

**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, September 15, 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
Rohn Harmer	Assistant Secretary
Scott Hostler	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Tonja Stewart	Engineer
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Several Residents	

The following is a summary of the discussions and actions taken at the September 15, 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
August 18, 2014 Meeting**

Ms. Lencioni stated each Board member received a copy of the minutes of the August 18, 2014 meeting and requested any corrections, additions or deletions.

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

On MOTION by Mr. McClain seconded by Mr. Gallagher with all in favor the minutes of the August 18, 2014 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

The following was discussed:

- Mr. Wills reported there was an incident where a resident left the garage door open and the vehicle unlocked. A bicycle and some items from the vehicle were stolen. The resident did not want to file a police report.
- Someone reported three 20 foot pythons were spotted off of TPC Boulevard. Pictures were provided. After assessing the situation a representative from Florida Fish and Wildlife determined the pictures were taken from an aquarium.
- Cheval East roads will be closed 7:30 a.m. to 9:00 a.m. on September 20, 2014 for the 5K event.
- Mr. McClain noticed broken sprinkler heads and requested the rovers flag them.
- Mr. Hostler would like to know what they need at the two gatehouses. He noticed they do not have printers. Mr. Wills indicated he was waiting to see what is included with the new system.

B. Landscaper

There being no report, the next item followed.

C. Community Association Manager's Report

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

- The next OLM inspection is scheduled for September 18, 2014 at 8:30 a.m.
- Sidewalk work will begin this week.
- There is a sinkhole on Chemille Drive, north of TPC Boulevard. Ms. Stewart determined it is a result of issues with the County's sanitary lines.
- Mr. Hostler and Ms. Bramm met with the Schulz of 6211 Nimes Court to discuss the extension of the Upper Tampa Bay Trail. The engineers working on the project showed them charts and graphs. They are willing to remediate landscaping after the project is complete.
- Mr. Schulz addressed the Board and showed pictures of the back of his property.

- The Board will address the County regarding not receiving notification of the project and he suggested more residents also contact the County.
- Ms. Wheeler requested to be on the agenda regarding maintenance of her property at 5536 Avenue du Soleil, but was not in attendance.
- Mr. Hostler asked if there was an update from Lake Masters regarding the algae bloom in the ponds. Ms. Bramm was told it was a seasonal issue and it is happening in several communities. They are having difficulties accessing Lake Taylor due to shrub overgrowth. Ms. Bramm will contact the resident regarding the shrubs.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Goodwin addressed the Board on behalf of the Chambord residents requesting something be done about the open area opposite to the north pond on Lutz Lake Road where parents drop off their children for school. The Board will look into extending the District wall to block trespassing access.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported the following:

- She submitted a complaint to the County regarding the depression in the asphalt in front of the lift station.
- She received a quote in the amount of \$4,700 for the curb in Maisons. She is looking for other quotes. It needs to be demolished and removed first. The arborists also need to clear out the roots before the curb can be reconstructed. Ms. Bram will try to obtain a quote as well.

On MOTION by Mr. McClain seconded by Mr. Harmer with all in favor curb repair at Maisons was approved at an amount not to exceed \$4,700.

SIXTH ORDER OF BUSINESS

Attorney's Report

The following was discussed:

- Mr. Gardner is waiting to receive pictures of parked vehicles at 5512 Lutz Lake Fern Road. He also questioned whether the Board wanted to consider purchasing it.
- He sent the letter to Theo's Construction.

- There was discussion regarding removal of the propane tanks versus filling them. There was Board consensus to have them removed.
- Mr. Hostler asked about TECO’s responsibilities to replace lights under the contract. The agreements are standard and there are no guarantees on the level of service.

SEVENTH ORDER OF BUSINESS

Manager’s Report

A. Follow-Up Items

Mr. Vega reported the following:

- There is a social media forum called *Nextdoor* for communities. Mr. Vega is prohibited from commenting in social media.
- FHP is scheduled for the remainder of the year. Mr. Hostler mentioned a mailbox was hit by a car.

B. Discussion of Change in Banks

The Board reviewed and discussed changing banks from Bank of America to Bank United.

On MOTION by Mr. McClain seconded by Mr. Gallagher with all in favor the Board authorized changing the District’s checking account to Bank United.

C. Meeting Schedule for Fiscal Year 2015

The Board reviewed and discussed the meeting schedule and location for Fiscal Year 2015.

On MOTION by Mr. Gallagher seconded by Mr. Harmer with all in favor the meeting schedule was changed to the third Wednesday of every month at 9:00 a.m. at the Sunset Room in the Cheval Golf and Country Club.

EIGHTH ORDER OF BUSINESS

Old Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

The following was discussed:

- Ms. Lencioni reiterated the house on Savoy Circle needs to be mowed. She also stated the house at the end of Savoy and Chemille needs to be mowed.

- Mr. McClain was approached by a resident regarding a house bordering the area immediately to the west side of the Ramblewood gate. The location teaches pole dancing. He questioned if they should pursue zoning violations.
- Mr. Hostler reviewed quotes he received for holiday decorations. The District is limited by its power sources. He will obtain quotes to address electrical issues. He also requested postponing removal of the two Oak Trees until after the holidays.

TENTH ORDER OF BUSINESS

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

The Board reviewed the financials.

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

TWELFTH ORDER OF BUSINESS


Adjournment

There being no further business at this time,


On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the meeting was continued to 11:30 a.m.



 Mark Vega
 Secretary



 Tim McClain
 Acting Vice Chairman


 Rohn Harmer