

**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, May 19, 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	Chairperson
Lori J. Lencioni	Vice Chairperson
Tim McClain	Assistant Secretary
Scott Hostler	Assistant Secretary
Ronald Nagy	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 May 19, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
April 21, 2016 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the April 21, 2016 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Mr. Hostler seconded by Mr. Nagy with all in favor the minutes of the April 21, 2016 meeting were approved.
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FOURTH ORDER OF BUSINESS

Field Staff Reports

B. Landscaper

Ms. Mason reported the following:

- Fieldstone received a 90% score from OLM and the next inspection will be on June 1, 2016 at 3:00 p.m.
- Addition to maintenance crew personnel; Brandon Pitchon is the new field supervisor.
- Applied turf fertilizer.
- Irrigation inspection will be done monthly.
- Applied turf weed for spider mites.
- The overpass enhancement project was completed.
- All monument signs are completed.
- Timers were replaced and are warrantied for two years.
- Deer disrupting turf, will look into getting a product (deer scam) used at Cheval East and will see if this is cost effective.

C. Community Association Manager's Report

Ms. Bramm reported the following:

- The plaques were received.
- There is the ongoing idea of a community basketball court. Discussion ensued regarding location.
- ARC stated that until we can get a 75% vote and change the rule to allow a basketball court there is nothing that ARC or the Board can do.
- The following possible locations were suggested:
 - The dog park on Cheville
 - TPC Circle is the best location.
- A plan will be reviewed and presented at the next meeting.

A. Community Services

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

The depression in the conservation area near the Chambord home has not been resolved and will be tabled for discussion at the next meeting.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Gardner reviewed his report and discussed the following.

- He spoke with Commissioner Higginbotham's office about the 5512 Luke Lake Fern code enforcement.
- A letter will be sent to all commissioners regarding the inadequacy of their code enforcement processes.
- Mr. Gardner's office will provide the emails for the commissioners.
- Pictures will be taken and provided with letter.
- Property owner at 5512 Luke Lake Fern has until June 13, 2016 to file for rezoning of property.
- It was suggested a Board member attend the upcoming June 13, 2016 Code Enforcement meeting.
- Mr. Gardner's office will get the agenda for the Code Enforcement meeting.
- It was suggested the Board invite the commissioners to give them a tour of the area in question.

A. Gate Management for Criminal Offenders

The following was discussed:

- Mr. Wills shared recent events which occurred related to 18502 Ramblewood Road property code enforcement violations.
- There was discussion regarding security services within the community relating to an email received about guests who provided their driver licenses' and the addresses they were visiting.
- The Board and property management do not provide security. There is community services and gates which have some control, but cannot stop who can enter the community.
- Residents should contact the police if they have any concerns or issues.
- An article in the newsletter reminding residents to know the contractors and workers they hire will be helpful in light of the recent incident.

- The Rover will be dispatched anytime a call comes in for soliciting.

SEVENTH ORDER OF BUSINESS

CDD Manager’s Report

A. Follow-up Items

There being none, the next agenda item followed.

B. Distribution of the Proposed Budget for Fiscal year 2017 and Consideration of Resolution 2016-2, Approving the Budget and Setting the Public Hearing

The Board reviewed the proposed budget and discussed the following:

- Mr. Vega indicated executive management is requesting a 3 percent increase to the Severn Trent Services fee, from \$45,257 to \$46,615.
- The Board agreed to increase the assessment by 5%.

On MOTION by Ms. Lencioni seconded by Mr. Nagy with all in favor Resolution 2016-2, approving the budget for Fiscal Year 2017 and setting the public hearing for August 16, 2016 at 9:00 a.m., was adopted.

C. Registered voters - 1501

This item is for informational purposes only.

D. Candidates for Seats 3, 4, and 5

Seats 3, 4, and 5 are up and two current Supervisors are not running.

E. New Statutes for Posting Agendas

New legislation passed and will be provided to the Board.

- It requires posting of more data on the website for a longer period of time such as:
 - Proposed budget – 45 days.
 - Final budget – 30 days after adoption and two years thereafter.
 - Ms. Sandra Demarco’s contact information for records management to be posted by July 1, 2016.
 - The agenda package has to be posted seven days prior to the meeting.
 - Complete agenda package remains on the website for one year.
 - New document – CDD public facility report – no definition given as to the purpose of the report.
- Mr. McClain currently maintains the website.
- Discussion ensued regarding having a back-up in place.
- Mr. Vega will get a quote for creation and maintenance of a website.

- Ms. Bramm was asked to see if Greenacre Properties is willing to take up being a backup.

F. Van Dyke and Ramblewood Intersection

The following was discussed:

- The County does not set a standard for the length of a turn lane.
- It was suggested to post a link to the Hillsborough County website for residents to access the link and file complaints about their concerns over the turn lane.

EIGHTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

New Business

The following was discussed:

- Ms Bramm was asked about the sun canopies.
- Approximate cost for sun canopies is \$20,000 for the tot lot.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSIENSS

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

The Board reviewed the financials and it was suggested the sprinkler costs be looked at.

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor the financials dated April 30, 2016 and the Greenacre Properties Invoice were approved.

TWELFTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Lencioni seconded by Mr. Nagy with all in favor the meeting was adjourned.



Rohn Harmer
Chairperson