

**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, June 16, 2016 at 9:05 a.m. at the Cheval Golf and Country Club - Sunset Room, 4310 Cheval Blvd, Lutz, Florida.

Present and constituting a quorum were:

Rohn Harmer	Chairperson
Lori J. Lencioni	Vice Chairperson
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
Several Residents	

The following is a summary of the discussions and actions taken at the June 16, 2016 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 being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
May 19, 2016 Meeting**

Mr. Harmer stated each Board member received a copy of the minutes of the May 19, 2016 meeting and requested any corrections, additions or deletions.

Corrections were noted and will be included in the approved minutes.

On MOTION by Mr. McClain seconded by Mr. Harmer with all in favor the minutes of the May 19, 2016 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Reports

A. Community Services

Mr. Wills reported the following:

- Retraining regarding the process for resident relations and complaints is ongoing.
 - The overuse of the visitor's lane by residents.
 - Abuse towards the officers at the gate by residents.
 - Inappropriateness towards a female officer from a male resident.
- Review of emergency responses and management.
 - Concern regarding activity at 18609 Chemille Drive is being monitored
 - Parents were advised of the concern.
 - This item will be addressed at the next meeting.
- Illegal parking remains a concern. Consider posting a sign stating there is no parking within 50 feet from the stop sign.
- Discussion ensued regarding the upcoming legislative changes taking effect October 1, 2016 providing CDDs the authority to tow illegally parked vehicles in a CDD.

B. Landscaper

Ms. Mason report the following:

- Fieldstone received a 91.5% score from OLM; the next inspection is July 6, 2016.
- Palm trees are scheduled to be trimmed before July 15.
- Deer repellent pellets will be applied tomorrow or early next week. Cost is approximately \$280 for coverage until September.
- The new field supervisor Brandon Pitchon started and response has been favorable thus far
- Inquiry if the cut-through area has irrigation. It was reported there is no working irrigation in the area.
- Ms. Mason was asked to address parking and respecting the speed limit with her team.

C. Community Association Manager's Report

Ms. Bramm reported the following:

- A proposal to repair the gate at Chambord was received in the amount of \$1,355.
- A proposal was presented for a new fountain – 7.5 horsepower, 28 feet, 58 feet in diameter at a cost of \$10,600. Additional quotes were requested.
- A discussion ensued regarding the printer for the office, it was decided a printer will be placed in the office within the week.

FIFTH ORDER OF BUSINESS

Engineer's Report

The following issue was noted on the vendor report:

- A resident pumped water out of Pond #20 and the pond is untreated.
- Pumping water out of the pond is a violation of the SWFMD permit and the CDD can be fined for this violation.
- Mr. Gardner will prepare a letter to be sent to the resident to stop pumping water from the pond.
- Further treatment of the pond will not be withheld.
- Lake Masters will be contacted for the details of this incident.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Gardner reported the following:

- Propane tanks located near the dog park belonging to Heritage have not been removed. Heritage was contacted and they will have the tanks removed by June 27.
- Discussion ensued regarding code enforcement words used regarding zoning laws. Enforcement was upheld.
- Discussion ensued regarding 5512 Luke Lake Fern.
 - Last hearing was in April.
 - Requested to extend the use of the parking lot until the school year begins.
 - It was stated that the resident will have to reapply for rezoning; to date he has not done so. Any further violations will be dealt with accordingly.

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

A. Follow-up Items

Mr. Vega reviewed the following:

- Information regarding the turn lane outside the District near the Ramblewood gate

- The Fiscal Year 2017 Proposed Budget

Ms. Stewart noted the projected road work repair project is eight years away.

Mr. Harmer will include in the newsletter an article regarding resident responsibilities regarding the street trees.

EIGHTH ORDER OF BUSINESS **Old Business**

A. Discussion of Proposed Basketball Court

There being none, the next item followed

B Discussion of Depression near Chambord

There being none, the next item followed

C. Discussion of Website

The following was discussed:

- Mr. Vega indicated Cheval West has everything in place for their website to comply with the statutory requirements. The only cost going forward is the month-to-month cost of uploading files to keep the website current. The uploading of files can be handled by Mr. McClain versus outsourcing the process.
- Ms. Bramm will follow-up with Mr. Hostler regarding the holiday lights. This item will be included on the next agenda.

NINTH ORDER OF BUSINESS **New Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors' Requests**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Approval of Financials Dated April 30, 2016 and Greenacre Properties Invoice**

The Board reviewed the financials.

The VOIP item will be placed on the next agenda for discussion.

On MOTION by Ms. Lencioni seconded by Mr. McClain with all in favor the financials dated April 30, 2016 and the Greenacre Properties Invoice were approved.

TWELFTH ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Rohn Harmer
Chairperson