

**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, March 17, 2014 at 8:30 a.m. at Greenacre Properties, 4131 Gunn Highway, Tampa, Florida.

Present and constituting a quorum were:

Lori J. Lencioni	Chairperson
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
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 March 17, 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  
February 17, 2014 Meeting**

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

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

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

**Field Staff Reports**

**A. Community Services**

Mr. Wills reported the following:

- Rover patrols at Maisons were increased due to a burglary at 18952 Maisons Drive.
- There has been a significant turnover in staff. New staff is getting additional training.
- There were several issues with the Ramblewood Gate not working. The decoder board had to be replaced. The new board will be installed either today or tomorrow. Mr. Wills will make sure this is covered as one service call under warranty.
- One of the monitors needs to be replaced at the Ramblewood Gate.
- A copy of Standard Operating Procedures from US Securities for Cheval was provided to the Board.
- A capabilities presentation from US Securities was provided to the Board.
- Mr. Wills has been studying traffic patterns at the gates. The guard at the Ramblewood gate signs in six to seven people from 10:30 p.m. to 7:00 a.m. Technology is available to run the gate remotely from the Lutz Lake Fern gate and will save the District money.
- He expressed concern over Community Services becoming involved in instant fining.
- He would like to provide input to the committee looking into replacing equipment. The computer at the main gate needs to be replaced.
- Mr. Gallagher reported he met with Isaac Mullah to discuss evaluation of the community's system and put together proposal specifications. They will meet again on April 4, 2014. He expects to have tangible information for the April or May meeting.
- It was announced that Mr. Wills won Site Manager of the Year. This is the highest award given by US Securities.

**B. Landscaper**

Mr. Rhum reported the following:

- Marigolds were planted as borders to detract deer from eating the landscaping.
- Leaves are constantly being cleared out due to weather conditions.
- New plantings will be installed by next week.

- He is waiting to verify tot lot work is complete before installing sod. Ms. Stewart confirmed the tot lot work is complete.
- Mr. Hostler brought up a vacant house on the corner of Savoy Circle and Chemille Road needing maintenance.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Ms. Stewart reported the following:

- The drainage work at Cour Estates is complete.
- Two proposals were obtained for milling and resurfacing. Maisons Drive, the tot lot and both guardhouse parking lots will cost \$161,426. Replacing stamped concrete around the TPC golf cart crossing with asphalt will be \$16,792.

On MOTION by Mr. Harmer seconded by Mr. Gallagher with all in favor repaving of Maisons Drive, the tot lot, the guardhouse areas and replacing the concrete TPC golf cart crosswalk with asphalt at a cost not to exceed \$180,000 was approved.

- Mr. Harmer suggested a rubber mat to place under the swings. There was Board consensus to place rubber mats under the swings staying within the previously approved budget.
- Ms. Stewart noted the contractor is backed up and the resurfacing work may not be complete before the next meeting.

**C. Community Association Manager's Report**

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

- A resident complained about a possum near Terrain de Golf Drive and insisted a trapper be called out. The possum died within 24 to 48 hours of the resident's call. The Board discussed this issue and agreed this is not the District's responsibility.
- A resident requested the Board address traffic on St. Laurent Drive and offer options to make it safer. Mr. Harmer will have the TIC look into this.
- A resident questioned if plants can be installed at the walls along Lutz Lake Fern Road. This wall belongs to Hillsborough County. Mr. Harmer suggested Cheval East and Cheval West collaborate in requesting the County address the condition of the wall.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

**A. Follow Up Items**

Mr. Vega reported the following:

- Bank of America does not issue prepaid credit cards without it being secured. He checked with other banks and they all require a social security number. Bank of America recommended the Green Dot from Walmart. They charge a monthly fee of \$4.95.
- Sergeant Hobbes will be asked to evaluate enforcement of the stop sign at the Ramblewood exit.
- The previous Federal Express invoice had charges for three packages because one carried over from the previous month. If you look at the invoice previous to the one in question, there is only one charge.
- Assessment roll services are included as part of the contract. The Severn Trent Services contract is up for renewal. The Board would like quotes for assessment services to compare pricing.
- The property appraisal fee is a flat 6%

**B. Discussion of General Election**

**i. Qualifying Information**

Mr. Vega provided qualifying information for the General Election.

**ii. Resolution 2014-2 Confirming the Use of Supervisor of Elections**

Seat #1, currently held by Mr. Hostler, and Seat #2 currently held by Mr. McClain are up for election in November of 2014.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor Resolution 2014-2, confirming the use of the Hillsborough County Supervisor of Elections, was adopted.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

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

- Heritage Propane is available to meet on March 26, 2014 to discuss removal of the tanks.
- The County should consider the parking of cars on the empty property off of Lutz Lake Fern Road as open storage. This is not allowed in the BPO zoning district. Mr. Gardner will contact code enforcement.

- Mr. Gardner suggested a maintenance easement for 5536 Avenue du Soleil. He does not think the property owner's mortgage company will agree to deed over a portion of the property to the District. Ms. Brown will obtain a quote from Mr. Rhum to install Bahia grass.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

The following was discussed:

- Mr. Ives addressed the Board regarding speeding and reckless driving on TPC Boulevard. Mr. Harmer provided details on evaluations made by the TIC and actions being taken to address traffic issues.
- Mr. Zichi provided an update on Cheval East. The shred day was set for April 26, 2014, but will be rescheduled because not enough time is being provided to all residents. He will try to reschedule it for May 24, 2014.

**TENTH ORDER OF BUSINESS**

**Approval of Financials Dated February 28, 2014 and Greenacre Properties' Invoice**

There being no questions or comments,

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor the financials and Greenacre Properties' invoice were approved.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**


There being no further business,

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




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Mark Vega  
Secretary




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Lori J. Lencioni  
Chairperson