

**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 Wednesday, January 21, 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:

Rohn Harmer	Chairman
Lori J. Lencioni	Vice Chairperson
Scott Hostler	Assistant Secretary
Tim McClain	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
Several Residents	

The following is a summary of the discussions and actions taken at the January 21, 2015 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Zichi announced he will no longer serve on the Cheval East Board. The Board thanked him for all his cooperation with the District.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
December 17, 2014 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the December 17, 2014 meeting and requested any corrections, additions or deletions.

One change was made and will be incorporated into the amended copy of the minutes.

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the minutes of the December were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

B. Landscaper

Mr. Rhum reported they will be fertilizing the next couple of weeks. The irrigation clock and pump at Chambord need to be replaced.

A. Community Services

Mr. Wills reported the following:

- The barcodes are in and are being issued as requested.
- The barcode case was down a few times due to issues with the lines. All issues were Verizon's responsibility. They are currently running.
- There were some questions regarding 6105 Savoy Circle. Mr. Wills questioned how his officers are to know what paperwork is valid. He was told valid paperwork will be recorded and stamped.
- Instant fining is working well.
- There have been no issues at Chambord; however, there is some extra patrol to verify everything is okay.

C. Community Association Manager's Report

Ms. Bramm reviewed her report and discussed the following:

- The current sidewalk phase is almost complete. The next phase has 266 grinds and 20 replacements for a total of \$14,600. Ms. Bramm noted she has not been marking any of the sidewalks that cross driveways.
- Ms. Schwartz addressed the Board requesting the sidewalk in front of her property on Avenue du Soleil be repaired. Mr. Harmer requested Ms. Bramm and Mr. Gardner work together on this and bring back a recommendation to the Board.
- Ms. Bramm is obtaining bids to pressure clean the sidewalks, curbing and neighborhood monuments.
- There were two OLM inspections since the last meeting and the grading were 90% and 91%. The inspections will now be held the first Wednesday of every month at 11:00 a.m.

- The annual backflow inspection at Ramblewood is due. They are not able to conduct the inspection because it is leaking. It will cost \$681 to replace.

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the replacement of the backflow at Ramblewood was approved at the amount of \$681.

On MOTION by Mr. Hostler seconded by Ms. Lencioni with Mr. Hostler, Ms. Lencioni and Mr. Harmer voting aye and Mr. McClain voting nay the next phase of the Chemille/Chambord sidewalk repair program was approved at an amount not to exceed \$16,000.

FIFTH ORDER OF BUSINESS

Engineer’s Report

Ms. Stewart reported the following:

- She verified Chambord was re-milled and resurfaced. The entire community should be good for at least five years.
- She provided regulatory sign information for *no parking* signs and discussion ensued regarding parking near the Chambord entrance.

SIXTH ORDER OF BUSINESS

Attorney’s Report

The following was discussed:

- Mr. Gardner will provide an opinion on the distinction between a sidewalk and a driveway as it corresponds to responsibility in the District.

SEVENTH ORDER OF BUSINESS

Manager’s Report

A. Follow-Up Items

Mr. Vega reported the following:

- Temporary fence is to be installed this week in Chambord.
- No permit is required to clear the landscape in the Chambord entrance due to the fact the trees are Brazilian Pepper and they are an invasive species.
- Estimate for a concrete drop in the wall was provided at \$51,000.00
- Quotes for black metallic fences ranging from \$7,680.00 to \$11,850.00 were presented. The Board was in consensus to not proceed until they were able to view the area one more time prior to the February meeting.
- The District Engineer was asked to look into the St. Laurent Lake 20 level.

- The District Engineer was also asked to look into vegetation by Ramblewood gate and identify who owns the land.

EIGHTH ORDER OF BUSINESS **Old Business**

A. Discussion of Gate Contracts

Mr. McClain stated he is still gathering the data to present to the Board an apples to apples comparison, currently the vendors are not at this point.

B. Authorization Letter for OLM to Rebid Landscape Maintenance

- Discussion on OLM Rebid process

On MOTION by Ms. Lencioni seconded by Mr. McClain with all in favor OLM proceeding with the preparation of the Landscape Contract contingent upon final review by the Board at the next meeting of the bid specs, mow days and all amendments included in the contract was approved.

C. Parking on TPC Near Chambord Gate

Quotes for *no parking* signs are to be provided to the Board at the February meeting.

D. Construction of Fence Inside Chambord Gate

All Board members will view the area prior to the February meeting.

NINTH ORDER OF BUSINESS **New Business**

- A.** New School Bus Turn-Around at Chambord Entrance was tabled until the February agenda.

TENTH ORDER OF BUSIENSS **Supervisors' Requests**

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS **Approval of Financials Dated December 31, 2014 and Greenacre Properties' Invoice**

There being no questions or comments.

On MOTION by Ms. Lencioni seconded by Mr. Holster with all in favor the Financials and the Greenacre Properties Invoice were approved.

TWELFTH ORDER OF BUSINESS **Audience Comments**

There not being any, the next item followed.

January 21, 2015

Cheval West C.D.D.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor the meeting adjourned at 11:10 am



Mark Vega
Secretary



Rohn Harmer
Chairman