



Rizzetta & Company

# **Talavera Community Development District**

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**Board of Supervisors  
Regular Meeting  
April 19, 2023**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**[www.talaveracdd.org](http://www.talaveracdd.org)**

# **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

Talavera Amenity Center, 18955 Rococo Road, Spring Hill, FL 34610

<b>Board of Supervisors</b>	Marco Kremser Richard Henderson Pamela Plehal Lee Thompson William O'Donovan	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b> <b>District Manager</b>	Debby Wallace Sean Craft	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
<b>District Counsel</b>	Scott Steady	Burr Forman, PA
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**TALAVERA COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001**  
**Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
[www.talaveracdd.com](http://www.talaveracdd.com)

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April 18, 2023

**Board of Supervisors**  
**Talavera Community**  
**Development District**

**REVISED AGENDA**

Dear Board Members:

The meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, April 19, 2023, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the final agenda for this meeting:

**1. CALL TO ORDER / ROLL CALL**

**2. AUDIENCE COMMENTS ON AGENDA ITEMS**

**3. STAFF REPORTS**

- A.** District Counsel
- B.** District Engineer
  - 1. Discussion of RFQ for District Engineer Services
- C.** Presentation of Landscape Specialist Inspection Report.....Tab 1
  - 1. Consideration of Annual Bed Cloth Proposal .....Tab 2
- D.** Presentation of Landscape Comments .....Tab 3
- E.** Presentation of Aquatics Report .....Tab 4
- F.** Presentation of Clubhouse Manager
  - 1. Consideration of Romaner Graphics Proposals.....Tab 5
  - 2. Consideration of Square Proposal.....Tab 6
  - 3. Consideration of Upgrading Security Camera Proposal .....Tab 7
  - 4. Consideration of Additional Clubhouse Phone Line Proposal.....Tab 8
  - 5. Consideration of Playground Equipment Proposal .....Tab 9
  - 6. Discussion on Cleaning the CDD Fencing
  - 7. Discussion to Purchase Round Tables and Games
- G.** Presentation of District Manager's Report.....Tab 10
  - 1. Review the Website Audit .....Tab 11
  - 2. Discussion Traffic Safety
  - 3. Consideration of Speed Study.....Tab 12

**4. BUSINESS ITEMS**

- A.** None

**5. BUSINESS ADMINISTRATION**

- A.** Consideration of Minutes of Board of Supervisors' Regular Meeting held on March 15, 2023.....Tab 13
- B.** Consideration of Operations & Maintenance Expenditures for March 2023 ..... Tab 14

**6. SUPERVISOR REQUESTS**

## 7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Debby Wallace at [dwallace@rizzetta.com](mailto:dwallace@rizzetta.com).

Sincerely,

*Debby Wallace*

Debby Wallace  
District Manager

## Tab 1



# TALavera

## LANDSCAPE INSPECTION REPORT



April 1, 2023  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# SUMMARY & POOL HOUSE

## General Updates, Recent & Upcoming Maintenance Event

- Get creative with irrigation run times. Run drip during the daytime. Turn off the Bahia zones to allow more time for the Saint Augustine in the community.
- Set the irrigation to run twice in the same day once anytime after 12:01 am and another after 6:00 pm in the same day.

The following are action items for Redtree Landscaping. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** indicates a board decision.

1. During my inspection I noticed browning n some of the edges of the turf in the parking area these pieces will need to be replaced under warranty through ONeil sod.(Pic 1)



2. Treat the ant mound along the vinyl fence to the east of the pool area. Once eradicated rake down and cover with mulch.
3. Along the east perimeter fence we have a few areas of sod that will need to be replaced. I can't really tell what it is caused from it looks like to maybe a few bad pieces of sod. In these areas just ensure that we are getting good coverage to the edges.(Pic 3,3a,3b)





# Talavera Parkway

4. Treat the turf weeds to the north of the tennis court and to the west of the basketball court.(4,4a)



into the gate.(Pic 8)

9. Diagnose and treat the hotspot in the turf behind the message board in the front of the amenity center. Make sure we are getting good coverage.(Pic 9)



10. In discussion with RedTree I made it apparent that the Saint Augustine was the priority in the drought at the main entrance to the community. I have asked the to turn some of the Bahia off to allow more watering to the saint Augustine during are watering day. During my inspection, the front entrance was bone dry I am not seeing very much irrigation being put down on it at all.(Pic 10, 10a Next page

5. Treat the turf weeds to the west of the kids playground also.
6. During my inspection it was noted that the plant material installed last year behind the Texas sage was removed please provide a price to install 3 Gallon Copper Leaf into the area. (Pic 6)
7. Treat the ant mounds along the brown vinyl fence to the west of the playground under the Feijoa.
8. Treat the turf weeds in the Saint Augustine to the west side of the pool area before you go





# Talavera Parkway



11. Remove the stake stick in the cypress tree on the first common area con Cortez creek it is up in the tree.(Pic 11)



## Tab 2



Cool Area Plant Covers Freeze Protection 8 ft x 24 ft 1.0oz Frost Cloth Plant Blanket Floating Row Cover for Outdoor Vegetables Flowers Fruit Tree Raised Bed Greenhouse (Hoops Not Included)

★★★★★

408

\$11.99

prime

Back to results

Sponsored



Roll over image to zoom in



## Conmacro Plant Covers Freeze Protection, 10 ft x 30 ft 0.9oz Floating Row Cover Garden Fabric for Vegetables Raised beds, Outdoor Frost Cloth Frost Protection Plant Blankets for Winter Sun Pest

Visit the Conmacro Store  
★★★★★ 72 ratings

-40% \$14.49

List Price: ~~\$23.99~~

Get Fast, Free Shipping with Amazon Prime  
FREE Returns

Get \$60 off instantly: Pay \$0.00 ~~\$14.49~~ upon approval for the Amazon Prime Store Card. No annual fee.

Size: 10x30ft/ 0.9oz

10x30ft/ 0.9oz	8x24ft/ 0.9oz	8x24ft/1.06 oz
\$14.49	\$12.49	\$12.99

- 【Thickened & Durable Material】 Conmacro frost blankets for outdoor plants are made of 0.9oz/sq non-woven polypropylene fabric, which is thicker than the ordinary 0.6~0.8 oz/sq. The material of the winter plant covers freeze protection is lightweight and breathable to allow sunlight to reach the plants and protect crops from the damage of freeze and frost.
- 【Super Larger Size Plant Covers for Winter】 The size of the garden cover is 10x30ft, which can cover large areas, You can cut the plant covers freeze protection into different sizes for different use, you can also cover your frost cloth with a single layer, doubled or tripled layer as you like.

prime

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Get Fast, Free Shipping with Amazon Prime  
FREE Returns

FREE delivery **Wednesday, April 12** on orders shipped by Amazon over \$25

Or fastest delivery **Saturday, April 8.** Order within **11 hrs 38 mins**

Select delivery location

In Stock

Qty: 1

Add to Cart

Buy Now

Payment Secure transaction  
Ships from Amazon



## **Tab 3**

# TALavera

## LANDSCAPE INSPECTION REPORT



April 1, 2023  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# SUMMARY & POOL HOUSE

## General Updates, Recent & Upcoming Maintenance Event

- Get creative with irrigation run times. Run drip during the daytime. Turn off the Bahia zones to allow more time for the Saint Augustine in the community.
- Set the irrigation to run twice in the same day once anytime after 12:01 am and another after 6:00 pm in the same day.

The following are action items for Redtree Landscaping. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** indicates a board decision.

1. During my inspection I noticed browning in some of the edges of the turf in the parking area these pieces will need to be replaced under warranty through O'Neil sod. (Pic 1)

**Noted**



2. Treat the ant mound along the vinyl fence to the east of the pool area. Once eradicated rake down and cover with mulch.  
**completed 4/10/23**
3. Along the east perimeter fence we have a few areas of sod that will need to be replaced. I can't really tell what it is caused from it looks like to maybe a few bad pieces of sod. In these areas just ensure that we are getting good coverage to the edges. (Pic 3,3a,3b)

**Irrigation check - Completed 4/5**

**Bad sod will need to be replaced by O'Neil sod.**



Rizzetta & Company  
Professionals in Community Management



# Talavera Parkway

4. Treat the turf weeds to the north of the tennis court and to the west of the basketball court.(4,4a) **Completed 4/10/23**



5. Treat the turf weeds to the west of the kids playground also.  
**Completed 4/10/23**
6. During my inspection it was noted that the plant material installed last year behind the Texas sage was removed please provide a price to install 3 Gallon Copper Leaf into the area. (Pic 6)  
**see attached.**
7. Treat the ant mounds along the brown vinyl fence to the west of the playground under the Feijoa.  
**Completed 4/10/23**
8. Treat the turf weeds in the Saint Augustine to the west side of the pool area before you go

**Completed 4./0/23**

into the gate.(Pic 8)

9. Diagnose and treat the hotspot in the turf behind the message board in the front of the amenity center. Make sure we are getting good coverage.(Pic 9) **Completed 4/10/23**



10. In discussion with RedTree I made it apparent that the Saint Augustine was the priority in the drought at the main entrance to the community. I have asked the to turn some of the Bahia off to allow more watering to the saint Augustine during are watering day. During my inspection, the front entrance was bone dry I am not seeing very much irrigation being put down on it at all.(Pic 10, 10a Next page

**Completed 4/5/23**





# Talavera Parkway



**Submitted by:**  
**John Burkett**  
**Client Care Specialist**  
**RedTree Landscape Systems**  
**April 12, 2023**



11. Remove the stake stick in the cypress tree on the first common area con Cortez creek it is up in the tree.(Pic 11) **Completed 4/10/23**





*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**LANDSCAPE INSTALLATION PROPOSAL  
BEHIND TEXAS SAGE**

FOR

**TALAVERA CDD**

Attention: Jessie Palmer

April 12, 2023

Landscape Installation – behind Texas Sage – in photo below.



**Scope of Work**

- Install (20) 3-gallon Copper Leaf in area behind Texas Sage.
- Includes all labor and materials.

**Project Charge: \$600.00**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_  
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist  
[jburrkett@redtreelandscape.com](mailto:jburrkett@redtreelandscape.com) / Cell phone: (727) 267-2059





## **TALAVERA COMMUNITY DEVELOPMENT DISTRICT PHOTOS OF WORK PERFORMED**

**March 14, 2023**

**The crew mowed, edged and whipped all areas sprayed for weeds. Trimmed Crepe Myrtles and cleaned up Paurotis palms in the median and mulched tree rings throughout the district.**









**March 29, 2023 - New sod was mowed for the first time, so it was mowed at a higher-than-normal height to promote growth. Concentrated on trimming the boulevard hedge line, as well as Clubhouse area. Boulevard was mowed at a higher-than-normal height to promote uniformity to the turf. Ponds were mowed and hard surfaces were edged and blown off.**







## Tab 4

# SOLITUDE

LAKE MANAGEMENT



## Talavera CDD Waterway Inspection Report

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**Reason for Inspection:** Monthly required

**Inspection Date:** 2023-04-06

**Prepared for:**

Lynn Hayes  
Rizzetta & Company

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)



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SITE ASSESSMENTS

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MANAGEMENT/COMMENTS SUMMARY 7

SITE MAP 8

32

**Comments:**

Normal growth observed

The site is in good condition with no nuisance, shoreline growth on the open shoreline. The wooded side has some cattail growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Cattails



33

**Comments:**

Site looks good

The sites water level is receding but it is in good condition with no nuisance growth to note on the exposed bank.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



34

**Comments:**

Site looks good

The site has a lot of exposed basin but no nuisance growth present.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





35

**Comments:**

Site looks good

The site is in good condition. There is some exposed bank from the water receding but no noted nuisance weed growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



36

**Comments:**

Normal growth observed

The site is mostly dry and contains a mixture of cattail decay and some new, seasonal cattail growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Cattails



37

**Comments:**

Normal growth observed

The water level is receding. There is some cattail growth in the water column that will require herbicide application.

**Action Required:**

Routine maintenance next visit

**Target:**

Cattails





**Site: 38****Comments:**

Site looks good

The site has a small amount of exposed bank but is in good condition with no nuisance growth noted.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 39****Comments:**

Site looks good

The site is in good condition. It is almost dry but there is no nuisance growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Site: 40****Comments:**

Site looks good

The site has some cattail decay but is in overall good condition with no nuisance weed growth.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





**Site:** 230**Comments:**

Site looks good

The site is almost dry but there is no nuisance growth that will require treatment at this time.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Management Summary**

Most of the new add-on sites are in good condition with very minimal issues.

The water level is dropping in most of them and about half of them had a very little amount of water in them. However, the banks have not filled in with any nuisance weeds.

There is a lot of cattail decay from a previous treatment and there is also some either new, or rebound, cattail growth occurring in sites 32, 36 & 37 as well. These will require herbicide applications.

Other than those three sites there were no issues noted during this inspection.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
32	Normal growth observed	Cattails	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
36	Normal growth observed	Cattails	Routine maintenance next visit
37	Normal growth observed	Cattails	Routine maintenance next visit
38	Site looks good	Species non-specific	Routine maintenance next visit
39	Site looks good	Species non-specific	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit
230	Site looks good	Species non-specific	Routine maintenance next visit





## **Tab 5**



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Toulon \_\_\_\_\_  
DATE: 4/9/23 \_\_\_\_\_

QUOTE: Toulon Stop signs located at Criollo & Malinche - and Obregan & Malinche  
(wrong height):

\_\_\_\_\_

If they just need to be raised - \$120 ea.

If the breakaway stub (in the ground) is damaged or broken - repair or replace,  
then re-level - \$190 ea.

\_\_\_\_\_

Correcting the twisted speed sign located after the bridge at the new homes area.  
Replace the twisted U Channel post. - \$135

\_\_\_\_\_

Installation of a new poop station (usually post is installed with a concrete footer).  
Assemble and install. \$250

Thank You: Romaner Graphics









Deliver to Clubhouse  
Spring Hill 34610

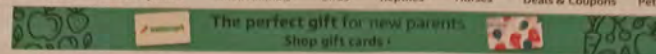
All ▾ dog waste station

Hello, Clubhouse  
Account & Lists ▾Returns  
& Orders

0

All Amazon Basics Buy Again Prime ▾ Coupons Pet Supplies Beauty &amp; Personal Care Health &amp; Household Products Amazon Home Shop Easter

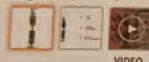
Pet Supplies Pet Profiles Dogs ▾ Cats ▾ Fish &amp; Aquatics ▾ Small Animals ▾ Birds ▾ Reptiles ▾ Horses ▾ Deals &amp; Coupons Pet Care Tips Subscribe &amp; Save



Back to results



Click image to open expanded view



VIDEO

## Dog Waste Station - Everything Included - Free 400 Waste Bags and 50 can Liners

Visit the ZERO WASTE USA Store

198 ratings

Amazon's Choice for "dog waste station"

-17% \$227.77

List Price: ~~\$275.13~~

FREE Returns

Thank you for being a Prime Member. Pay \$227.77  
\$102.77 for this order. Get a \$125 Amazon Gift Card  
upon approval for the Amazon Business Prime Card  
with an eligible Prime membership. Terms apply.

### Enhance your purchase

#### Payment plans

\$22.21/mo (12 mo) at example APR of 30%  
(rates from 10-30% APR)

Brand	ZERO WASTE USA
Capacity	10 Gallons
Color	Green
Material	Polyethylene, Plastic

Recommended Commercial  
Uses For  
Product

#### About this item

- Professional Grade / High Strength Aluminum
- Commercial and Residential Use
- Everything Included - Sign, Locking Dispenser, Waste can with Lid, Post
- Free 400 Dog Waste Bags and 25 Can Liners
- Specifically Designed to Last Through the Elements

#### Additional Details



Small Business

This product is from a small business brand.  
Support small. Learn more

#### Customer ratings by feature

Durability	4.5
Sturdiness	4.4
Easy to assemble	4.4

See all reviews

Report incorrect product information.

\$227.77

FREE Returns

FREE Prime delivery Monday, April 3

Deliver to Clubhouse - Spring Hill 34610

Only 7 left in stock - order soon

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from Amazon

Sold by ZW USA Inc

Returns Eligible for Return, Refund or Re...

Packaging Shows what's inside

Details

☐ Add a gift receipt for easy returns

Add to essentials

Learn more about Your Essentials

Add to List

New (3) from

\$227.77 Prime FREE Delivery

Have one to sell?

Sell on Amazon

COMPOSTABLE BAGS  
FOR A CLEANER  
ENVIRONMENT

BioBag (USA) The Original Compostable Bag.  
33 Gallon, 120 Count, 100% Certified...

★★★★★ 32  
\$92.24 ✓prime

Shop now

Sponsored









20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Talavera  
DATE: 4/7/23

QUOTE: Replace 2 street name signs at Porfirio & Cortez, along with the brackets that  
hold them.  
Install.

TOTAL: \$350.00

Thank You: Romaner Graphics



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Talavera  
DATE: 4/6/23

QUOTE: Broken pool sign:  
20" x 12". Replace broken sign with new one and install.

TOTAL: \$200.00

Thank You: Romaner Graphics





20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Talavera \_\_\_\_\_  
DATE: 4/6/23 \_\_\_\_\_

QUOTE: Move car stop in to the correct position and anchor it in the asphalt -  
\$175.00

Thank You: Romaner Graphics

## **Tab 6**





## **We manage payment disputes so you don't have to**

We constantly monitor for suspicious activity and block fraudulent transactions. When payment disputes occur, our team of experts deals with the bank for you, helping you avoid costly chargebacks.

**Accept all major cards at 2.6% + 10¢ per tap, dip, or swipe** and get funds in your bank account as fast as the next business day.

There are a lot of fees out there: statement fees, chargeback fees, PCI compliance fees—the list goes on. Square does not do any of that. And long-term contracts? None of those, too.

## **Square Terminal**

**Pay just \$299.00**

Square Terminal is your all-in-one device for payments and receipts. Take every type of payment quickly and securely with 24/7 fraud prevention and 24/7 phone support.

Security is engineered into our products from the ground up. We follow industry requirements that keep data safe.

Get up and running in fewer than five minutes—no need to go through a bank. Square Terminal is an intuitively designed credit card machine so you, your team, and your customers can use it right away.

## Simple and transparent pricing.

Choose the right plan for your business. Whether you're on pay as you go or custom, you'll always have the best rate possible.



### Pay as you go

Know what you're paying no matter how you're getting paid. It's just one low rate per transaction, every time.

**2.69%**

**Swipe, Dip, or Tap:** 2.69%

**Keyed:** 3.49% + \$0.19

[Get started >](#)

**Inactivity Fee: \$3.99/mo.** Applicable only to merchants who do not process a transaction for 12 months. When processing resumes, the inactivity fee will no longer be charged.



### Custom pricing

Design a plan specific to your business based on processing volume, average transaction amount, and more.

**Let's build a rate together.**

[Get started >](#)



## **Tab 7**

**Talavera Amenity  
Talavera Surveillance Upgrade**

**Monitored Surveillance Upgrade**

**\$9,053.00**

- |   |   |
|---|---|
| 1 | SMART Series 16-Channel 16PoE 4TB NVR Bundle with Turing Bridge |
| 1 | WD WD62PURZ WD Purple 3.5" Surveillance Hard Drive Disk, 6TB    |
| 9 | SMART 4MP TwilightVision IR Turret IP Camera 2.8mm              |
| 2 | All-In-One Network Cabinet Speaker, White                       |

**New Front Cameras**

**\$3,739.00**

- |     |   |
|-----|---|
| 3   | SMART 4MP TwilightVision IR Turret IP Camera 2.8mm            |
| 1   | SMART Series 5MP TwilightVision IR Zoom Turret IP Camera      |
| 0.5 | 23 AWG 4 Pair Non-Shielded Non-Plenum Category 6 White Jacket |

**Court Cameras**

**\$8,729.00**

- |    |   |
|----|---|
| 2  | SMART 4MP TwilightVision IR Turret IP Camera 2.8mm            |
| 2  | SMART Series Turret & Fixed Dome Junction Box, White          |
| 1  | Network Horn Speaker  |
| 1  | 15 Aluminum Mounting Post - Black Powder Coat includes footer |
| 30 | 1 PVC Conduit - 10FT  |
| 6  | SCH40 1 Inch 90 degree Elbow                                  |

**Office Monitor Connection**

**\$237.00**

- |   |  |
|---|--|
| 1 | 15' HDMI Cable with Ethernet             |
| 1 | Misc. Cable and Hardware - Wire Mold Kit |



## **Tab 8**

WORLD-CLASS PHONE SYSTEM  
Work on Any Device  
With Spectrum  
Business Connect

- ✓ Easy to use for voice, text, video conferencing, file transfers and more
- ✓ Stay connected to your teams and customers
- ✓ Keep your phone number with no new equipment required

Justin  
Lynn

**Spectrum Business Connect  
with RingCentral**

**\$19<sup>99</sup>/mo**  
per user for  
2+ users when  
bundled with  
Internet for 2 yrs

Vicki

authorization user need to  
be updated

39.99 per month  
99.00 installation

**Spectrum Business Internet**  
600 Mbps

**+ \$49<sup>99</sup>/mo**  
for 12 mos  
when bundled\*

all new deals are for  
new customers only

855.281.1806

~~T-Mobile?~~  
Ironleir?



## Tab 9

PLAY TAMPA BAY!  
St. Petersburg, FL



INVOICE 23TSH0001

10 April 2023	Total	\$542.49
PAYMENT TERMS: DUE at Time of Order (Prepay Only)		\$542.49

Talavera CDD



Rizzetta & Company

3434 Colwell Ave- Suite 200

Tampa, FL 33614

Site Address:  
18955 Rococo Rd.  
Spring Hill, FL 34610

Play Tampa Bay!  
204 37th Ave N- Suite 222  
St. Petersburg, FL 33704

QUANTITY	DETAILS	UNIT PRICE	LINE TOTAL
2	Commercial Playground Belt Swing- GREEN Rubber Strap Seat with Insert and Triangle Hardware	\$55.00	\$110.00
2	Full HiBack Infant Bucket- GREEN Commercial Rubber Seat with Insert and Triangle Hardware	\$136.00	\$272.00
1	Freight / Delivery / Installation will use existing chains and connecting hangers / hardware	\$125.00	\$125.00
			
			
		Subtotal	\$507.00
		Tax	\$35.49

Total \$542.49

#### PAYMENT DETAILS

checks payable to Play Tampa Bay, Inc.

#### OTHER INFORMATION

Todd Boulanger

727-803-6838 (Phone)

727-803-6839 (Fax)

[www.playtampabay.com](http://www.playtampabay.com)

[toddb@playtampabay.com](mailto:toddb@playtampabay.com)



## **Tab 10**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** May 17, 2023 @ 6:00 PM

**District  
Manager's  
Report**

April 19

**2023**

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**FINANCIAL SUMMARY**

**2/28/2022**

General Fund Cash & Investment Balance:	\$1,141,165
Reserve Fund Cash & Investment Balance:	\$102,015
Debt Service Fund Investment Balance:	\$1,259,956
<b>Total Cash and Investment Balances:</b>	<b>\$2,503,136</b>

**General Fund Expense Variance:      \$167,065      Under Budget**

## **Tab 11**





# Quarterly Compliance Audit Report

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## Talavera

**Date:** April 2023 - 1st Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.





## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

## Compliance Criteria

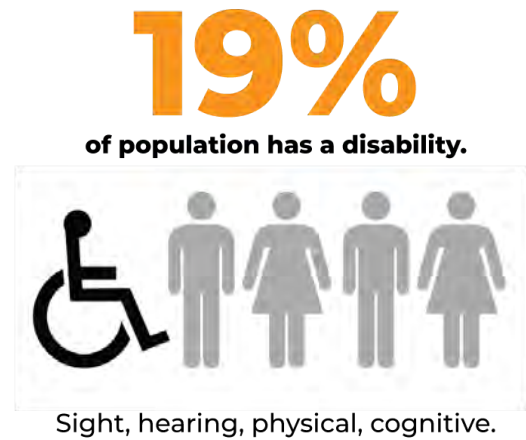
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next



# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>





## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web



## **Tab 12**



**JACKIE TOLEDO, PE**

4303 W Roland St

Tampa, FL 33609

(813) 215-8435

**Jackievtoledo@Gmail.com**

September 4, 2021

Tonja Stewart  
Stantec

**RE: AGREEMENT FOR TRAFFIC ASSESSMENT FOR:  
Talavera COD**

I am pleased to submit our proposal to provide an Speed Study for the referenced site, more specifically described as follows:

Site Location:  
Pasco County, Florida

Development: Talavera COD

Absent a fully executed form of contract, once signed by you or your authorized representative, this form of agreement for a Traffic Assessment ("the Agreement") shall for all purposes, constitute a binding contract upon Stantec (CLIENT) and Jackie Toledo, PE (JT). In addition, once signed by you or your representative, this agreement shall serve as the Notice to Proceed with the work identified herein.

JT has prepared a scope of service that includes the task to be completed, schedule compensation, additional services and contract conditions. This scope is for a speed study based on complaints from residents.

## **I. ABBREVIATED PROJECT DESCRIPTION**

JT will conduct a speed study for Talavera Parkway between US 41 and Cortes Creek Blvd.

## **II. SCOPE OF SERVICES**

Task 1: Traffic Data Collection: Traffic speed and volume counts will be collected on Talavera Parkway for a 24 hour period between the US 41 and Cortes Creek Blvd (3 locations).

Task 2: Crash data: Crash data will be obtained and analyzed for a 12 month period.

Task 3: Traffic Assessment Report: JT will produce a report documenting the observed speeds and determine if potential traffic calming improvements are warranted.

## **III. CLIENT'S RESPONSIBILITIES**

- A. Provide JT with any information, agreements, and/or restrictions that may affect the guidelines or criteria for the project.
- B. The CLIENT shall provide all studies, plans, and survey's necessary to conduct the traffic assessment.
- C. The CLIENT shall provide JT with access to the Site for activities necessary for the performance of the services.

## **IV. SCHEDULE**

Upon receipt of a fully executed copy of this agreement, JT shall perform its services and discharge the obligations imposed upon us in a prompt and timely manner and as discharged the obligations imposed upon us in a prompt and timely manner and as expeditiously as it is consistent with professional skill and care, and the orderly progress of work. We also acknowledge that the CLIENT is to be regularly and routinely consulted in connection with the performance hereunder.

## **V. DURATION OF CONTRACT**



The duration of the contract will be until the report is submitted .

## **VI. COMPENSATION**

The Lump Sum is **\$9800** to conduct the Traffic Assessment. The Lump Sum does not include any meeting with client/staff. The Methodology is proposed to be coordinated by email and telephone calls. *JT will attend meetings and public hearings, if requested, and an hourly rate of \$200.* JT will not undertake any additional services unless authorized in writing or email by the CLIENT. **The Lump Sum may increase if the Client requires any additional services per Section VIII.**

The lump sum does not include any Reimbursable Expenses directly associated with this project (travel, reproduction, supplies, plans, maps, notices, advertising, and other non-labor reimbursable costs). Reimbursable Expenses will be invoiced at their direct cost plus ten percent (10%) for handling but will not exceed \$1,000 without prior written authorization.

(Note: The proposed lump sums are only valid if both parties sign Agreements by close of business September 24, 2021)

JT shall submit invoices to the CLIENT upon completion of the traffic assessment. Invoices shall be payable upon receipt of invoice. JT reserves the right to suspend all services on the CLIENT'S project if an invoice remains unpaid 15 days after the date of the invoice. If suspended, work will not resume until all outstanding invoices are paid in full. Accounts unpaid 30 days after the invoice date shall be subject to a monthly charge of 1.5% for the unpaid balance at the sole election of JT. In the event any portion of a CLIENT account balance remains unpaid 30 days after the date of invoice, the CLIENT shall pay collection costs, expert witness fees, and other associated fees, including reasonable attorney's fees. If services under this Agreement continue for a period of more than twelve (12) months from the date of this Agreement, the fees contained in the Fee schedule shall be subject to re- negotiation at the sole discretion of JT. In the event of unsuccessful negotiations following the said 12-month period of service, JT or Stantec shall have the sole and exclusive right of termination of the agreement upon written notice to CLIENT. Any change in such fees shall apply to the unfinished services as of the effective date of such charge.

In the event the referenced project or services of JT called for under this agreement is/are suspended, cancelled or abandoned by the CLIENT, JT shall be given five (5) days prior written notice of such action and shall be compensated for the professional services provided up to the date of suspension, cancellation or abandonment.

## **VIII. ADDITIONAL SERVICES**

Services authorized in writing by the CLIENT other than those specifically listed under Section II Scope of Services and which are agreed to be performed by JT by written addenda to this Agreement shall be considered Additional Services for which CLIENT shall compensate JT at an agreed upon lump sum fee or the JT current hourly rates for the actual personnel involved in the tasks. These additional services could be required, but are not anticipated, by Sarasota County

Scope changes will require an addendum to the contract. A scope, fee and incentive revision shall be required if the CLIENT does any of the following:

- (1) Turning Movement Counts: \$2,000 / for the intersection of two lane roads with two lane roads
- (2) Turning Movement Counts: \$5,000 / for the intersection of two lane roads with four lane roads
- (3) Cube Model Traffic Distribution & Assignment: \$9,500
- (4) Syncro Analysis: \$750 per analysis period per unsignalized intersection
- (5) Syncro Analysis: \$1,500 per analysis period per signalized intersection
- (6) Turn Lane Warrant Analysis: \$250 per movement per intersection
- (7) Redoing Traffic Impact Analysis due to change in development program - Requires Scope Addendum base on percentage of analysis completed.
- (8) Hose Counts - cost plus 15%
- (9) Signal Warrant Analysis - To Be Determined

## **IX. INDEMNIFICATION**

The CLIENT shall indemnify and hold harmless JT and all its employees, officers, and directors and other personnel and JT's sub-consultants from and against any claims, damages, losses and expenses (including reasonable attorney's fees and costs associated with such claims) arising out of or resulting from the performance of services, provided that any such claim, damage, loss or expense is caused in whole or in part by willful act, omission, and/or strict liability of the CLIENT, anyone directly or indirectly employed by the CLIENT (Excep JT).

## **X. RISK ALLOCATION**

In recognition of relative risks, rewards and benefits of the project to both the CLIENT and JT, the risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, the total liability for any claim of any nature whatsoever arising

out of or related to the performance of services under this agreement, as to JT and their employees, offices, and directors shall be limited, in the aggregate mount of any/all such claim(s) to \$9,800 or the total fees for professional services paid by the CLIENT pursuant to the Agreement.

#### **XI. MEDIATION**

In the event of a dispute regarding any of the Parties' obligations hereunder, the Parties shall, no less than 90 days prior to the initiation of litigation relating to any such dispute, engage in pre-suit mediation. JT may choose to file suit without pre-suit mediation in disputes pertaining to non-payment where there is no timely, written notice from the CLIENT as to a dispute relating to unpaid invoices.

Unless the parties mutually agree otherwise in writing, the said pre-suit mediation shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to the contract.

The Parties shall share their mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

#### **XII. MISCELLANEOUS PROVISIONS**

The Parties expressly waive their rights to claim consequential damages of any kind, nature or species which relate to the performance of obligations by either Party to this Agreement, as well as their employees, officers, and directors.

#### **XIII. REUSE OF DOCUMENTS**

All documents prepared or furnished by JT (and JT's independent professional sub-consultants) pursuant to this Agreement are instruments of service in respect of the project and JT shall retain an ownership and property interest therein. The CLIENT may make and retain copies of information and reference in connection with the use of the project by the CLIENT and others; however, such documents shall not be used by the CLIENT or others for any other endeavor without written consent of JT. Any reuse without written verification and adaptation from JT for the specific purpose intended will be at the CLIENT's sole risk and without any liability or legal exposure to JT. The CLIENT shall indemnify and hold harmless JT and JT independent professional associates and subconsultants from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.



#### **XIV. FEE SCHEDULE**

The Scope in a Lump Sum contract per section VI. The following is a summary:

Task 1: \$6,300

Task 2: \$500

Task 3: \$3,000

Total: \$9,800

Note:

Please note, the task above does not include additional services. Every attempt will be made to avoid additional services. Based upon prior experience, it is not anticipated that additional services will be required. However, until there is an agreed to methodology with the County, there is no guarantee that the City will not require additional services.

Please note, no meetings are included in the traffic assessment scope. All meetings in person are billed at a rate of \$200 per hour.

#### **XV. PROJECTED COST**

The Scope in a \$9,800 Lump Sum contract per section VI.

#### **XVI. INSURANCE**

JT Carries General Liability Insurance for Errors and Omissions at \$1,000,000. Insurance limits shall not exceed the lump sum contract amount. Any additional Insurance requirements may not require a scope addendum.

#### **XVI. APPLICABLE LAWS**

Unless otherwise specified, the laws of the State of Florida shall govern this agreement. In the unlikely event of litigation regarding the Parties obligations hereunder, the Parties expressly agree venue for such litigation shall be conducted in the county in which the Project is situated.

This proposal represents the entire understanding between us with respect to the project and may only be modified in writing, signed by both parties. If you have any questions regarding our fee proposal, please do hesitate to contact us so we can clarify or revise our understanding of the project scope. Thank you again for allowing JT the opportunity to prepare this proposal for you. I look forward to working with you on this

development. Please feel free to contact me with any questions or comments that you may have.

Notice: The signature below authorizes the work herein described to proceed and does so on behalf of the Signatory, and warrants that he/she has authority to sign agreement on behalf of the Signatory and Owner of the land.

_____ Jackie Toledo, PE	_____ Date	_____ Tonja Stewart	_____ Date
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## **Tab 13**

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, March 15, 2023, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

**Present and Constituting a Quorum:**

Marco Kremser	<b>Board Supervisor, Chair</b>
Richard Henderson	<b>Board Supervisor, Vice Chair</b>
Pamela Plehal	<b>Board Supervisor, Assistant Secretary</b>
William O'Donovan	<b>Board Supervisor, Assistant Secretary</b>

**Also Present Were:**

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>District Counsel, Burr Forman, PA</b>
	<b>(via conference call)</b>
Tonja Stewart	<b>District Engineer, Stantec Consulting Services</b>
Jason Liggett	<b>Landscape Inspection Specialist, Rizzetta &amp; Company</b>
	<b>(via conference call)</b>
Michele Lamberti	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
Kevin Smith	<b>Red Tree Landscape Systems</b>
John Burkett	<b>Red Tree Landscape Systems</b>

Audience Members

**FIRST ORDER OF BUSINESS    Call to Order**

The Meeting was called to order and roll call performed confirming that a quorum was present. The meeting started at 6:00 p.m.



**SECOND ORDER OF BUSINESS**

**Consideration of Audience Comments on  
Agenda items**

During audience comments, residents requested that the Board revise the Clubhouse parking lot policy with regards to the RV/boat 24/48 parking pass for overnight parking. Also, a resident shared his written letter with the Board about the Board member appointment process for the vacant seat at the February 15, 2023 Talavera CDD BOS meeting.

**THIRD ORDER OF BUSINESS**

**Consideration of Fence Install/ Talavera  
CDD Property Easement**

On a Motion by Mr. Henderson and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved Jennifer and Duane Cameron to install a fence on their property with a CDD easement after the recording fees payment is made for revocable license agreement, for the Talavera Community Development District.

On a Motion by Mr. Henderson and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved Daniel Austin and Beth Robertson to install a fence on their property with a CDD easement after the recording fees payment is made for revocable license agreement, for the Talavera Community Development District.

**FORTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors Regular Meeting held on  
February 15, 2023.**

Mr. Lynn Hayes presented the February 15, 2023. Regular Meeting Minutes and inquired if there were any amendments.

On a Motion by Mr. Kremser and seconded by Mr. O' Donovan with all in favor, the Board of Supervisors approved the February 15, 2023 Regular Board of Supervisor Minutes, for the Talavera Community Development District.

**FIFTH ORDER OF BUSINESS****Consideration of Operation and  
Maintenance Expenditures for  
February 2023**

Mr. Lynn Hayes presented the Operation and Maintenance Expenditures for February 2023, totaling \$65,078.32.

On a Motion by Mr. Kremser and seconded by Mr. O' Donovan, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February 2023 (\$65,078.32), as presented, for the Talavera Community Development District.

**SIXTH ORDER OF BUSINESS****STAFF REPORTS****A. District Counsel**

Mr. Steady presented his report. The Board requested to terminate the Office Pride Janitorial Services contract at the Televera CDD amenities center. Mr. Hayes will provide the Office Pride Janitorial Services current contact to Mr. Steady. The Board requested that Mr. Steady prepare and send the termination letter to Office Pride Janitorial Services and provide a copy so the Board can be advised when this contract will end.

**B. District Engineer**

Ms. Stewart updated the Board on the traffic enforcement agreement. The Board had no questions at this time.

She also mentioned Crosscreek Environmental was on site to review the additional area to be sodded behind the tennis court as well as the prioritization of the next phase of erosion repairs. Crosscreek has indicated that rip rap costs about 20% to 30% more than the geotube product currently used.

Ms. Stewart will follow up on the installation of the handicap child informational sign.

The Board requested by motion that prior to last phase 2A-1 & 2A-2 being accepted for ownership, one Board member must do a walkthrough of these phases, they must give recommendations and provide a presentation to the Board at a regularly scheduled Board meeting.

On a Motion by Mr. O' Donovan and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approve the above mentioned requirements before accepting phase 2A-1 & 2A-2, for the Talavera Community Development District.

**C. Presentation of Landscape Inspection Specialist Report and Landscaper Comments**

Mr. Liggett stated that he has reached out to SFWMD and Pasco County to seek an irrigation watering variance. The Board by motion authorized the landscape inspection specialist to get and complete the SFWMD application and Pasco County for an irrigation watering variance.

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors authorized the Mr. Liggett to get applications from SFWMD and Pasco County to seek an irrigation watering variance for the Talavera Community Development District.

The Board requested that the landscape vendor install the Spring annuals in all bed other than the center island project by March 24, 2023.

**D. Consideration of Landscape Inspection Specialist Landscape Bed Cloth**

Mr. Liggett will get the proposal for the April 19, 2023 CDD BOS meeting.

**E. Consideration of RedTree Landscape Island Renovation Proposal**

The Board reviewed and considered the RedTree Landscape Island proposal in the amount of \$13,045.00.

On a Motion by Mr. Henderson and seconded by Mr. O' Donovan, with all in favor, the Board of Supervisors approved the RedTree Landscape Island Renovation Proposal for the Talavera Community Development District.

It was noted the newly installed sod has fungus. Mr. Steady requested the RedTree Landscape provide proof of the fungus claim in a written report with pictures. The Board requested RedTree Landscape install the spring annuals in all beds other than the center island project by March 24, 2023.

---

**F. Presentation of Clubhouse Manager Report**

Ms. Lamberti presented her report.

The Board made a motion to authorized Ms. Lamberti to obtain a quote from Spectrum to add on an extra phone line for her office.

On a Motion by Mr. Henderson and seconded by Mr. Kremser, with all in favor, the Board of Supervisors authorized Ms. Lamberti to obtain a quote from Spectrum to add on an extra phone line for her office, for the Talavera Community Development District.

Mr. Hayes will provide Ms. Lamberti with vendor information to contact them to get a proposal for the ceiling slats. This will be included in the April 19, 2023 agenda.

The Board requested proposals for the following: anti-slide mats for the restrooms, additional pet waste stations, additional cameras for the amenity center, and information for square terminal. All proposals must be provided before the April 19, 2023 meeting.

**G. Presentation of Solitude Aquatic Report**

The Board requested that the aquatics vendor update their monthly reports with a current map that includes the new phase 1D.

**H. District Manager's Report/ February 2023 Financials**

Mr. Hayes presented his report and February financials. The Board had no questions or comments at this time.

Mr. Hayes reminded the Board the next scheduled meeting will be Wednesday, April 19, 2023 at 6:00 pm at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

**1. Consideration of Janitorial Services Quote**

The board discussed the Office Pride Janitorial Services proposal. They agreed to terminate the Office Pride Janitorial Services contact.

On a Motion by Mr. Henderson and seconded by Mr. O' Donovan, with all in favor, the Board of Supervisors approved the termination of Office Pride Janitorial Services, for the Talavera Community Development District.



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**SEVENTH ORDER OF BUSINESS      Supervisor Request**

There were no supervisor requests at this time.

**EIGHTH ORDER OF BUSINESS      Adjournment**

Mr. Hayes stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors adjourned the meeting at 7:59 p.m., for the Talavera Community Development District.

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_  
Chair/Vice Chair

## **Tab 14**

# TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.talaveracdd.org](http://www.talaveracdd.org)

## **Operation and Maintenance Expenditures**

**March 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 90,274.31**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Avalon Air And Heating LLC	100171	021623 Avalon	Air and Heating Service Call 02/23	\$ 1,200.00
Burr & Forman, LLP	100177	1376672	General Legal Services 02/23	\$ 1,155.00
Charter Communications	030923-1	0051822022123 03/23 Auto Draft	Account 9741-01 03/23	\$ 281.14
Coastal Waste & Recycling, Inc.	3032023	SW0000263924 ACH	Monthly Waste Collection 02/23	\$ 10,130.50
Gladiator Pressure Cleaning, Inc.	100169	21695	Pressure Cleaning Service 02/23	\$ 2,575.00
Horner Environmental Professionals, Inc.	100178	218894	Chemical Application Mitigation Area 01/23	\$ 575.00
Marco Kremser	100179	MK031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00
Nvirotect Pest Control Service, Inc.	100170	285791	Pest Control Renewal Fee 02/23	\$ 125.00
Nvirotect Pest Control Service, Inc.	100180	289701	Pest Control Treatment 03/23	\$ 70.00
Office Pride	100181	Inv-135398	Janitorial Supplies 03/23	\$ 654.16



## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Office Pride	100181	Inv-136789	Janitorial Supplies 03/23	\$ 42.37
Pamela Plehal	100182	PP031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00
Pasco County Board of County Commissioners	100183	Inv 22121521	Solid Waste Billing 11/22	\$ 197.71
Pasco County Utilities	100175	18051082 02/23	Pasco Utilities 02/23	\$ 354.43
PC Consultants	100184	108077	Service Call and Labor 03/23	\$ 65.00
PC Consultants	100184	108080	Service Call and Labor 03/23	\$ 65.00
Quality Sod & Landscape Solutions, LLC	100185	17472	Sod Installation 03/23	\$ 24,615.00
RedTree Landscape Systems, LLC	100172	12762	Mulch Installation 01/23	\$ 1,800.00
RedTree Landscape Systems, LLC	100186	12889	Monthly Landscape Maintenance 03/23	\$ 16,675.00
Richard L Henderson Jr	100187	RH031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	100168	INV0000077999	District Management Fees 03/23	\$ 4,682.09
Rizzetta & Company, Inc.	100173	INV0000078120	Personnel Reimbursement 03/23	\$ 3,548.22
Rizzetta & Company, Inc.	100174	INV0000078180	Reimbursements for cellphone 02/23	\$ 50.00
Rizzetta & Company, Inc.	100176	INV0000078612	Personnel Reimbursement 03/23	\$ 3,723.37
Rust Off, LLC.	100188	38827	50 Gallons RX-10 Chemical For Rust Control 02/23	\$ 299.00
Securiteam, Inc.	100189	16573	Virtual Security Guard Quarterly 04/23 to 06/23	\$ 1,350.00
Solitude Lake Management, LLC	100190	PSI-58176	Monthly Lake & Pond Services 03/23	\$ 1,658.25
Stantec Consulting Services, Inc.	100191	2052532	Engineering Services 02/23	\$ 3,296.50
Suncoast Pool Service, Inc.	100192	9138	Pool Service 03/23	\$ 1,240.00
Times Publishing Company	100193	0000275796 03/08/23	Account #121610 Legal Advertising 03/23	\$ 109.60

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
William O'Donovan	100194	BOD031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	03242023-1	WREC Electric Summary 02/23 240 Auto Draft	Electric Summary 02/23	<u>\$ 8,936.97</u>
<b>Report Totals</b>				<u><b>\$ 90,274.31</b></u>