

**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 Monday, December 17, 2014 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	Chairman
Lori J. Lencioni	Vice Chairperson
Scott Hostler	Assistant Secretary
Tim McClain	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Tonja Stewart	Engineer
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Larry Rhum	Greenview Landscaping
Paul Woods	OLM
Several Residents	

The following is a summary of the discussions and actions taken at the December 17, 2014 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 not being any, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
November 19, 2014 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the November 19, 2014 meeting and requested any corrections, additions or deletions.

Changes were made and will be incorporated into the amended copy of the minutes.

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor the minutes of the November 19, 2014 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Wills reported the following:

- There are less than 100 barcodes left. Three quotes were obtained and the least expensive was from Southern Armory for \$3.50 per barcode, plus shipping and handling. He will order 500 barcodes.
- Hillsborough County has a new noise ordinance that went into effect on December 12, 2014. The sheriff can cite any violators \$150.
- There have been no issues with keeping the gates closed at Chambord. Mr. McClain noted the walkthrough gate on the side is broken.
- The US Securities contract was amended as requested. Mr. Wills will be at Cheval West more often and staff will receive more training.
- There have been several vehicular accidents at the TPC Boulevard roundabout.
- The Sheriff has been handling issues at 5605 TPC Boulevard.
- There have been several calls regarding wall jumping at Maisons. Callers are being directed to contact the Sheriff with details.
- An intoxicated driver was arrested on Saturday after driving recklessly on Maisons Drive.
- There were several calls regarding Christmas lights and decorations being taken down and placed in mailboxes. Patrol was increased as a result.

B. Landscaper

Mr. Rhum reported the following:

- The landscape upgrades at the Lutz Lake Fern entrance are complete.
- He is waiting for proposals to take out the roses in front of Chambord and replacing them with annual flower beds.
- The area along Veterans Expressway was mowed and low branches were cut.
- Turfs were sprayed and fertilized.

- Mr. Hostler expressed concern over the decisions made for the Lutz Lake Fern entrance. He feels the replacements to the oak trees should have been more significant.
- Mr. Woods from OLM explained they were designed and placed in a triangle form for aesthetic quality. They are currently immature palms and have not developed a full canopy. It is a proven return on investment as this palm will not have the pest and disease issues.
- Mr. McClain commented on the ligustrums in common areas not being shaped. Mr. Woods explained ligustrum canopies are pruned, but are not sheared into a snow cone appearance because it requires more work and produces an aesthetically inconsistent plant. They are trying to grow them into flowering trees with canopies.
- Mr. Woods reviewed the grade sheet for the November failed inspection and a proposal for landscaping at the Chambord entrance. He reviewed the bid specifications for the project.
- Mr. McClain commented on the inspection and questioned why this is the first failed inspection when there were no significant changes in the appearance of the landscape. He noted it has been worse before. Mr. Woods stated there was a failed inspection in October of 2012.
- Mr. McClain expressed frustration on ongoing landscaping issues and expressed his expectations for OLM to hold Mr. Rhum accountable.
- Ms. Lencioni suggested going out for landscaping bids. Mr. Woods will provide information for landscaping bids.

C. Community Association Manager's Report

Ms. Bramm reviewed her report and discussed the following:

- The first phase of the sidewalk project is complete. She started identifying areas for the next phase, which is TPC Boulevard from Lutz Lake Fern to Veterans Expressway and from Chambord gate into Terrain du Golf. There are 320 grinds and 14½ replacements. The replacement areas are large. The estimated cost is \$17,030. There will be a third phase.

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor expenses at an amount not to exceed \$17,500 were approved for the second phase of sidewalk grinding and replacement.

- There are several issues with electricity and lighting at the gates. There is a broken transformer at Chambord. Night Lights quoted \$180 to replace since it is out of warranty. A&H stated the wiring at Ramblewood is against code. The Board requested another opinion.
- Ms. Bramm requested the Board look at inconsistencies with street signs.

FIFTH ORDER OF BUSINESS

Engineer’s Report

Ms. Stewart reported the following:

- She provided the Board with an update on the NPDS permit. She spoke with a DEP representative. The District will need to submit a report next year.
- She will work with Ms. Bramm to provide educational information to residents on how the stormwater system works and what they can do to reduce nutrients going into the ponds.
- Ms. Bramm asked her about a drainage structure that has issues with the grates. Ms. Stewart believes it is the responsibility of the Golf Course.
- There was discussion about a wall/fence for the Chambord area.

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the installation of a temporary chain link fence in Chambord was approved at a cost not to exceed \$2,500.

The record will reflect Ms. Lencioni left the meeting at 11:00 a.m.

- Mr. Hostler requested Ms. Stewart look into who owns the property with the Brazilian Peppertrees blocking the view of a lake as you exit the Ramblewood gate.

SIXTH ORDER OF BUSINESS

Attorney’s Report

The following was discussed:

- Heritage Propane wants to evacuate and remove the tanks the first of the year. The contacts information was provided to Ms. Bramm and Mr. Wills for them to contact them for removal.
- Mr. Wills provided him with the revised contract.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the US Security contract was approved contingent upon review and approval by District Counsel.

- There is a pending code enforcement violation for 18520 Ramblewood Road. The owner sent his attorney to meet with the County and they are seeking clarification of several items. Discussion ensued on ongoing issues at this property.

SEVENTH ORDER OF BUSINESS

Manager’s Report

A. Follow-Up Items

Mr. Vega reported the following:

- Mr. Wills received the Cheval West credit card.
- As of December 16, 2014, the District has collected 69% of its assessments.
- He discussed the need for Wi-Fi in the meeting room.
- He asked the Board if they wanted to keep the Chambord gate closed. There was Board consensus to leave it closed.
- Severn Trent Services held a new supervisor orientation and Mr. Harmer attended.
- He forwarded all information received about gates to the Board.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion of Gate Contracts

The following was discussed:

- The new iPads will be distributed this week.
- Mr. McClain is looking into costs associated with FiOS.
- Mr. McClain would like a service agreement on hardware.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Hostler noted there is only landscape lighting on one side of the Ramblewood gate due to lack of a power source. He requested quotes for an additional power source.

TENTH ORDER OF BUSINESS

**Approval of Financials Dated
November 30, 2014 and Greenacre
Properties' Invoice**

There being no questions or comments.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the financials and Greenacre Properties' invoice were approved.

ELEVENTH ORDER OF BUSINESS

Audience Comments

The following was discussed:

- A resident stated landscaping at the Lutz Lake Fern is obstructing view of traffic and the yield sign.
- A resident commented on the additional lane on Ramblewood Road, near Van Dyke Road, being too narrow.
- A resident asked if there is a way to limit the amount of properties sold to investors. Mr. Gardner responded you cannot.

TWELFTH ORDER OF BUSINESS

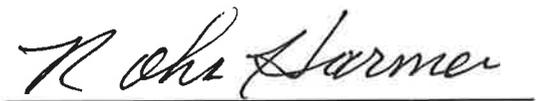
Adjournment

There being no further business,

On MOTION by Mr. Hostler seconded by Mr. McClain with all in favor the meeting adjourned at 11:44 a.m.



Mark Vega
Secretary



Rohn Harmer
Chairman