

**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 July 16, 2015 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
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
Several Residents	

The following is a summary of the discussions and actions taken at the July 16, 2015 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 were none.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
June 17, 2015 Meeting**

Mr. Harmer wanted to clarify regarding the vacant seat on the Board, the deadline to accept applications is September 1st. Voting takes place at the September 17th Board meeting.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the minutes of the June 17, 2015 meeting were approved, as amended.
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FOURTH ORDER OF BUSINESS

Discussion of Landscape Bids: Update on Fieldstone and Cost for Mulch

- Mr. McClain met with Fieldstone and a quote was received with an adjusted mulch price.
- Ms. Lencioni emailed the Board stating her opinion on the contract.
- Fieldstone sent submitted a revised quote for \$169,000 per year for 3 years. In addition, a revised quote for mulch was submitted reducing the cost from \$42,000 per year to \$30,450 per year. A revised for a three year timeframe for \$169,000 including reduction of the mulch from \$42,000 to \$30,450.
- The Board Mr. Gardner and Mr. Vega to prepare a contract with Fieldstone with the expectation it will be signed by September 1st. This will provide a 30-day notice to Greenview.

Mr. McClain MOVED to accept the Fieldstone revised bid for a three year landscaping services in the amount of \$169,000 which includes the reduction in cost for mulch that is acceptable to the association and subject to legal review and Mr. Hostler seconded the motion.

- Mr. Vega will coordinate start date with Fieldstone.

On VOICE vote with all in favor the prior motion was approved.

New Item: 18520 Ramblewood Road:

At this time, Mr. Ron Nagy gave an update on the Pink Tati.

- Mr. Nagy met with Commissioner Beckner on the Pink Tati issue. Mr. Nagy has an appointment to meet with Commissioner Beckner who is conducting community meetings. Today, he is visiting the Austin David Library.
- Mr. Nagy informed the Board about a meeting of the County Code Enforcement Board to be held to protest on July 24, 2015 at 9:00 a.m. He asked for participation.
- Mr. Nagy noted a civil case may make a large impact on the situation with the Pink Tati.

FIFTH ORDER OF BUSINESS

Discussion of Upper Tampa Bay Trail

- Mr. Eric Scholtz is not present, but Ms. Stewart will comment on the high water levels.
- Ms. Stewart indicated she inspected Mr. Scholtz's property and determined the County had not removed vegetation from either the wetland or the drainage ditch adjacent to the

Scholtz property. Although water was visible in the area near the construction zone of the trail, this was probably due to the weather pattern rather than construction and did not represent any impact on the vegetation in the area.

SEVENTH ORDER OF BUSINESS

Engineer's Report

Ms. Stewart reported the following:

- She discussed the depression at the intersection of TPC Boulevard and Avenal Drive and noted a proposal is being sent to her to investigate. She thinks it is a utility problem.
- Manhole repairs are complete on St. Laurent Drive.
- Pool discharges were discussed. Although Hillsborough County suggests that pool water can be discharged onto lawn areas prior to flowing into the sewers or wetlands, this seems to contradict NPDES rules.
- She made a drive-through to inspect curb complaints and tripping hazards made by oak trees.
- She is working with the landscaping company for removal of trees and the repair of curbs and sidewalks. She will be in contact with Ms. Bramm on this issue.

SIXTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Paul Wills reported the following:

- He sent out reports.
 - **Database Update**
 - Database updates are being made to the existing database. Subsequent to the second mailing, some residents have submitted duplicate forms.
 - **Update on Video Camera and Gate Installation**
 - Tomorrow all the video camera installations should be completed.
 - Permanent signs will be installed in the ground, indicating, "*Camera is in In Use*".

B. Landscaper

There being no report, the next item followed.

C. Community Association Manager's Report

- **Update on Electrical Work at Chambord and Lutz Lake Fern Gates**

- **No Parking Signage on Terrain de Golf**

Ms. Bramm reported the following:

- OLM is proposing a 10% increase for 2016, meaning \$660 per month.
- Mr. Vega discussed alternatives to OLM.
- The Board discussed having OLM come every other month vs. inspections every month. Staff will look into this.
- Approval of several landscape upgrades will be tabled until next month; however, two dead palm trees will be removed as soon as possible.
- Installation of **No Parking** signs at Terrain de Golf will begin next week. Ms. Bramm will coordinate with Mr. Wills for locations.
- The signs will be installed on Maisons and not TPC Boulevard.
- A house under contract to close next week at 18934 Maisons has a drainage easement underneath their pool. The homeowners are asking for a variance “limited to the existing encroachment”.
- District Engineer will need to follow up and be paid for that work.

On MOTION by Mr. Hostler seconded by Mr. McClain with all in favor to approve the variance for the drainage easement at 18934 Maisons contingent upon District Engineer findings that there is no negative impact on the CDD with the cost to be borne by the seller and with final approval by the Chairman.

- Mr. Reeves had a question regarding enforcement of the new No Parking signs on Terrain de Golf.
- The Chairman responded the Florida Highway Patrol has been contracted for four days during the one-month period school begins. Then Florida Highway Patrol will go back to a random schedule.

EIGHTH ORDER OF BUSINESS

Attorney’s Report

Mr. Gardner reported on the following:

- The contract for the new gate access system was prepared.
- Regarding 5512 W. Lutz Lake Fern Road and rezoning, he spoke with Commissioner Higginbotham about potential code enforcement violations. As of Monday of this week, the homeowner had not filed for rezoning.

- He discussed the Golf Cart policy.
- There was a trip and fall on the sidewalk. The injured party made a complaint.

NINTH ORDER OF BUSINESS CDD Manager's Report

Mr. Vega reported on the following:

A. Follow Up Items

- At the last Board meeting the audit was approved, but the audit books were not available at that time. He distributed them today.
- He is receiving repeated complaints on pond maintenance. He reached out to Lake Masters.

B. Review and Discussion of Fiscal Year 2016 Budget

- Six Hundred Dollars (\$600) is being added into Subscription Services.
- Fifty Thousand Dollars (\$50,000) is being added for a line item for Sidewalk Restorations.
- The budget public hearing is scheduled for Thursday, August 20, 2015.

TENTH ORDER OF BUSINESS Old Business

A. Community Workshop: Wednesday, July 22, 2015 at 7:00 p.m. in the Sunset Room

The Chairman reminded everyone of the Community Workshop for the new Gate System next Wednesday. ScanSys, Cheval East Board and their residents will be in attendance.

B. Open Seat on Board: Status of Letters and Applications

There being nothing to discuss, the next item followed.

C. Crosswalk on TPC at Simone/Avenal TIC Report

- New signs will be added on the eastbound side of the crosswalk.

D. Pink Tati Violation: Meeting on July 24, 2015

This item was already discussed.

ELEVENTH ORDER OF BUSINESS New Business

A. Proposal to have Quarterly CDD Meetings in the Evening

- The Chairman noted the CDD has one of those once a year.
- It was decided to table this item until the August 2015 Board meeting.

B. Florida State Requirements for Golf Carts

This was discussed earlier. This item will be tabled until the next meeting in order to investigate the current regulations in Cheval East.

C. Website at Greenacre

- o Mr. McClain noted we are required to have a CDD website.
- o We may have to keep our current service. It is not expensive.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor to move forward with a new web site at Greenacre.

- o Mr. McClain will work with Greenacre to install a link to the new web site on the Cheval West website.

TWELFTH ORDER OF BUSIENSS

Supervisors' Requests

A. Resolution Regarding Cheval AC Independence Day Celebration

- o Mr. Harmer read from a resolution on behalf of CWCA thanking the Club for participating and setting up the Independence Day celebration.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the resolution thanking the Club for setting up the Independence Day Celebration was approved.

- o The Hillsborough County lift stations are putting in gates and will need to be painted. The stations are on TPC Boulevard and Avenue Avignon.
- o The Chairman noted surge caps should be purchased for control boxes of the new electronic equipment in three locations. He will obtain prices.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

- o An audience member asked that a letter be sent to the county noting the water levels are higher than usual and mentioning the drainage issues in the community.
- o In answer to an audience member's comments on golf carts, the Chairman noted the issue is being tabled.
- o Police patrols have been initiated in Heritage Harbor. It was asked if this was appropriate for Cheval West. The Chairman indicated the Heritage Harbor plan did not apply to Cheval West based on the need to have manned gates whereas the gates at Heritage Harbor are unmanned 24-hours a day.

THIRTEENTH ORDER OF BUSINESS

**Approval of Financials Dated June 30,
2015 and Greenacre Properties Invoice**

The Board reviewed the financials.

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

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

ON MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the meeting was adjourned.



Mark Vega
Secretary



Rohn Harmer
Chairman