

**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, February 18, 2016 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	Assistant Secretary

Also present were:

Mark Vega	District Manager
Truett Gardner	Attorney
Shelly Bramm	Greenacre Properties
Paul Wills	Community Services
Angie Mason	Fieldstone
Scott Leroy	Fieldstone
Several Residents	

The following is a summary of the discussions and actions taken at the February 18, 2016 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
January 21, 2016 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the January 21, 2016 meeting and requested any corrections, additions or deletions.

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

On MOTION by Mr. Hostler seconded by Mr. Nagy with all in favor the minutes of the January 21, 2016 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

B. Landscaper

Ms. Mason reported the following:

- Maintenance staff is working diligently to clean up debris on a weekly basis.
- The hedge at Chambord is doing well.
- There were a couple of irrigation issues in the past two weeks. Ms. Mason provided Ms. Bramm with photographs and had them repaired.
- They will be applying liquid fertilizer to all the turf areas during the last week of February. They will also do the shrub fertilization at this time.
- Palm fertilization is scheduled for March.
- They will be trimming the palms at Cheval East in late May to early June. Ms. Mason asked if the Board has a preference as to when to trim the palms. Ms. Lencioni responded to do them at the same time as Cheval East.
- Mr. Hostler commented on point deductions in the OLM inspection for leaves in the mulch. He noted he told Mr. Woods that it did not make sense to install the mulch when leaves were still falling. He feels the point deduction is unfair.
- Mr. Harmer complemented Fieldstone on their good work and stated he has received positive feedback.
- Mr. Lash stated the property looks better than it has in 18 years.
- Mr. McClain asked about the deer eating issue at TPC Boulevard and Chemille Drive. Ms. Mason suggested a dwarf crown of thorns. There was Board consensus to install crown of thorns.

A. Community Services

Mr. Wills reported the following:

- Equipment is running well.
- Several residents have approached him saying they do not want gate attendants to ask their guests for their driver's licenses or to scan them. Mr. Gardner will look into the

legalities of public access and whether requesting driver’s licenses is a reasonable request. This item will be placed on the March agenda.

- There was an incident on Chopin Drive where a property owner received a call from ADT who reported they were looking at video surveillance and saw someone in the living room. There was no one there when the police and Community Services got there. There was no indication of a break in.
- Mr. McClain asked if anyone reported the monument lights are not working behind Ramblewood Gate. He noted rovers should be reporting these things.

C. Community Association Manager’s Report

Ms. Bramm reviewed her report and discussed the following:

- A total of 80% of the community was surveyed for sidewalk repairs. Repairing all needed areas will cost approximately \$36,000. A total of \$11,000 was previously approved.
- Mr. Vega noted there are six mature trees causing damage to the sidewalks that Ms. Stewart recommended removing them. The Board requested residents be notified about the tree removals.

On MOTION by Ms. Lencioni seconded by Mr. McClain with all in favor additional expenditures in the amount of \$25,000 to repair sidewalks was approved.

- There was discussion regarding increasing reserves for the Fiscal Year 2017 budget. Mr. McClain also suggested looking into repaving the roads since fuel costs are low.

FIFTH ORDER OF BUSINESS

Engineer’s Report

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Attorney’s Report

Mr. Gardner reported the following:

- Ms. Bramm indicated the propane tanks have been removed. Mr. Gardner will verify all of them were removed.
- Mr. Gardner and Mr. Vega are communicating with the attorney on the sidewalk slip and fall case.

- There was brief discussion regarding 5512 West Lutz Lake Fern Road. The owner was going to apply for rezoning, but has not done so. Mr. Gardner will verify whether the property owner filed for rezoning.

SEVENTH ORDER OF BUSINESS

CDD Manager’s Report

A. Follow-up Items

Mr. Vega reported the following:

- Mr. Vega reported the turn lane coming from Van Dyke Road onto Ramblewood Road to the County, but was told the turn lane’s width is above County standards. Mr. McClain noted the length is short. Mr. Vega will contact Hillsborough County and request a review of the length of the turn lane.
- The lease period for the radios is coming up. Mr. Vega and Mr. Wills are looking into lower cost options.

EIGHTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

New Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors’ Requests

The following was discussed:

- Ms. Lencioni suggested posting replaceable signs with the gate attendants’ name at both gates.
- Mr. McClain expressed concern over staff turnover making it an increased expense.
- Ms. Lencioni suggested laminated signs.

ELEVENTH ORDER OF BUSIENSS

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

Mr. Vega reviewed the financials and stated Dwelling Live sent a check in the amount of \$.03. Mr. Harmer questioned why the water bills were so high. Mr. Vega will look into it.

On MOTION by Mr. McClain seconded by Ms. Lencioni with all in favor the financials dated December 31, 2015 and Greenacre Properties invoice were approved.

TWELFTH ORDER OF BUSINESS

Audience Comments

The following was discussed:

- Mr. Umland addressed the Board about obtaining a portable barcode for him to use when driving his motorcycle.

On MOTION by Mr. McClain seconded by Mr. Hostler with all in favor the CDD will support the CWCA allowing barcodes for motorcycles.

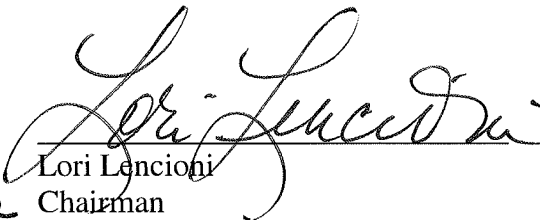
- There was brief discussion regarding 5512 West Lutz Lake Fern Road.
- Ms. Millen stated the sidewalk near her property sunk again.
- Mr. Lash asked if the Board can draft a letter to residents explaining why the District is concerned with 5512 West Lutz Lake Fern Road. Mr. McClain stated they already have information posted on the website. It will be published it in the newsletter as well. Ms. Lencioni expressed concern that neighboring communities are not aware of this.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


 Lori Lencioni
 Vice Chairman