

**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, July 21, 2016 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	Chairperson
Lori J. Lencioni	Vice Chairperson
Tim McClain	Assistant Secretary
Ronald Nagy	Assistant Secretary
Scott Hostler	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Angie Mason	Fieldstone
Several Residents	

The following is a summary of the discussions and actions taken at the July 21, 2016 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

Additional item under Old Business, item will be noted as item D, Lake Masters.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
June 16, 2016 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the June 16, 2016 meeting and requested any corrections, additions or deletions.

Corrections were noted and will be included in the approved minutes.

On MOTION by Ms. Lencioni seconded by Mr. Nagy with all in favor the minutes of the June 16, 2016 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Wills reported the following:

- An incident report was sent out regarding a homeowner’s alarm which was triggered when the homeowner was out of the country.
- The Sherriff had to trespass an individual off the property during a repossession.
- The Chambord gates were fixed and is up and running. All the other equipment appears to be working fine.
- The warranty for the gates should have begun October 12, 2015 and with an end date of October 12, 2016. A copy of the contract will be reviewed to determine the effective warranty dates.
- The gate took over six weeks to complete. A number of service companies were unable to determine or isolate the problem. ScanSys checked the equipment and made changes which finally eliminated the problem.
- Mr. Hostler stated having the names posted of the security person on duty is very helpful to homeowners; it lets them know who is working and available.
- The SOPs are being revised and once it is completed it will be presented to the Board for review.

B. Landscaper

Ms. Mason report the following:

- Mr. Larry Moffat is returning to work with Fieldstone. He has a wealth of experience and previously owned his own landscape business.
- Fieldstone received a 96.5% score from OLM; the next inspection is scheduled for August 3, 2016.
- The turf weeds and fungus issues are being addressed. Hot spots are being monitored, especially during the summer months.

- Work to cut down the bushes is being performed between 7:00 a.m. and 9:00 a.m. This presents a safety issue due to traffic concerns. This matter will be reviewed and the safety concerns addressed.
- The house at the south end of Maisons has a stack of tree limbs left by the homeowner. Removal of the limbs is outside the landscapers' scope services.
- Mr. Gardner will send a letter to the homeowner regarding removal of the branches along with a bill to cover the cost.

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor authorizing Fieldstone to remove the tree branches from the property on Mason in an amount NTE \$50.00, and for Mr. Gardner to send a letter with a bill to the homeowner.

- Removal of the oak trees at the entrance and replacing them with palm trees was discussed. Concern was raised regarding palm tree diseases; Ms. Lencioni will follow-up with Ms. Mason.

C. Community Association Manager's Report

Ms. Bramm reported the following:

- A homeowner's request for a bar code could not be provided since the vehicle only has a temporary tag. A permanent valid tag is required before issuing a bar code.
- Two additional bids were received for the fountain. An additional quote will be requested and the information will be provided at the next meeting.
- Numerous complaints were received regarding mosquitos. Hillsborough County will be contacted to provide additional mosquito control spraying.
- Two proposals were received to clear clogged storm drains. This issue will be monitored until the work can be performed during the dry season.
- A drive through will be conducted to look at the roads in the St. Laurent and Chemille area to determine if the issue is a structural or esthetic concern, performed by Ms. Stewart
- Articles will be prepared for the newsletter.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed:

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Gardner reported the following:

- On July 19, 2016, a cease and desist letter was sent to residents regarding the improper use of the pond. The letter informed them about the violation of SWFMD permit.
- Review regarding an office and meeting area addition.
- The new legislation allowing CDDs to tow vehicles was reviewed.
- The issue 5512 Lutz Lake Fern Road was discussed.
 - The resident will have to apply for rezoning.
 - If non-compliance continues the FHP will be contacted.
- Another request for removal of the propane tanks was sent.

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

A. Follow-up Items

Mr. Vega reviewed the following:

- An update was provided from the Hillsborough County Supervisor of Election regarding the November election.
- The General Election is set for November 8, 2016, and as per statute, newly elected Board members will take their seat on or after November 22, 2016.
- Effective October 1, 2016, the new guidelines for the website goes into effect.
- The water utility bill is 193% over budget. The landscaper will be contacted regarding the possible issues with and valves and timers. The water utility bill for the past three years will be reviewed to determine the trend.
- The District can consider a fish which eats mosquito larva in ponds in an attempt to reduce the mosquito population. A quote for the cost of these fish will be requested.
- Mr. Hostler voiced his concern regarding Mr. Harmers' involvement in the election process.

Mr. Hostler MOVED to request Mr. Harmer’s resignation and Mr. Nagy seconded it.

- Mr. Harmer recused himself from the vote.

On VOICE vote with Mr. Hostler, Mr. Nagy voting aye and Mr. McClain, Ms. Lencioni voting nay, the motion failed to pass.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion of Trespassing Issues

There being none, the next item followed

B Discussion of Holiday Lights

Mr. Hostler will obtain a proposal for the holiday lights

C. Discussion of VOIP system

There being none, the next item followed

D. Lake Masters

NINTH ORDER OF BUSINESS

New Business

- It was noted there are more trailers, roofers, dumpsters, PODS, and commercial vehicles in the community. As individuals enter the gate they should be informed they are not allowed to leave items out as they can be towed or the homeowner could be fined.
- FHP is conducting general community patrols.

TENTH ORDER OF BUSINESS

Supervisors’ Requests

No additional requests at this time.

ELEVENTH ORDER OF BUSINESS

Approval of Financials Dated June 30, 2016 and Greenacre Properties Invoice

The Financial Report dated June 30, 2016 and the Greenacre Properties Invoice were presented for consideration.

On MOTION by Mr. McClain seconded by Mr. Nagy with all in favor the financials dated June 30, 2016 and the Greenacre Properties Invoice were approved.

TWELFTH ORDER OF BUSINESS

Audience Comments

- Resident Comments were received by the Board.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Rohn Harmer
Chairperson