

**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 Thursday, August 20, 2015 at 9:00 a.m. at the Cheval Golf and Country Club - Sunset Room, 4310 Cheval Blvd, Lutz, Florida.

Present and constituting a quorum were:

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| Rohn Harmer | Chairman |
| Lori Lencioni | Vice-Chairperson |
| Scott Hostler | Assistant Secretary |
| Tim McClain | Assistant Secretary |

Also present were:

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| 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 August 20, 2015 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Harmer reviewed a few changes to the agenda.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
July 16, 2015 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the May 20, 2015 meeting and requested any corrections, additions or deletions.

The Board made several changes, which will be included in the amended copy of the minutes.

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| On MOTION by Mr. Hostler seconded by Ms. Lencioni with all in favor the minutes of the July 16, 2015 was approved as amended. |
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FOURTH ORDER OF BUSINESS

Public Hearing to Adopt Fiscal Year 2016 Budget.

The following was discussed:

- Mr. Harmer informed the audience this is the annual budget review for the CDD not the CWCA budget.

The Public Hearing was opened at 9:16am

- Mr. Vega indicated the 9% increase is for repairs and security.
- Mr. Vega indicated that the last time of an increase was 2011 and it was 2%.
- Mr. Harmer indicated that the fund balance had dropped to a 15% deficient in the last two years. He also stated that our deficient increased this year from \$156,000 to \$168,000.

The Public Hearing was closed at 9:39am.

A. Resolution 2015-6, Adopting the Budget

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor Resolution 2015-6, adopting the budget for Fiscal Year 2016 with a 9% increase, was adopted.

B. Resolution 2015-7, Levying Non Ad Valorem Assessments

Mr. Vega indicated that this Resolution allows the County to be the Collection Agency.

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor Resolution 2015-7, levying non ad valorem assessments for Fiscal Year 2016, was adopted.

Mr. Vega indicated that the County can bill the CDD up to 2% of the budget.

SIXTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported the following,

A. TPC/Avignon Roadway and Roadway on St. Laurent

Ms. Stewart indicated that there were some issues at Westchase with water levels.

B. Article for Cheval Living on Discharges.

- Ms. Stewart indicated that she does not have any answers on how to deal with the discharges.
- Ms. Stewart indicated residents need to be aware of blockage with leaves and mulch in their storm system.

- Ms. Stewart stated that the St. Laurent roads are not in the best conditions, but no action is required.

FIFTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Paul Wills reported the following:

- **Database Update and Status of Gate System Install**
- **Chambord Gate Lightening Strike**
- The loops and the detectors at the Chambord Gate are bad due to a lightning strike. Two bids were submitted to repair the loops: Scansys bid for \$2,390 and Accurate Electronics for \$3,183.
- Mr. Wills the Ramblewood gate is working, two fuses had to be replaced and the gate system is back up.

On MOTION by Mr. Hostler seconded by Ms. Lencioni with all in favor the previous motion was amended to approve the proposal from Scansys contingent upon them doing the work on Monday and if they cannot complete work staff will ask Accurate Electronics if they can complete the work by Tuesday at an amount not to exceed \$2,500.

- A total of 542 Cheval West residents turned in their update forms.
- A total of 396 barcodes were cancelled for Cheval West and 495 were cancelled for Cheval East.

B. Landscaper

There being no report, the next item followed.

C. Community Association Manager's Report

• **Update on Video Camera Gate Access Information**

- Ms. Bramm noted the video cameras were worked on all weekend. The Ramblewood camera is up. Four cameras are now working.
- All electrical work at Chambord was authorized. The county is involved and a permit has to be pulled for the camera at this location.
- Ms. Bramm wanted to put new exterior lights at the gatehouse with this money.
- There are three recorders, one at each gate.

- Mr. Harmer noted articles will be published to inform residents about the installations. In July, there will be a Residents Workshop to review all this. The vendor will be attending this meeting.

SEVENTH ORDER OF BUSINESS

Attorney's Report

- **Contract for Fieldstone**
- **Emergency Gate Plat Modification**

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

- Mr. Gardner and the Board discussed Heritage Propane and the tank removals.
- He indicated there is no change in the Pink Tati LLC aka Pharaoh's Palace and the property is once again listed for sale.

EIGHTH ORDER OF BUSINESS

CDD Manager's Report

- A. **Follow-up Items**
- B. **Consideration of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for the Fiscal Year 2015 Financial Audit**
- C. **Meeting Schedule for Fiscal Year 2016**

Mr. Vega discussed the Fiscal Financial Year 2015 Audit.

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| On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the Fiscal Year 2015 financial audit was approved. |
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Mr. Vega and the Board discussed the Fiscal Year 2016 meeting schedule. There was Board Consensus to approve the meeting schedule for Fiscal Year 2016 as presented.

NINTH ORDER OF BUSINESS

Old Business

- A. **Open Seat on Board: Status of Letters and Applications: September 17 Meeting**

Mr. Harmer stated the deadline is September 1, 2015 and if an application is submitted after they would not be part of the consideration. Mr. Harmer indicated that appointment of a new Board Meeting will be at the September 17, 2015.

- B. **Golf Cart Policy: East/West Committee**

A final recommendation has not yet been reached, but the committee should be able to make a recommendation at the next meeting.

- C. **New Resident Web Site**

Waiting to send out one-time use codes with the Dwelling Live letter.

D. Quarterly Evening Meetings for CDD/CWCA

No decision was made.

E. Lake 20 water level: Letter to Public Works Department

Mr. Harmer indicated he would draft a letter and sent it to Public Works Department.

F. No parking Maison & Terrain Golf

Signs are up and an article was submitted for the September issue.

G. OLM Contract

No action taken at this time.

TENTH ORDER OF BUSINESS

New Business

The following was discussed:

- Mr. Harmer indicated that Mr. Hostler will get new quotes for holiday lights for the next meeting.
- There was discussion regarding the Verizon package.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Hostler questioned the location of the camera at Ramblewood.

TWELFTH ORDER OF BUSIENSS

Approval of Financials Dated July 31, 2015 and Greenacre Properties Invoice

There being none.

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| ON MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the Financials and Greenacre Properties Invoice were approved. |
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THIRTEENTH ORDER OF BUSINESS

Audience Comments

The following was discussed:

- A resident discussed issues with signs and parking.
- Mr. Harmer stated that he will try and get Florida Highway Patrol in to address the parking issues.

FOURTEENTH ORDER OF BUSINESS

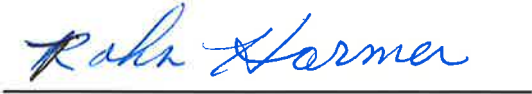
Adjournment

There being no further business,

On MOTION by Mr. Harmer seconded by Mr. Hostler with all in favor the meeting was adjourned at 12:22 a.m.



Mark Vega
Secretary



Rohn Harmer
Chairman