioned a charge from District Counsel in the amount of \$347.50 for Cour Estates drainage legal work. He also does not want to be billed for miscellaneous charges and requested Greenacre Properties provide a description.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the financials and Greenacre Properties' invoice were approved with the exception of the \$347.50 charge from Gardner Brewer Martinez-Montfort, PA.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Mark Vega
Secretary



Lori J. Lencioni
Chairperson