

**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, September 17, 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
Lori Lencioni	Vice-Chairperson
Scott Hostler	Assistant Secretary
Tim McClain	Assistant Secretary
Ronald Nagy (Appointed at end of Meeting)	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Tonja Stewart	Engineer
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Paul Woods	OLM
Fieldstone Representatives	
Several Residents	

The following is a summary of the discussions and actions taken at the September 17, 2015 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the
August 20, 2015 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the August 20, 2015 meeting and requested any corrections, additions or deletions.

The Board made several changes, which will be included in the amended copy of the minutes.

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the minutes of the August 20, 2015 meeting were approved as amended.

FIFTH ORDER OF BUSINESS

Field Staff Reports

B. Landscaper

Mr. Woods addressed the Board and reviewed landscaping plans.

A. Community Services

- **Gate Access System**
 - 1. Data Base Conversion**
 - 2. V2000 Installation**
 - 3. Training**

Mr. Wills distributed an update on the new gate system and discussed the following:

- The PC used at the main gate will be moved to the Lutz Lake Fern gate so all cameras can be monitored at that location.
- Everything has been installed and is on the new barcode system.
- Staff is being trained on the new program.
- A pricing list of costs associated with running the system was provided.
- The camera at the Ramblewood gate was moved from the residents' lane to the gatehouse because the wiring could not be run underneath the road. The camera shows who is going through the lane, but does not capture tag numbers.
- The only incident in Cheval West was a car accident at Chemille Drive and Savoy Circle. There were no injuries or damages.
- Morning traffic congestion issues at Terrain de Golf are easing due to assistance by FHP.
- The next newsletter for Cheval East will include a list of suggestions to keep property secure.

C. Community Association Manager's Report

- **Bar Code Deactivation Letter to Residents**

A notification letter was sent to residents who did not submit their forms. An apology letter will be sent to 190 residents who received the letter in error. A new deactivation letter will be sent to the correct list of 185 residents.

- **Resident Letter with One-Time Use PINs for Dwelling Live and Resident Web**

These letters will be mailed out as soon as final verification is received that everything is working well.

- **Electrical Grounding of Gatehouses**

This work is complete.

- **Maintenance of Tot Lot**

The rusty screws have been replaced. A proposal was submitted to replace the rusty swing chains, but it was too high. More proposals are being obtained.

Ms. Bramm also reported the following:

- Nine lights were pulled from the Lutz Lake Fern entrance, eight of which were under warranty. More lights need to be pulled.
- A code enforcement notification was received from the County for 6105 Savoy Circle. Mr. McClain clarified the covenant states maintenance is the responsibility of the owner.

SIXTH ORDER OF BUSINESS

Engineer's Report

Mr. Vega reported Ms. Stewart is working on the NPDES report, which is due September 30, 2015.

SEVENTH ORDER OF BUSINESS

Attorney's Report

- **5512 Lutz Lake Fern: High School Parking**
- **Emergency Gate Modified Plat**
- **Storage Tank Removal**

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

- There is a new contact at Heritage Propane, Mr. Troy Singer. He has been responsive and removal of the tanks will be coordinated soon. The Board requested this be completed before the holidays.
- The property owners of 5512 Lutz Lake Fern Road are requesting to rezone the property. Mr. Gardner is closely monitoring this to make sure it is not rezoned.
- He received a letter from Mr. Joe Moreda, the Director of the Hillsborough County Planning and Zoning Department, stating there are utilities in the St. Laurent area.

The District would be responsible for moving the utilities if a wall is installed. There was Board consensus to not take action on this issue at this time.

EIGHTH ORDER OF BUSINESS

CDD Manager's Report

A. Follow-up Items

Mr. Vega noted the last set of minutes had changes on the final page. The changes were made. Once the minutes are signed, a scanned copy will be provided for the website.

B. Fieldstone Contract

The final contract has been executed.

NINTH ORDER OF BUSINESS

Old Business

A. Golf Cart Policy

Mr. Don Weir distributed and reviewed an informative summary of his research with regards to golf carts in the community. A copy of the report is attached hereto and made a part of the public record.

Mr. Gardner noted 3e of his summary is contradictory to Florida Statutes. Driving of golf carts within a designated golf cart community is allowed unless the local government entity enacts an ordinance not allowing golf carts on the sidewalk.

Mr. Harmer will work further with Mr. Weir on this item.

B. Terrain de Golf: No Parking & No Standing

There was no further discussion on this issue.

C. Holiday Decorations

Mr. Hostler reported he is still waiting on two more proposals. Decorating Elves submitted a proposal for a total of \$7,620.

ON MOTION by Ms. Lencioni seconded by Mr. Hostler with Ms. Lencioni, Mr. Hostler and Mr. Harmer voting aye and Mr. McClain voting nay, the proposal from Decorating Elves for an amount not to exceed \$7,620 was approved.

TENTH ORDER OF BUSINESS

New Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Lencioni requested a quote on a fountain for the Ramblewood entrance since the Palm Tree is no longer there.

TWELFTH ORDER OF BUSIENSS

Approval of Financials Dated August 31, 2015 and Greenacre Properties Invoice

There being no questions or comments,

ON MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the financials and Greenacre Properties invoice were approved.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

The following was discussed:

- A resident liked the idea of installing a fountain at the Ramblewood entrance.
- A resident stated the Flag needs to come down and be folded properly after sunset at the Lutz Lake Fern entrance since the lights are not working.
- Ms. Goodwin read a letter from a resident addressing parking issues at TPC during school pickup hours.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Supervisor to Fill the Unexpired Term of Office (11/2016)

Mr. Ronald Nagy and Ms. Tracy Wilson addressed the Board expressing interest in serving on the Board.

- Mr. McClain nominated Ms. Wilson to fill the seat.
- Mr. Hostler nominated Mr. Nagy to fill the seat.
- There was Board discussion on each of the candidates' strengths. Each candidate had two votes.

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor the Board will accept the results of a coin toss in the case of a tie to appoint a Supervisor.

- Mr. Gardner tossed the coin and Mr. Nagy will be the new Supervisor.

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor Mr. Ronald Nagy was appointed to fill Seat #4 as determined by a coin toss resulting from a 50/50 split vote.

B. Oath of Office of Newly Appointed Supervisor

Mr. Nagy was administered the Oath of Office, a copy of which is attached hereto and made a part of the public record.

C. Election of Officers, Resolution 2015-8

On MOTION by Ms. Lencioni seconded by Mr. Hostler with all in favor Resolution 2015-8, keeping the slate of officers the same and adding Mr. Nagy as Secretary, was adopted.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Rohn Harmer
Chairman