

**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, January 19, 2017 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:

Tim McClain	Chairperson
Scott Hostler	Vice Chairperson
Butch Brown	Assistant Secretary
David Bowman	Assistant Secretary
Tracy Willsie	Assistant Secretary

Also present were:

Mark Vega	District Manager
Shelly Bramm	Greenacre Properties
Truett Gardner	District Attorney

The following is a summary of the discussions and actions taken at the January 19, 2017 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of December 15, 2016 Meeting

- Corrections were requested and will be part of the final minutes for the record.

On MOTION by Mr. Hostler seconded by Mr. Brown with all in favor the minutes of the December 15, 2016 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Field Staff Report

A. Landscapers' Report

Mr. Joe Pichardo provided the following update:

- They are currently working on the maintenance throughout the community.
- Moss has been a challenge and it is being addressed.
- Removing dead wood on the pines.
- Deer repellent under the overpass working well.
- Keeping on top of fungus issues.
- A plan is in place to replace a large portion of the annuals under warranty.
- It was suggested to the Board to reinstall the benches on concrete slabs and add sod around them at the playground.
- Mr. Pichardo will look into Ms. Willsie concern regarding item number 18 of the December OLM report.

Mr. Larry Moffett presented the following:

- Lateral line repair at TPC roundabout.
- Some BLCs are malfunctioning and were replaced. They were not under warranty as they were approximately two or three years old.
- No major breaks that he is aware of.
- Ms. Willsie requested from Mr. Pichardo a breakdown of the proposal.

B. Community Services Report

Mr. Wills presented the following:

- Mr. Wills and Danny rewrote the post orders, which was provided to the Board. He indicated if the Board has any changes to inform him.
- Incorporated all the dwelling live changes.
- There have been some maintenance issue at Chambord Village during the holidays.
 - Mr. Wills found a company in Tampa called Rapid Response Security. They made the repairs at the Chambord gate which were all minimal.
 - Last week, the loop detector controller went bad at an exit gate, which kept the gates open. Rapid Response Security installed a new one.
 - For the first time since the holidays, every part of our equipment at Chambord is up and running.

- Radar monitoring continues at the request of the TIC. Mr. Wills is monitoring and providing the information to the TIC.
- An officer dropped a gate on a landscapers' truck which Mr. Wills company paid for. His company is also going to pay to have the gate arm replaced Many compliments received about the lights at Lutz Lake Fern.
- Discussion ensued regarding the food truck.

C. Community Association Managers' Report

Ms. Bramm presented the following:

- Lights at the fountain are installed.
- Ms. Bramm will coordinate with contractor to train Mr. Wills and Ms. Willsie on changing the light bulbs.
- Received an invoice from the Country Club for \$5,500 for the 4th of July. It is a \$500 increase from last year. Ms. Bramm has not submitted this invoice as yet.
- Mr. McClain suggested the Board go back and review this with Cheval East.
- It was suggested to go directly to the source for the fireworks instead of receiving an invoice from the Club and bill the East for their portion.

D. Cheval East Liaison

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Attorney's Report

Mr. Truett Gardner presented the following:

- At Lutz Lake Fern on the north side west of Suncoast Parkway there is a planning event which has been talked about for a while. The District has been monitoring it and talking to staff about it. A public hearing, is scheduled for January 23, 2017. There will be a preliminary hearing with a follow-up and final hearing for the Board of Commissioners on April 20, 2017.
- This involves 340 acres and they are asking to change their designation from agricultural/rural to residential. It looks like they are setting it up as a new residential

- development. This is something that was being monitored, but the Board had not taken a position.
- Mr. McClain indicated there will be an increase of traffic on Lutz Lake Fern to the west of the expressway.
 - He questioned whether the Board should take an official stance, but noted they have been monitoring the situation.
 - Mr. Gardner indicated this started approximately 6-8 months ago, and Keystone has been all over this. The summary report is not out as yet; once it becomes available we will see what staffs position is. The last time he spoke with staff they were leaning to not supporting this but it would help to get a letter from a community like Cheval, should Cheval be opposed to this.
 - If it is the Boards' pleasure, we could write a letter expressing either support or concern about this. This is the first step. If this is going to transition into a residential, they have to get it through the rezoning act and we do not have a staff recommendation as yet.
 - Mr. McClain indicated once they see the staff report, the Board will send a letter of support or concern.
 - Request a copy of the approved site plan and what they requested to be modified and send it to the hearing scheduled for February 7, 2017.
 - We will send a letter of opposition when the site report comes out online.

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

- Mr. Vega discussed the irrigation as previously discussed by Mr. Moffett

EIGHTH ORDER OF BUSINESS

Old Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

New Business and Supervisors' Requests

- Mr. Bowman indicated when the road was repaved they did not do anything to raise the speed bump and now it is not an effective speed bump.
- Ms. Willsie stated the County states if you live within two miles of a school, you don't get a bus and Hillsborough did what is called a courtesy bus.

- Going into effect next school year, 35 high schoolers received notification they will no longer have transportation. Currently all middle schools have buses but next year 145 middle school students will not have buses.
- Mr. McClain will ask Ms. Stewart to look at the speed bumps in Cheval East for comparison.
- Discussion ensued between humps versus bumps.
- Mr. McClain stated prior to Mr. Hostler having to leave, he expressed concern regarding the mold and black that is on the express walls. He wondered if there was any way to put pressure on the Suncoast Parkway to clean this. What would be the process to get this done?
- Discussion ensued regarding the increased speeding. Letters were sent out to residents in the area reminding them of the speed. If they get caught speeding their barcode will be deactivated. A letter will be prepared and presented to the Board for review at the next meeting.
- The FHP will patrol four times a month for the next two months until the end of February. Ms. Bramm received a response regarding the fourth of July event.
- Mr. McClain suggested to discuss the fourth of July event with Cheval East.

On MOTION by Ms. Willsie seconded by Mr. Bowman with all in favor July 4th expenditure in the amount of \$5,500 with a grand finale contingent upon approval by Cheval East was approved.

TENTH ORDER OF BUSINESS

**Acceptance of Financials Dated
November 30, 2016 & Greenacre
Properties Invoice**

- The financials are for November 30, 2016

On MOTION by Mr. Bowman seconded by Ms. Willsie with all in favor the financials dated November 30, 2016 were accepted and the Greenacre Properties Invoice was approved.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Resident comments were received by the Board.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Bowman seconded by Mr. Brown with all in favor the meeting was adjourned at 11:22 a.m.



Tim McClain
Chairperson