

**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, November 17, 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
Larry Moffatt	Fieldstone
Several Residents	

*The following is a summary of the discussions and actions taken at the November 17, 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**

- Mr. Harmer introduced the new Board members Mr. David Bowman, Mr. Butch Brown and Ms. Tracy Willsie and welcomed and congratulated the new Board members and informed them, of the upcoming December meeting at which time they will take the Oath of Office.
- Mr. Harmer thanked all the veterans who were in attendance.
- Mr. Harmer acknowledged and thanked Ms. Lori Lencioni for her 16 years of service and time on the Board. Ms. Lencioni will be on the ARC.

- Mr. Harmer stated his appreciation for the confidence of the Board had in appointing him to the Board and will continue to be on the Traffic Committee.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the  
October 20, 2016 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the October 20, 2016 meeting and requested any corrections, additions or deletions.

Corrections were noted and will be included in the amended copy of the minutes.

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the minutes of the October 20, 2016 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Field Staff Reports**

**A. Community Services**

Mr. Wills provided the following update:

- No incidents or problems.
- Equipment is running well.
- Mr. Wills has been monitoring the cameras and listening to the audio ensuring the gate officers are being compliant with their role.
- Discussion ensued regarding the Traffic Committee. Mr. Wills will be collecting radar data, so far indicating a speeding problem and has identified a number of vehicles travelling over 40 MPH.

**B. Landscaper**

Mr. Larry Moffatt reported the following:

- Fieldstone received an 89% from OLM.
- There are some areas in need of improvement because of the turf weeds. With the chemicals and cooler weather, this problem can be controlled.
- Mulching will be start front to back over the next several weeks.
- Palm trees removal should be completed today.

**• Report on Irrigation Water Leak**

- Mr. Vega provided an update and will follow-up with the representative of Insight.
- Mr. McClain reviewed and stated his concerns about the continual cost of the sprinkler system repair. He has stated Fieldstone’s cost is 2 times higher than what

the District was paying in the past. Mr. McClain would like to obtain statistics for this. He requested Mr. Moffatt have his account representative contact him directly.

- Mr. Vega will discuss this with Mr. McClain about separating irrigation companies.

**C. Community Association Manager’s Report**

Ms. Bramm reported the following:

- She received two proposals for flag lights. One quote is 80 watts and the other is 30 watts.
- Discussion ensued regarding, the lightings, as well as the watts of the current lighting.
- Mr. McClain would like to see a two light proposal with 60 watts. The Board is looking for LED changing lights and extra bright.
- Discussion ensued regarding cluster benches in front of the fountain. It was suggested to have two with landscaping in between the benches.

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor the purchases and installation of benches and landscaping at a cost not exceeding \$2,500 was approved.

**D. Cheval East Liaison**

- Cheval East having issues with the smell from the horses due to the stable expansion.
- The Board requested Mr. Gardner to see what the zonings are for this area.
- Mr. Peter Osborne is the new Chair of Cheval East.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

- Articles were received from Ms. Stewart.
- Mr. Harmer suggested to have the articles spread out over a three-month period in the newsletter as it includes too much data to have all three articles posted at the same time. This also show NPDS, Ms. Stewart has fully informed the residents.

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

Mr. Gardner presented the following:

- He followed-up on the request from the Board regarding the current status of the law who controls the information obtained from the security camera. The way it has been handled concurs with the Attorney General’s opinion where it is deemed to be confidential information so it would not be subject to a public records request, but can be viewable by members of the Board. This appears to be the current status of the law.
- No status change at 5512 West. Lutz Lake Fern Road.

**SEVENTH ORDER OF BUSINESS**

**CDD Manager’s Report**

**A. Follow-up Items**

- Mr. Vega will be providing information and paperwork to the new Board members.

**EIGHTH ORDER OF BUSINESS**

**Old Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**New Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors’ Request**

- Mr. McClain will be handling the transfer of the iPads.
- As of November 23, 2016 the new Board members board emails will be activated.
- Mr. Vega will be on vacation on November 21, 22, and 23, 2016. In his absence, Mr. Jim Hayford will be covering.
- On December 7, 2016 at 9:00 a.m. at Heritage Isles, Severn Trent will be holding a new Board member orientation. Presentations will be given by an attorney and an engineer. All are welcome to attend, new and current Board members.
- A new agenda item Cheval East Liaison, will be included after Community Manager.

**ELEVENTH ORDER OF BUSINESS**

**Approval of Financials Dated October 31, 2016 & Greenacre Properties Invoice**

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the financials dated October 31, 2016 and the Greenacre Properties Invoice were approved.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

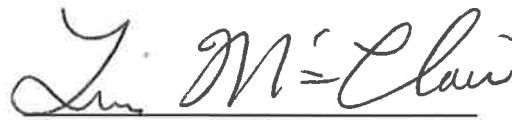
Resident comments were received by the Board.

**THIRTEENTH ORDER OF BUSINESS**

**Continuation**

There being no further business,

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the meeting was continued.

A handwritten signature in cursive script that reads "Jim McClain". The signature is written in black ink and is positioned above a horizontal line.

Chairperson