

**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, August 18, 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

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Tonja Stewart	Engineer (Via Telephone)
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Larry Rhum	Greenview Landscaping
Several Residents	

The following is a summary of the discussions and actions taken at the August 18, 2014 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
July 21, 2014 Meeting**

Ms. Lencioni stated each Board member received a copy of the minutes of the July 21, 2014 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the minutes of the July 21, 2014 meeting were approved.
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SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2015 Budget

Mr. Vega opened the public hearing and the following was discussed:

- Assessments will remain the same as the current year.
- Ms. Lencioni noted the District has not had an increase in assessments for over five years.

There being no public comments, the public hearing was closed.

A. Resolution 2014-4, Adopting the Fiscal Year 2015 Budget

On MOTION by Mr. Hostler seconded by Mr. McClain with all in favor Resolution 2014-4, adopting the budget for Fiscal Year 2015, was adopted.

B. Resolution 2014-5, Levying Non Ad Valorem Assessments

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor Resolution 2014-5, levying non ad valorem assessments for Fiscal Year 2015, was adopted.

FIFTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

The following was discussed:

- There were two calls made to the same house. The resident did not want to call the police.
- The Chambord gate was down. The phone entry system board and DSX module are damaged. Repairing the phone entry system costs \$2,200 to \$3,000.
- Mr. McClain stated the system is only three years old and had a surge protector. He also noted this system may not be the one needed when the new system goes into effect.
- Mr. McClain noted the DSX module is separate from the gate reader and one should not affect whether the other one works. Mr. Wills agreed, but stated they were both damaged by lightning.
- The DXS module cost approximately \$187.25 to repair.

- Ms. Millen addressed the Board and stated this gate has had issues since she lived in the community, which is fourteen years. Residents are not happy and do not feel secure. Solicitors access their community consistently.
- Ms. Lencioni stated Mr. Gallagher is working with a committee regarding new gate equipment and will report on it.
- Mr. Wills asked if the broken fence along Chambord belongs to the District. He was told it does not.
- Mr. Schulz addressed the Board regarding the impact of construction near his property.
- Mr. McClain will look into and contact people in Hillsborough County to address this issue.
- Mr. Pinkerton addressed the Board regarding traffic concerns and vehicles speeding. He witnessed a vehicle drive past a stop sign and almost hit a child.
- There was discussion regarding the possibility of speed bumps and having the TIC look into it. There are people in the community that are in favor and others against them.

NINTH ORDER OF BUSINESS

Old Business

A. New Gate Equipment Update

Mr. Gallagher discussed the following:

- He is working with Mr. Mullah from the Cheval East Board on the gate issue.
- They have had two meetings and an initial presentation on a system called Dwelling Live.
- They looked at other gate systems, but they did not have all the elements needed.
- They had a follow-up presentation with US Securities and Mr. Vega on August 8, 2014.
- Mr. Wills stated the system is resident involved. Residents can input information about guests they are expecting via the computer. The guests get sent a pass that can be scanned for access. Gates can be kept closed all the time. This system will also provide accurate information. This program takes less time to train and will significantly cut costs.

- Mr. Zichi suggested a joint presentation for both the Cheval East and Cheval West boards. Mr. Gallagher agreed it is a good idea. Ms. Lencioni noted it will need to be noticed.
- The all-inclusive cost to install the system for all four gates located in Cheval is \$103,000. There is a monthly fee of \$700.
- Mr. Gallagher will try to schedule a joint presentation for the September 15, 2014 CWCA meeting.
- Ms. Lencioni thanked Mr. Gallagher for working so hard on this project.

FIFTH ORDER OF BUSINESS

Field Staff Reports (Continued)

B. Landscaper

The following was discussed:

- Mr. Rhum reported the only project pending is removal of the oak trees at the Lutz Lake Fern entrance. He has a permit on one of them and the County inspector was supposed to come out last week. The inspector is considering whether or not to issue the permit. If he permits the tree for removal, the District may be required to replace it with additional trees.
- Ms. Lencioni stated all the pending projects approved during Fiscal Year 2014 need to be completed before the beginning of Fiscal Year 2015 so they fall under the correct budget. The palm trees at the Ramblewood exit were supposed to be booted.
- Mr. Hostler stated a resident expressed concern over the landscapers throwing chicken bones on the grass after they eat lunch. There was discussion this could also be other vendors' workers as well.
- Mr. McClain brought up the area on Avenue du Soleil the resident requested be maintained by the District. She is under the impression the District is going to maintain it. Ms. Lencioni stated there is a mortgage on the property and the bank will likely not give the District title on the property to maintain it. It was clarified the District is not going to maintain the area.

C. Community Association Manager’s Report

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

- She was contacted by an attorney who indicated correspondence was going to be sent regarding a trip on the sidewalk at Terrain de Golf Drive. This was not in the original list for repairs, but has been added. Cones were placed in the area. Three bids were submitted to repair the sidewalks on the list and the lowest was for \$53,085.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the proposal from Krueger Contracting, Inc. was approved at the amount of \$53,085.

- There is a crooked street sign paddle at Le Dauphine Place and Lourdes Way. Allied Sign can repair it for \$508.25. Impact Signs can replace the sign paddles for \$492.30. They will look a little different, but will be two individual paddles. The Board requested she check the same vendor that replaced the signs at Chemille Road and Chaville Road.
- A resident is requesting an exemption to the barcode issuance rules. She has a vehicle registered to a PO Box because her identity was stolen. There was Board consensus to issue a barcode.

SEVENTH ORDER OF BUSINESS

Attorney’s Report

The following was discussed:

- The person who tripped on the sidewalk is a paralegal he is familiar with. She indicated she would contact Mr. Gardner after she went to the doctor.
- He drafted a demand letter to Theo’s Construction for \$3,537. The Board was okay with the verbiage in the letter.
- He has not heard from Mr. Freitas at Heritage Propane about scheduling a survey of the tank locations. He is thinking of writing a letter stating the District will seek an injunction to force them to remove the tanks. The Board agreed.

EIGHTH ORDER OF BUSINESS

Manager’s Report

A. Follow-Up Items

Mr. Vega reported the following:

- Ms. Rowley is working on the logistics of the report with the report writer. It is being upgraded.

- There were two Federal Express bills carried over from May to the June financials.
- An email was sent out to the Board regarding solar lights for the bus stop. A handyman or contractor will be needed to connect the lights to the energy source. The lights are shipped. The cost ranges from \$299 to \$599 for two to four lights. That price does not include the concrete pads and installation. Mr. McClain will look into another option.

B. Meeting Schedule for Fiscal Year 2015

The Board was presented with the proposed meeting schedule. The Board is considering change in location and time. This item was tabled until the next meeting.

TWELFTH ORDER OF BUSINESS

Audience Comments

Mr. Zichi provided a brief update on Cheval East. There was discussion regarding a palm tree down near Lutz Lake Fern Road. A letter was sent to the homeowner, which is represented by a property manager. The Cheval East attorney is in contact with the property manager.

SIXTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported the following:

- The curb on Maisons Drive was inspected after a complaint was received. They cannot verify whether the problem was caused by the contractor because there are tree roots, which could have possibly created the situation. The Board requested quotes to repair the curb.
- She questioned if she needed to get involved with issues on Lake Taylor. She wanted to make sure Lake Masters still has a DEP permit to treat Lake Taylor. Mr. Vega will check. Mr. McClain noted the ponds are blooming more than usual and questioned whether they are being treated. Mr. Vega will look into it.

TENTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Ms. Lencioni requested Greenview mow the house on Savoy Circle.
- Mr. Hostler distributed a proposal from The Garden Gnome for holiday lights and decorations.
- Mr. Gardner requested Mr. Wills keep an eye on the empty lot area for unauthorized parking now that school is starting.

- There was discussion regarding enforcement of no parking.

ELEVENTH ORDER OF BUSINESS

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

There being no questions or comments,

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

On MOTION by Mr. McClain seconded by Mr. Gallagher with all in favor payment of the Greenacre Properties' invoice was approved.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hostler seconded by Mr. McClain with all in favor the meeting adjourned at 10:37 a.m.



Mark Vega
Secretary



Lori J. Lencioni
Chairperson