

**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, April 21, 2016 at 9:05 a.m. at the Cheval Golf and Country Club - Sunset Room, 4310 Cheval Blvd, Lutz, Florida.

Present and constituting a quorum were:

Rohn Harmer
Scott Hostler
Ronald Nagy

Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Mark Vega
Truett Gardner
Shelly Bramm
Paul Wills
Angie Mason
Several Residents

District Manager
Attorney
Greenacre Properties
Community Services
Fieldstone

The following is a summary of the discussions and actions taken at the April 21, 2016 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
March 17, 2016 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the March 17, 2016 meeting and requested any corrections, additions or deletions.

There being none,

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| On MOTION by Mr. Hostler seconded by Mr. Nagy with all in favor the minutes of the March 17, 2016 meeting were approved. |
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There was discussion regarding posting CDD documents on the CWCA website and vice versa. To avoid confusion the CWCA link will be posted on the CDD website and the CDD link will be posted on the CWCA website.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Gardner reported the following:

- Heritage Propane has completed removal of all propane tanks.
- He looked into another property located west of the Discovery Point Child Development Center on Lutz Lake Fern Road that was sited twice for parking and they complied. This is good information to use towards 5512 Lutz Lake Fern Road.
- Mr. Robert Sheehan, Hillsborough County Code Enforcement, sent Mr. Gardner an email reporting on the results of the January 22, 2016 hearing. He understands and shares the Board's frustration on this issue. Code Enforcement was going to speak at the April 15, 2016 code violation hearing. Mr. Gardner will continue to follow up with the County.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Wills reported there were a total of four incidents this month.

- A couple of single vehicle accidents.
- A furniture truck backed into the *No Commercial* sign at Ramblewood yesterday.
- A repossession service truck ran the exit gate at Ramblewood. The police would not do anything because they consider the roads public.

B. Landscaper

Ms. Mason reported the following:

- The past two weeks they have been on property five days. They are mowing Mondays, Tuesdays and Wednesdays. Additional detail and weed work is being done on Thursdays and Fridays.
- Turf fertilizer was applied to the common area in early April.
- Slow release granular will be applied late May to early June.
- Sod is being replaced in some focal point areas.
- The overpass enhancement was installed.

- Enhancement work on some of the monument signs is complete. Enhancement proposals for the remaining monument signs were submitted today for a total cost of \$5,400.

On MOTION by Mr. Hostler seconded by Mr. Nagy with all in favor an amount not to exceed \$5,400 was approved for landscape enhancements at nine monuments contingent upon Ms. Lencioni's approval.

C. Community Association Manager's Report

Ms. Bramm reviewed her report and discussed the following:

- The benches on TPC Boulevard are in. She will work with Mr. Wills to get plaques for them.
- There is a breach in the fence at Chambord where kids can come in through the parking lot. Ms. Bramm is working with Mr. Vega to obtain quotes for a fence to install on District property.
- Ms. Bram reviewed the three proposals from A&H Electric, which were tabled at the last meeting.

On MOTION by Mr. Hostler seconded by Mr. Nagy with all in favor the three proposals from A&H Electric for electrical upgrades at multiple locations were approved at a cost not to exceed \$3,000.

- A resident complained about depressions in the conservation area near her property in Chambord that are retaining water and causing mosquito issues. She contacted the County and they directed her back to the District. Ms. Bram will contact Ms. Stewart to look into it.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being no report, the next item followed.

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

A. Follow-up Items

The County recently responded to him and indicated they would look into the length of the turn lane from Van Dyke Road onto Ramblewood Road.

B. Acceptance of the Fiscal Year 2015 Financial Audit

Mr. Vega reviewed the financial audit for Fiscal Year 2015 and indicated it is a clean audit.

On MOTION by Mr. Hostler seconded by Mr. Nagy with all in favor the financial audit for Fiscal Year 2015 was accepted.

C. Draft Budget for Fiscal Year 2017

Mr. Vega reviewed the draft budget, which keeps assessments at the same rate as the current fiscal year. There was discussion regarding re-allocation of sidewalk funds depending on the area of the District. It was noted that if you reallocate funds for sidewalks, gatehouses should be reallocated as well.

EIGHTH ORDER OF BUSINESS

Old Business

Mr. Vega followed up on Resolution 2016-1, adopted at the March 17, 2016 meeting, and noted the following seats are up for election in November of 2016: Seat 3 currently held by Ms. Lencioni, Seat 4 currently held by Mr. Nagy and Seat 5 currently held by Mr. Harmer.

NINTH ORDER OF BUSINESS

New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSIENSS

Approval of Financials Dated March 31, 2016 and Greenacre Properties Invoice

The Board reviewed the financials. Mr. Vega noted the District has collected 94.66% of its assessments. This percentage is lower than it was at this time during the previous three years. Any uncollected assessments will be sold as tax certificates and the District will receive 100% of its assessments once they are sold.

On MOTION by Mr. Hostler seconded by Mr. Nagy with all in favor the financials dated March 31, 2016 and the Greenacre Properties Invoice were approved.

TWELFTH ORDER OF BUSINESS

Audience Comments

The following comments were made:

- Ms. Willsie commented on the Sheriff's Department stating they would not handle the gate issue because the roads are public. She noted they previously stated they would not monitor the roads because they were private roads.
- Ms. Willsie stated there are three trees on Lutz Lake Fern Road covering the school zone signs.
- Ms. Willsie commented on reallocation of funds. She stated everyone moved into the community knowing they were sharing costs.
- Mr. Hostler stated the District needs to keep an eye on the pipeline work being done outside Ramblewood Road. They are encroaching some of the District's landscape.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Nagy seconded by Mr. Hostler with all in favor the meeting was adjourned at 10:41 a.m.



Rohn Harmer
Chairperson