

**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 Wednesday, October 22, 2014 at 9:00 a.m. at Cheval Golf and Country Club – Sunset Room, 4310 Cheval Blvd, Lutz, Florida.

Present and constituting a quorum were:

Rohn Harmer	Assistant Secretary
Daniel Gallagher	Assistant Secretary
Scott Hostler	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Tonja Stewart	Engineer (Via Telephone)
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Several Residents	

The following is a summary of the discussions and actions taken at the October 22, 2014 Board of Supervisors meeting by the District Manager due to recorder failure.

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
September 23, 2014 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the September 23, 2014 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor the minutes of the September 23, 2014 meeting were approved.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

The following was discussed:

- Chambord gate directives were covered on how to handle calls with the rover.
- Two incidents that occurred in the month were a head on accident in the roundabout and jewelry was reported stolen from a house on Terrain de Golf.
- Research will be done on the USSA leave behind document to confirm the document says notice and not ticket.
- A quote will be created for proposed manned gate coverage at the Chambord gate if the call box cannot be repaired.

B. Landscaper

Not present

Ms. Bramm presented a proposal from OLM for development of the scope and supervision of the oak tree trimming contract for \$1500.00 for approval

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor of the proposal from OLM for \$1500.00 was approved.

C. Community Association Manager's Report

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

- Sidewalk repairs have started and a lot of root pruning is being done. We have a list of all of the damaged sidewalk and residents should not be concerned if the paint has washed off of the damaged portion of the sidewalk.
- OLM inspection is this Thursday 10/23 at 8:30 a.m.
- A resident with a Pennsylvania tag is requesting a variance and we are still looking into the matter.
- Chambord new wall estimate would be \$65,000.00 to \$70,000.00
- Tonja, Scott and Mark will meet at the Chambord gate to evaluate the site and gather a proposed quote for an iron fence.

FIFTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported the following:

- The manhole issue on Chemille was inspected after a complaint was received. We cannot verify what caused the problem but there are tree roots, which could have possibly created the situation.

SIXTH ORDER OF BUSINESS

Attorney's Report

The following was discussed:

- USSA contract renewal takes effect June 2015 and hourly rates are the only change in the contract.
- TPC land acquisition is still under talks.
- We are still working on the Ramblewood property and the Lutz Lake Fern property with code enforcement and we are receiving help from Paul with pictures.

SEVENTH ORDER OF BUSINESS

Manager's Report

Mr. Vega reported the following:

A. Follow-Up Items

We will have comparable gate quotes at the next meeting.

B. Assigning Fund Balance as of September 30, 2014

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor motion was approved.

C. Resolution 2015-1, Amending the General Fund Budget for Fiscal Year 2014

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor motion was approved.

D. Consideration of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2014 Financial Audit

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor motion was approved.

E. Discussion on Changing Banks

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor to rescind prior motion to change Banks to BankUnited was approved.

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor to change Banks to Florida Community Bank was approved.

EIGHTH ORDER OF BUSINESS

Old Business

Discussion on the following items:

- Chambord Gate repair and security options for possible manned gate during repair of the call box.

On MOTION by Mr. Hostler seconded by Mr. Gallagher with all in favor to NTE \$15,000.00 for an extra guard at the Chambord gate while exploring the option of repairing the call box at a reasonable cost and or pulling the board and replacing with a new board and or while renting a loaner board until the call box is repaired was approved.

NINTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Gallagher stated after over 35 years in Florida and 15 years in Cheval he is resigning as of November 6th because he and his wife are moving to SantaFe New Mexico to be near his kids.
- Mr. Hostler distributed several proposals for holiday lights and decorations.

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor to NTE \$8,000.00 for Decorating Elves was approved.

TENTH ORDER OF BUSINESS

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

There being no questions or comments,

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

ELEVENTH ORDER OF BUSINESS

Audience Comments

Several residents asked:

- Does the Board to know that there is a serious problem with parents parking their cars at the entrance of Chambord gate to pick up their children from the school across the street.

- Residents also requested the no soliciting sign be moved so it does not block the sign at the Chambord gate.
- Who owns Terrain De Golf Drive?
- Residents requested next election can the Board place a sample ballot in the Cheval Living?

TWELVTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Gallagher seconded by Mr. Hostler with all in favor the meeting adjourned at 11:43 a.m.



Mark Vega
Secretary



Rohn Harmer
Chairperson