

**MINUTES OF MEETING
CHEVAL WEST
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Cheval West Community
2 Development District was held Thursday, May 16, 2024 at 10:30 a.m. at the Cheval Golf and
3 Country Club, 4310 Cheval Boulevard, Lutz, Florida.

4
5 Present and constituting a quorum were:
6

7 Adam Nebrich	Chairperson
8 Tracy Willsie	Assistant Secretary
9 John Econom	Assistant Secretary
10 Chris Curran	Assistant Secretary

11
12 Also present were:
13

14 David Wenck	District Manager
15 David Jackson	District Counsel
16 Shelly Bramm	District Field Manager
17 David Farleigh	Community Services
18 Josh Miller	EB Tree

19
20 Absent was:
21

22 Scott Hostler	Vice Chairperson
------------------	------------------

23
24 *The following is a summary of the discussions and actions taken.*
25

26 **FIRST ORDER OF BUSINESS**

Roll Call

27 Mr. Nebrich called the meeting to order, and a quorum was established.

28 **SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items (3)
Minute Time Limit**

- 29
30 • There being none, the next order of business followed.

31
32 **THIRD ORDER OF BUSINESS**

Consent Agenda

- 33 **A. Approval of the Minutes of April 18, 2024 Meeting**
34 **B. Acceptance for Audit of the April 2024 Financial Report**
35

36 On MOTION by Ms. Willsie seconded by Mr. Econom, with
37 all in favor, removing lines 109-113 from the minutes, the
38 Consent Agenda was approved. 3-0

39
40 **FOURTH ORDER OF BUSINESS**

Community Services Report

- 41 **A. Roaming Report**

- Mr. Farleigh reviewed his report. He reported vendors and residents entering through the exit gate. The Board requested District Counsel provide a letter to the offending residents.

B. Illicit Discharge

i. Community Service
There was none observed.

ii. Landscaper
There was none observed.

iii. Audience
There was none observed. The next order of business followed.

FIFTH ORDER OF BUSINESS **Engineer's Report**

- Mr. Nebrich summarized the Engineering items.
- Let the record show that Mr. Curren joined the meeting at 10:50 a.m.
- A polished concrete change order was discussed.
- A change order for the sliding glass doors to the Grace Construction contract was discussed.

On MOTION by Ms. Willsie seconded by Mr. Econom, with all in favor, up to \$10,000 for the polished concrete and Grace Constructions change orders were approved. 4-0

SIXTH ORDER OF BUSINESS **Landscaper's Report**

- A. OLM Landscape Report**
- Mr. Miller presented the Board with four proposals.

On MOTION by Ms. Willsie seconded by Mr. Curran, with all in favor, Proposal 26 in the amount of \$900 was approved. 4-0

SEVENTH ORDER OF BUSINESS **Community Manager's Report**

- A. Crosswalks**
- Ms. Bramm provided the Board with the crosswalk information. An updated quote will be requested for the June meeting.

B. Bike Rack

On MOTION by Ms. Willsie seconded by Mr. Curran, with all in favor, a NTE in the amount of \$850 for the installation of a bike rack at Maisons and TPC Blvd was approved. 4-0

- C. Sign Renewal**
- Awaiting a revised proposal.

81 **EIGHTH ORDER OF BUSINESS** **Attorney's Report**

- 82 • Mr. Jackson reviewed the attorney’s report.

83
84 **NINTH ORDER OF BUSINESS** **District Manager's Report**

85 **A. Resolution 2024-05, Approval of the FY2025 Budget and Setting a Public Hearing**

86 On MOTION by Mr. Econom seconded by Ms. Willsie, with all in 87 favor, Resolution 2024-05, Approval of FY20205 Budget and 88 Setting a Public Hearing was adopted. 4-0 89

90 **B. Report on Number of Registered Voters (1,682)**

- 91 • Mr. Wenck noted the number of registered voters.

92
93 **TENTH ORDER OF BUSINESS** **Old Business**

94 **A. Suncoast Expansion Discussion**

- 95 • Mr. Nebrich updated the Board and attendants on the District’s involvement on the
96 expansion project.

97 **B. TECO Light and Smart Technology Project**

- 98 • Mr. Nebrich updated the Board on the Project.

99 **C. Gatehouse Refurbishment Update**

- 100 • This topic was covered under the Engineering Report. The Board discussed using a mobile
101 office for the second half of the gate refurbishment.

102 **D. Chambord Gate Repair**

- 103 • Mr. Nebrich reviewed the work on Chambord Gate.

104
105 **ELEVENTH ORDER OF BUSINESS** **New Business and Supervisor Requests**

106 **A. Site Supervisor Discussion**

- 107 • Mr. Nebrich updated the Board on a new Site Supervisor being hired by Weiser.

108 **B. Discussion of Pond Maintenance Vendor**

- 109 • The Board requested a list of possible pond maintenance vendors.

110 **TWELFTH ORDER OF BUSINESS** **Audience Comments**

- 111 • There being no comments, the next order of business followed.

112
113 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

- 114 • There being no further business,

115
116
117

118
119
120
121
122
123
124
125
126

On MOTION by Ms. Willsie seconded by Mr. Econom, with all in favor, the meeting is to be continued to May 30, 2024 at 9:00 a.m. at the same location to discuss the Grace Construction Project. 4-0



David Wenck
Secretary