

**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, February 16, 2017 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:

Tim McClain	Chairperson
Scott Hostler	Vice Chairperson
Butch Brown	Assistant Secretary
David Bowman	Assistant Secretary
Tracy Willsie	Assistant Secretary

Also present were:

Mark Vega	District Manager
Shelly Bramm	Greenacre Properties
Truett Gardner	District Attorney
Tonja Stewart (via phone)	District Engineer

The following is a summary of the discussions and actions taken at the February 16, 2017 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of January 19, 2017 Meeting

- o Corrections were requested and will be part of the final minutes for the record.

On MOTION by Ms. Willsie seconded by Mr. Brown with all in favor the minutes of the January 19, 2017 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Engineer's Report

- Ms. Stewart indicated there was a question about replacing the speed humps with speed bumps.
- Ms. Stewart can provide a proposal to replace the speed humps with speed bumps. It will make people slow down at 15-20 MPH if this is the direction of the Board.
- Ms. Stewart was questioned about resurfacing road, but she informed the Board this had been done approximately six or seven years ago and currently they are 10 years away from resurfacing this road again.
- Mr. McClain asked if the proposal Ms. Stewart provides can include speed bumps with rumble strips and one without.
- Mr. Bowman suggested looking at the radar readings and data to find out if this indeed is a problem.
- Discussion ensued related to humps and bumps, size and height.
- Ms. Stewart will be doing the annual drainage field inspections starting this month.

FIFTH ORDER OF BUSINESS

Field Staff Report

A. Landscapers' Report

Mr. Joe Pichardo provided the following update:

- The OLM report improved; it was 90%
- Mr. Hostler joined Mr. Pichardo on inspection. The inspections are the first Wednesday of every month at 1:30 pm.
- Application of fertilizer on the turf.
- Fire ants continue to be an issue. They will use a product which is a once a year application a guaranteed product and will control the fire ant mounds.
- Mr. Pichardo discussed the front median and provided some suggestions to upgrade this area.
- Discussion ensued related to the design of the median.
- Discussion ensued regarding getting a designer and pricing.
- Discussion ensued related to the tree rings along TPC and mulch beds. A proposal was presented at a cost of \$4,457.

- One of the recommendation from OLM was bringing the hedge all the way to the end and replacing one plant on the other side.
- Discussion ensued regarding irrigation. Mr. McClain suggested he would like to cease and desist for irrigation at this time and to go out for bids from other vendors.
- On March 15, 2017 an irrigation inspection will be done.

B. Community Services Report

None.

C. Community Association Managers' Report

Ms. Bramm presented the following:

- Cheval East tabled the 4th of July event for their next meeting.
- Ms. Bramm received a complaint from a resident about Pond 18 about all the cattails in it.
- Ms. Bramm received a proposal for \$450 for germicide application to kill the cattails. This will follow with a \$1,900 per day to clean up. The cleanup is will be 3 to 4 days.
- Upon further discussion with the Board, Ms. Bramm indicated Lakemasters stated it was not necessary. There is no environmental reason to remove the cattails as it is not hindering the pond function.

D. Cheval East Liaison

None.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Truett Gardner presented the following:

- This month has been busy, there have been many re-zonings in the area
- A transmittal hearing is occurring today, not a big deal but it is going to be heard by the Board of County Commissioners on April 20th. Staff has recommended that it be denied.
- Discussion ensued regarding the Ramblewood rezoning.
- Mr. Gardner received two new re-zonings one at 5307 Luke Lutz Fern. It is a standard re-zoning from agricultural residential to commercial general. It is to be heard on

March 20, 2017. The second one received is within the community 18398 St. Laurent it is a variance to reduce the wetland setback from 30 feet to 15 feet in order to allow for a pool and a pool enclosure.

- o Discussion ensued related to a request received by Ms. Bramm from a resident to install a flagpole.
- o Mr. Gardner provided the Florida Statute for installation of a flagpole. He suggested the Board provide limited approval to verify a) it is 20 foot or less; b) it is not within an easement or it does not impact any sidelines.
- o Mr. Gardner will review if reports have been received from EPC or SWFTM and present the report at next month's meeting.

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

- o Mr. Vega indicated the irrigation inspection will start on March 15, 2017 at 9:00 a.m. at Luke Lutz Fern gate.

EIGHTH ORDER OF BUSINESS

Old Business

None.

NINTH ORDER OF BUSINESS

New Business and Supervisors' Requests

None.

TENTH ORDER OF BUSINESS

Acceptance of Financials Dated December 30, 2016 & Greenacre Properties Invoice

- o Mr. McClain questioned the additional copying charges. Mr. Vega indicated the auditors have been copying various items.
- o Mr. Bowman questioned the rover and fuel charges.
- o Mr. Hostler discussed the cost the District pays for the street lights.
- o Discussion ensued regarding LED lighting.
- o Mr. Hostler asked Mr. Vega to check to see if TECO would provide sample LED lights.
- o Mr. Vega suggested the company Arkon would provide a leasing option and installation. He indicated he will get the information and provide to the Board.

On MOTION by Mr. Hostler seconded by Ms. Willsie with all in favor the financials dated December 31, 2016 were accepted and the Greenacre Properties Invoice was approved.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- o Resident comments were received by the Board.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Tim McClain
Chairperson