

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

Present and constituting a quorum were:

Tim McClain	Vice Chairman
Daniel Gallagher	Assistant Secretary
Scott Hostler	Assistant Secretary
Rohn Harmer	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Tonja Stewart	Engineer
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Larry Rhum	Greenview Landscaping
Cindy Cacciatore	Resident
George Lash	Resident
Don Weir	Resident

The following is a summary of the discussions and actions taken at the July 21, 2014 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McClain called the meeting to order and all Supervisors, with the exception of Ms. Lencioni, were present.

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
June 16, 2014 Meeting**

Mr. McClain stated each Board member received a copy of the minutes of the June 16, 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. McClain with all in favor the minutes of the June 16, 2014 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

The following was discussed:

- There were two calls to the Robles house on TPC Boulevard for domestic issues. The Sheriff Department responded to these incidents.
- Information for speed signs and speed humps was provided in the Community Services report.
- There was an incident with bicyclists accessing the community through the Ramblewood Gate. Mr. Wills was able to stop them and they informed him Cheval West is on a bicycle shop tour route.
- Mr. McClain wants to find out the name of the bicycle shop and contact them. Mr. Wills will provide him with one of the bicyclists' contact information.
- Mr. McClain suggested the gate attendant put the gate arms down if he sees them coming.
- Community Services is looking into solutions to excessive traffic accessing the main gate for summer camps.
- A resident questioned Mr. McClain regarding repairs to Community Services' wrecked jeep. Mr. Wills will have it repaired as soon as possible.
- Mr. Hostler asked if there is a non-admit list for vendors who have not operated in good faith with residents. Mr. Wills explained there is not a non-admit list because whether a vendor is operating in good faith is subjective. Mr. Hostler suggested a secondary checklist for vendors with complaints. Mr. Wills can check with US Securities' attorney to see if this is acceptable.

B. Landscaper

The following was discussed:

- Ms. Bramm mentioned mulching continues to come up during inspections. The Board was provided with a proposal for mulching.
- Mr. Vega responded this was budgeted for Fiscal Year 2015.
- Mr. McClain questioned why there is an increase if mulching is done twice a year.

- Mr. Hostler stated previous minutes reference an increase in the number of beds.
- Mr. Hostler discussed how to deal with the backend of the island under the overpass with the Jasmine, which is not filling in.
- Mr. Rhum explained deer are eating landscaping there and in several other areas.
- Mr. Rhum previously provided proposals to install society garlic in the Avenue Simone and Avenue du Soleil islands.
- There is too much sun for the end of the two islands on TPC Boulevard under the overpass.
- Deer do not eat society garlic.
- Ms. Bramm requested proposals to discuss at the next meeting.
- Mr. McClain asked how often is mulching done. Mr. Rhum responded once a year over the past four years.
- Mr. Rhum explained the price increase for mulching is due to several new beds.
- Regular maintenance and treatments continue.
- Permits were obtained to remove the oak trees. They should be removed within the next couple of weeks.

C. Community Association Manager's Report

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

- Four proposals were received to repair the sidewalks. The proposals range from \$22,500 to \$46,000. The spreadsheet provided to the vendors is clear and there should not be such a large range in pricing. Chambord was not included in the original list, but will be added.
- A resident provided pictures of flooding near 18918 Maisons Drive. This was forwarded to Ms. Stewart to look into.
- Mr. McClain questioned the OLM inspection score of 92.5 with a deduction of 13. Mr. Harmer asked them the same question and they take a percentage of a basis of 125. Mr. McClain wants that to change.
- Mr. Hostler thinks the inspections should be conducted without outside influences present.

- Mr. McClain expressed concern over the effectiveness of OLM and thinks they should just do quarterly inspections.
- Mr. McClain noted there is a great deal of algae blooms in the ponds, which should be treated.

SIXTH ORDER OF BUSINESS

Attorney’s Report

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

- He followed up with Mr. Dan Freitas at Heritage Propane.
- Theo’s Construction’s insurance company paid \$10,000 for damages to the gate. There is an outstanding balance of \$1,500, which is not cost effective to pursue. Mr. McClain requested a letter be sent to them addressing the outstanding balance.
- There has been no activity at 5512 W. Lutz Lake Fern Road. This issue will be put on hold until school starts.

SEVENTH ORDER OF BUSINESS

Manager’s Report

A. Follow Up Items

Mr. Vega reported a District credit card is being issued and should be received shortly.

B. Review and Discussion of the Fiscal Year 2015 Budget

The Board reviewed the Fiscal Year 2015 budget. There was Board consensus to use funds from the reserves to keep assessments flat.

EIGHTH ORDER OF BUSINESS

Old Business

A. New Gate Equipment Update

The following was discussed:

- Mr. Gallagher reported there has been progress with the evaluation and a detailed proposal will be presented next month.
- Six other communities similar to Cheval West, which use the system they are looking into, were contacted and they all provided good references.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

The following was discussed:

- The Board requested all documents be in portrait format.
- Mr. Hostler requested an update on closing of the access area from Lutz Lake Fern Road at the end of St. Laurent Drive. Mr. Gardner stated the builder could not get a

permit. They confirmed with the County they have other routes and it is not on their maps for emergency access.

- Mr. Hostler discussed options to change the meeting location closer to the community. The Cheval Country Club is an option, but the meetings may have to be changed to Wednesday afternoons or evenings. The cost is \$100 per meeting.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart discussed the following

- She provided an update on the paving project.
 - There is a platting statute, Section 177, which states it is illegal to disturb control points.
 - This puts a burden on the contractor and is a common problem because they are not aware.
 - The surveyor has to locate the control point and then it needs to be put back in place.
- She requested a reduction in hourly fees from Stantec. Invoices are monitored to make sure they stay within the annual budget.
- The inspector is looking into the flooding issue at Maisons Drive. She will have more information in the afternoon.

NINTH ORDER OF BUSINESS

Supervisors' Requests (Continued)

The following was discussed:

- Mr. Hostler asked about looking into LED lighting. Mr. Vega shared his experience with TECO on switching to LED lights in another community.
- Mr. McClain would like to look into solar lights for some dark areas such as the corner of Chaville and Chemille Roads where kids have to wait for the bus when it is dark.

TENTH ORDER OF BUSINESS

**Approval of Financials Dated
June 30, 2014 and Greenacre Properties'
Invoice**

The Board reviewed the financials.

- Mr. McClain questioned why they had to pay \$3,800 to replace a scanner that was under warranty. Mr. Wills explained the part was under warranty, but they had to pay for the software to get the new scanner board working.
- Mr. McClain asked about the \$60 inspection fee for the Fire Department. Hillsborough County charges inspection fees.
- Mr. McClain asked about a charge for patrol at Cheval Boulevard and Wimbledon on April 11, 2014. This is for Cheval East. He also noted there are four bills and there should only be two.

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

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor additional expenses for Greenacre Properties in the amount of \$11.71 were approved.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Mark Vega
Secretary



Tim McClain
Vice Chairperson