

12/4/2017 9:12 PM

MEETING WITH TAYLOR MORRISON  
NOVEMBER 29, 2017  
9:00 AM  
Cheval Golf Club  
*(Corresponding Minutes – Lisa Ross, Sec)*

MEETING PURPOSE:

This is intended to be an organizational meeting to establish certain protocols for how the entities involved in the development of the 22-acre building site plan to work together to facilitate the successful completion of this project while limiting the disruption to the community to the lowest possible level.

PARTICIPANTS:

Cheval Board Members and Property Manager

Don Webster *(in attendance)*

John Walsh *(in attendance)*

Lisa Ross *(in attendance)*

Gigi Kalina, Cheval Property Manager *(in attendance)*

Taylor Morrison

Scott Himelhoch – Land Acquisition Manager *(in attendance)*

Jeff Deason – Land Director *(NOT in attendance)*

Craig Hotop – Site Development Manager *(in attendance)*

US SECURITY

Danny Rivera, On-Site US Security Manager *(in attendance)*

Cheval Golf Club

Larry King, Owner *(in attendance)*

John Rustek, Greens Keeper *(in attendance)*

Items to be Discussed

Communications During Construction

Constant communication among the parties is important to coordinate activities and avoid and/or clear up misunderstandings. To this end, should the following be done:

1. Hold a regularly scheduled meeting of identified representatives? *Regularly scheduled construction meetings will occur on a bi-weekly basis – every other week (to be adjusted if necessary). Attendees will be Craig Hotop from Taylor Morrison, John Rustek from*

*Cheval Golf Club, Gigi Kalina from Associa, Danny Rivera from US Security, and at least one board member (Don Webster, John Walsh, or Lisa Ross).*

2. How often? *In addition to the bi-weekly meetings, we will schedule a quarterly group meeting for all participants of today's initial meeting.*
3. Ask each party to identify a specific contact person to attend meetings and to resolve issues as they arise? *Primary points of contact during the development phase will be Craig Hotop from TM and Gigi Kalina from Associa on behalf of the CPOA.*
4. Should Gigi and Danny be asked to maintain a daily log issues as they arise and how they were addressed? *Gigi & Danny will coordinate to keep a log of any problems that arise as well as any resident complaints. These issues will be shared during the bi-weekly meetings (or addressed directly with TM sooner if necessary).*
5. Other ideas?

### Site Development Schedule

During the development of the project it will be necessary to coordinate TM's work with the Association and Golf Club to avoid misunderstandings or disruption of normal activities. Accordingly, it would be helpful to understand the phases of work and when they are expected to start and be completed. Including:

1. When will general site development begin? *Initial site work and debris removal planned to commence early in the week 12/4/17, however this date was changed via email correspondence. Debris removal to commence 12/11/17. Mid December = preparing the site for fill import; followed by utility construction.*
2. When will work on the access way, including utility connections and the construction of the access road begin? How long will it take?
3. When do you expect to begin construction of homes? *Target timeframe = Aug/Sept 2018 for construction of model home.*
4. Will it be necessary to close Cheval Boulevard at any time? How will that be handled? *Possible single lane closure during tree removal (in December), demo of access roadway area, paving, and utility tie-in. Taylor Morrison to provide traffic control during any Cheval Blvd lane closures.*
5. Will it be necessary to close golf cart access across the Access Way? How will that be handled? *Golf cart access will have to be redirected around the demo/construction of the new road accessing the site from Cheval Blvd. Demo of the existing trees and grass anticipated to occur mid Dec, and redirecting of golf carts anticipated to last until mid Fed. Taylor Morrison and Cheval Golf will coordinate.*
6. What other points in the development schedule might require close coordination among the parties?

*Craig Hotop to provide an updated construction schedule to Gigi who will forward to the Board and post on Cheval East's website. Craig to also provide a schedule of 4 to 5 "milestones" that we will post on the web site also. The intention is for these milestones to give the community advanced notice of changes they can expect to see on the site during the construction process.*

*It should be communicated to Cheval East residents that Taylor Morrison will be removing four (4) oak trees that are currently located in the accessway which will be the entrance to the new*

*community. The trees will be removed during the month of December. Anticipated single lane closure on Cheval Blvd during this removal process.*

### Environmental Cleanup

1. When will the environmental cleanup begin? How long will it take? *Debris removal to begin 12/11/17 and is anticipated to take approx. 5 weeks.*
2. What process will be used to verify these costs are related to cleanup only? *TM to provide detailed invoices for CPOA's review and approval prior removing funds from escrow. CPOA discussed hiring an engineer to review on our behalf. No decision was made as to specifically who to hire at this time.*
3. Will a CPOA represent be allowed on site as necessary to monitor this work. *Any site access must be coordinated through Taylor Morrison and their geo-tech consultant (GHD). Craig Hotop will be accompanying anyone on site for liability purposes.*
4. Will all documentation be available to an audit prior to each payment? *TM to provide detailed invoices for CPOA's review/approval prior to funds being released from escrow.*

### Daily Construction Schedule

1. What days of the week does TM plan to have contractors on site? *Monday through Saturday. Taylor Morrison's normal practice is no work on Sundays.*
2. What hours? *Permitted construction hours per the contract are 7am – 7pm.*
3. Sundays? *TM's normal practice is no work on Sundays. There may be certain circumstances in order to meet deadlines where they may do some work on Sundays, but none is planned at this time.*
4. Holidays? *Holiday construction hours were not specifically addressed.*
5. What steps be taken to ensure that construction noise does not become a problem on days and during hours that construction work is not permitted?

*Taylor Morrison will also be watering the site to minimize dust as much as possible. Once home construction commences (anticipated to be around Nov 2018), their goal is 1.5 home starts per month.*

### Security Issues

1. The cattle gate on the Geraci Road access way allows pedestrians, bikes and motorcycles to access the construction site when the gate is closed. To secure the site and protect the current residents, would TM be willing to replace the existing gate with a tall chain link commercial fence until constructions is substantially complete?
2. What steps does TM plan to take to limit access into Cheval by construction workers? *TM will provide Gigi with a list of contractors they will be using for this project, and who will have access to the site. Also, TM will install construction barriers preventing access to Cheval Blvd via the access way during site construction, and "No Trespassing" signs. They will also investigate other possibly options for securing the open areas next to the existing cattle gate that currently allows for access via foot traffic or motorcycle.*
3. What steps will be taken to ensure that the access gate is locked each night when the last construction crew leaves? *TM will communicate this concern to their contractors at*

*each construction meeting. Contractors have the ability to unlock the gate, so Cheval security may lock the gate anytime they see it is unlocked.*

4. Can the on-site community resource officers play a role in securing the gate? *They may lock the gate any time they noticed it is opened.*
5. What steps will be taken to ensure that unauthorized workers are not entering the construction site? *TM will provide a list of contractors that should have access to the site. Additionally, TM has agreed to install construction barriers preventing access to and from Cheval Blvd.*
6. How often will the Site Development Manager be on site? Will he be available by cell phone in case of emergencies? *Appropriate channel for communication will be between Gigi and Craig Hotop.*

#### Access to Site

1. Will the access right of way from Geraci Road be the primary point of access for construction workers and equipment? *Yes – for all construction traffic except for those larger vehicles that are too big to use this access point.*
2. How often will it be necessary to use the Lutz-Lake Fern commercial gate? *Taylor Morrison estimates there will be a need for 15-20 trips through the Lutz-Lake Fern commercial gate with larger trucks. They have agreed to restrict this truck traffic to between the hours of 10am and 1pm in an effort to avoid school buses and heavy traffic times, and also to minimize disturbance to residents.*
3. How will TM coordinate the approval for access? *Craig Hotop will send Gigi a list of Taylor Morrison's contractors that will be accessing the site.*
4. Noise from large commercial vehicles accessing East Cheval from the commercial gate has been a problem. What can be done to mitigate this concern? *As noted above, TM has agreed to restrict truck access through LLF commercial gate to the hours of 10am through 1pm. TM has committed to be in constant communication with contractors making them aware of residents' concerns and to emphasize efforts to control any noise as much as possible. CPOA also reiterate concerns regarding speeding, and asked that TM also continually address this with their contractors at every opportunity.*

#### Re-construction of the 17<sup>th</sup> Hole

The reconstruction of the 17<sup>th</sup> Hole is an issue primarily between TM and the Golf Club. However, if an agreement is reached between TM and the Club, it would be helpful to have a copy of the final design and construction schedule so that the community can be keep informed and know what to expect. And if the new plans were to require the use of Association property, including the removal of trees, it will be necessary to secure CPOA approval prior to beginning any work.

1. Has an agreement been reached? *No agreement has been reached.*
2. If not, when is an agreement expected to be reached? *Once TM has completed the debris removal and has a full understanding of their total costs for such removal, they will be better positioned to know what funds might be available for TM to invest in the*

*redesign of the 17<sup>th</sup> Hole. They anticipate having more information by January/February 2018.*

- 3. Does the current plan require the removal of the oak trees on Cheval Boulevard? No. None of the current conceptual designs involve removing the oak trees along Cheval Blvd which is CPOA property. The designs show the cart path running along the water, not along the road.*

### Sales and Marketing Activities

- 1. When does TM expect for these activities to start? They intend to start marketing with a link through their website immediately. They can provide us with a link to include on our website as well so any residents can view their marketing materials and information on the new village.*
- 2. What on-site activities are planned or can be expected? Once the model is open, they will hold a broker/realtor grand opening and a general public grand opening. We discussed how access will be gained by the general public, and agreed that we will have to work this out in more detail prior to the grand openings. TM will provide the dates and times in advance. Model home(s) will be open from 10am-6pm Monday-Saturday, and 12:00pm-5pm on Sundays.*
- 3. What on-site signage is expected? Will it comply with existing Cheval standards? Any signage at the main entrance to Cheval (at Dale Mabry) will be submitted to the CPOA for approval. Signage and banners are planned for the entrance to the village; banners will be similar to what is at the entrance to Ladera.*
- 4. Does TM intend to use the Cheval name and logo? If so, will all materials be submitted to the CPOA for approval prior to using? TM has not yet decided if they will use the Cheval logo, but they will definitely plan to use the Cheval name as they feel it carries a lot of weight in marketing. Gigi will provide (has already provided) the Cheval logo in correct form in case they decide to use it.*

### Other Issues

- 1. Village Name? CPOA suggested "Beauvoir" or "Le Beauvoir" as the new name for the village. TM's marketing department has checked for trademarks and approves of the name.*
- 2. Has or will TM agree in writing to install the extra landscaping to shield the back of the homes that will face the golf course? TM has already provided a letter outlining their commitment to additional landscaping behind the homes. They are reviewing the need for an easement for the hedge with Cheval Golf. TM has committed to install the hedge, and Cheval Golf has committed to maintain it. TM's letter agreement attached.*

### Additional General Notes from the meeting:

*\*In addition to the hedge, TM will be installing oversized oaks along the rear of the homes along the golf course to create a canopy.*

*\*Palms will line the access road to the village.*

*\*Don Webster mentioned residents' concerns about TM being allowed to have marketing signage, but currently residents are not allowed "for sale" signage. As a possible option for fairness, it was suggested that we discuss at the next board meeting the possibility of incorporating a standard "for sale" sign that residents may install in front of their homes when they are on the market. Lisa will try to get a picture of a similar type of sign from another gated golfing community.*

*The meeting began at 9:00am, and concluded at 10:38am.*

*Respectfully submitted,  
Lisa Ross  
CPOA Secretary*