

**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, January 20, 2014 at 8:30 a.m. at Greenacre Properties, 4131 Gunn Highway, Tampa, Florida.

Present and constituting a quorum were:

Tim McClain	Vice Chairman
Daniel Gallagher	Assistant Secretary
Scott Hostler	Assistant Secretary
Rohn Harmer	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Tonja Steward	Engineer
Louise Brown	Greenacre Properties
Tracy Willsie	Resident
Sal Zichi	Cheval East Resident

Due to failure of the recording device, the following is a summary of the discussions and actions taken at the January 20, 2014 Board of Supervisors meeting based on the District Managers' notes.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Willsie updated the Board on the status of the playground project. Mr. McClain asked Mr. Vega to find out why American Parks was paid in full.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
December 16, 2013 Meeting**

Mr. McClain stated each Board member received a copy of the minutes of the December 16, 2013 meeting and requested any corrections, additions or deletions.

A change was made, which will be incorporated into the amended copy of the minutes.

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor the minutes of the December 16, 2013 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

There being no report, the next item followed.

B. Landscaper

There being no report, the next item followed.

C. Community Association Manager's Report

Ms. Brown reviewed her report and the following was discussed:

- Greenview Landscaping will remove the bushes for the back flow valve next week.
- Mr. Wills is still out due to back pain and Danny is supervising in the interim. Mr. McClain stated the gates are backing up and he is not seeing the rover there to help. Mr. McClain stated we need to consider the bonus payouts if they are not doing their jobs. Mr. Hostler suggested developing a merit/de-merit system.
- Mr. McClain asked why the fountain is shooting indirectly and why it is not attached properly. He requested Ms. Brown have the vendor address it during their quarterly maintenance.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported the following:

- She reviewed the paving parking plan for Maisons Drive and TPC Boulevard. A quote will be presented at the next meeting.
- She discussed the stop sign removal. A study is not necessary and the Board can make a decision to remove the stop signs.
- The Cour Estates project has been staked. Work will commence on or around February 10, 2014 after Mr. Gardner sends another letter notifying what bushes should be trimmed in the flagged path and trimming should be done by Monday, February 3, 2014. The contract was signed with omission of landscape work. Landscape work will be done by Mr. Rhum on site. The District will only pay for replacement of sod.

- The playground mulch is ADA compliant according to ASTM 1292 standards. Ms. Stewart will have the mulch under the monkey bars corrected.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Gardner submitted his status report and the following was discussed:

- Letters were sent to 19008 and 19010 Cour Estates regarding drainage repairs.
- The Heritage propane tank project is moving forward.
- He needs to discuss the cart crossing with TPC.
- He received a \$10,000.00 check from Theo's Construction's driver's insurance carrier. He asked the board if he should continue collection against Theo's Construction's insurance company for damages. The Board was in Consensus to continue.

SEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Vega reported he spoke with Mr. Rhum and they cannot include the median outside of the community without a charge. Mr. Vega will be attending the OLM inspection and will discuss this area with Mr. Rhum and Mr. Wills. Mr. Hostler asked if Mr. Rhum can call into the meeting if he cannot attend in person.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. McClain asked Mr. Vega to look into a Cheval West CDD credit card for District business.
- Mr. McClain asked Mr. Vega to suspend FHP Officer Lopez until Sergeant Hobbes can find another FHP officer to work in Officer Lopez's place. If Sergeant Hobbes cannot find a replacement after three months, Officer Lopez can work in the community again.
- Mr. McClain requested Mr. Vega get a copy of the Verizon account for Chambord Gate, pages 2 and 4.
- Mr. McClain asked Mr. Vega to find out why Mr. Wills charged \$50 at 7-Eleven for fuel.

- Mr. McClain asked Mr. Vega to find out if Severn Trent is questioning invoices. He also questioned why so many issues are coming up such as the parks company being paid in full and this \$50.00 reimbursement.

NINTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

**Approval of Financials Dated
December 31, 2013 and Greenacre
Properties' Invoice**

The Board reviewed the financials and Greenacre Properties' invoice.

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor the Financials and Greenacre Properties invoice were approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the meeting was adjourned at 11:50 a.m.

Mark Vega
Secretary

Tim McClain
Vice Chairperson