



Rizzetta & Company

Talavera Community Development District

Board of Supervisors Regular Meeting July 19, 2023

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

www.talaveracdd.org

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

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

July 11, 2023

**Board of Supervisors
Talavera Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, July 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.** Landscape Inspection Specialist
 1. Review of the Landscape Inspection Report..... Tab 1
 - B.** RedTree
 1. Review of the Landscaper Report/ Comments (USC)
 - C.** Solitude
 1. Review of the Aquatics Report Tab 2
 - D.** Clubhouse Manager
 1. Review of the Clubhouse Manager's Report..... Tab 3
 - E.** District Engineer
 - F.** District Counsel
 - G.** District Manager
 1. Review of the District Manager's Report..... Tab 4
- 4. BUSINESS ITEMS**
 - A.** Consideration of the Revised Trespassing Agreement Tab 5
 - B.** Consideration of Inspection and Certify Roadway Proposal Tab 6
 - C.** Discussion of A1 Recovery/ Patrolling Services Tab 7
 - D.** Discussion of RFP for Landscaping Services
 - E.** Consideration of Resolution 2023-07, Redesignating the Secretary of the District Tab 8

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on June 21, 2023 Tab 9
- B.** Consideration of Operations & Maintenance
Expenditures for May 2023 Tab 10

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.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

TALavera

LANDSCAPE INSPECTION REPORT



July 7, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

SUMMARY & POOL HOUSE

General Updates, Recent & Upcoming Maintenance Event

- Make sure crews are performing mowing services weekly. Notify management if this cannot be completed. During this past months we have received on several occasions' emails after services of areas not being done.

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. I haven't seen much treatment in the turf weeds to the east of the main entrance to the amenity center. They have not improved since last months inspection.



2. Provide a timeframe for the install of the hibiscus to the east of the main entrance of the clubhouse.(Pic 2)
3. Clean up the magnolia leaf drop from the magnolia trees in the front of the amenity center.
4. Replace the sage that is dead in the northeast side of the pool area under warranty.(Pic 4)



Talavera Parkway

5. Remove the dead from the flax lilies inside of the pool area. My recommendation is to have these removed from inside of the pool area.



9. Provide a timeframe for the install on Talavera Parkway where the homeowner used district property to install the pool.
10. I recommend the board start a 2-month reseed process on Talavera Parkway this means skipping a mowing to allow the Bahia to go to seed twice. We will need to notify the residents if this is decided by the board to move forward.
11. Make sure during weekly services we are completing the entire property. If areas of the property cannot be mowed due to and circumstance, contact district management to get approval.

6. Continue to work on the turf weeds treatments to the west of the kid's playground. We need to see results in this area.

7. Lift the low hanging oak trees on the outbound side of Talavera Parkway to the spec height of 10 feet. This goes for the entire property to include the trees on us 41 along the vinyl fence.

8. On the outbound side of Talavera Parkway at the monument sign we have new areas of disease that seems to be growing. We need to diagnose and treat this area.(Pic 8)



Tab 2

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Treatment in progress

Inspection Date: 2023-07-07

Prepared for:

Lynn Hayes
Rizzetta & Company

Prepared by:

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office
[SOLITUDELAKEMANAGEMENT.COM](https://www.solitudelakemanagement.com)
[888.480.LAKE \(5253\)](tel:888.480.LAKE)

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PONDS 38, 39, 40 7

PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 8 - 9

SITE MAP 10

Site: 400**Comments:**

Site looks good

The water level is going back down but the site is in good condition with no noted shoreline weeds and minimal algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 410****Comments:**

Site looks good

The water level is going back down but the pennywort is greatly reduced and only visible in traces.

Action Required:

Routine maintenance next visit

Target:

Pennywort

**Site: 420****Comments:**

Site looks good

There is now some exposed bank because the water level went down but minimal torpedograss, pennywort and other nuisance weed growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 430**Comments:**

Site looks good

The site is going dry but still contains a puddle of water and no issues.

Action Required:

Re-inspect next visit

Target:

Species non-specific

**Site: 510****Comments:**

Site looks good

The submersed weeds are in decay and there is no noted nuisance shoreline vegetation or algae issues.

Action Required:

Treat within 7 days

Target:

Species non-specific

**Site: 520****Comments:**

Site looks good

The submersed slender spikerush is in decay and there is no other notes nuisance species or shoreline growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 32**Comments:**

Normal growth observed
Some water primrose has emerged and will require herbicide application.

Action Required:

Routine maintenance next visit

Target:

Floating Weeds

**Site: 33****Comments:**

Site looks good
The site is in good condition with minimal nuisance vegetation and minimal algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 34****Comments:**

Treatment in progress

The site was recently treated for algae as evident in the smell and color of the algae.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 35**Comments:**

Treatment in progress

The site was also recently treated for algae as evident in smell and color. There is minimal nuisance, shoreline vegetation.

Action Required:

Routine maintenance next visit

Target:

Surface algae

**Site: 36****Comments:**

Site looks good

Some cattail decay exists but the site is in overall good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Site: 37****Comments:**

Site looks good

The site is in good condition with no nuisance vegetation and no algae noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 38**Comments:**

Site looks good

The site is in good condition with no nuisance vegetation and minimal algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

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

Normal growth observed

There is some algae in the shallow area but a majority of the site is in good condition.

Action Required:

Routine maintenance next visit

Target:

Surface algae

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

Site looks good

The site is dry with no major nuisance growth.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

The water levels are going back down in a lot of the sites, and it has been very hot, but for the most part any shoreline weed growth that would occur because of this is being controlled pretty well right now. Site 410 was the only site with shoreline weeds noted and it is some pennywort left over from when the site used to have a lot more in it.

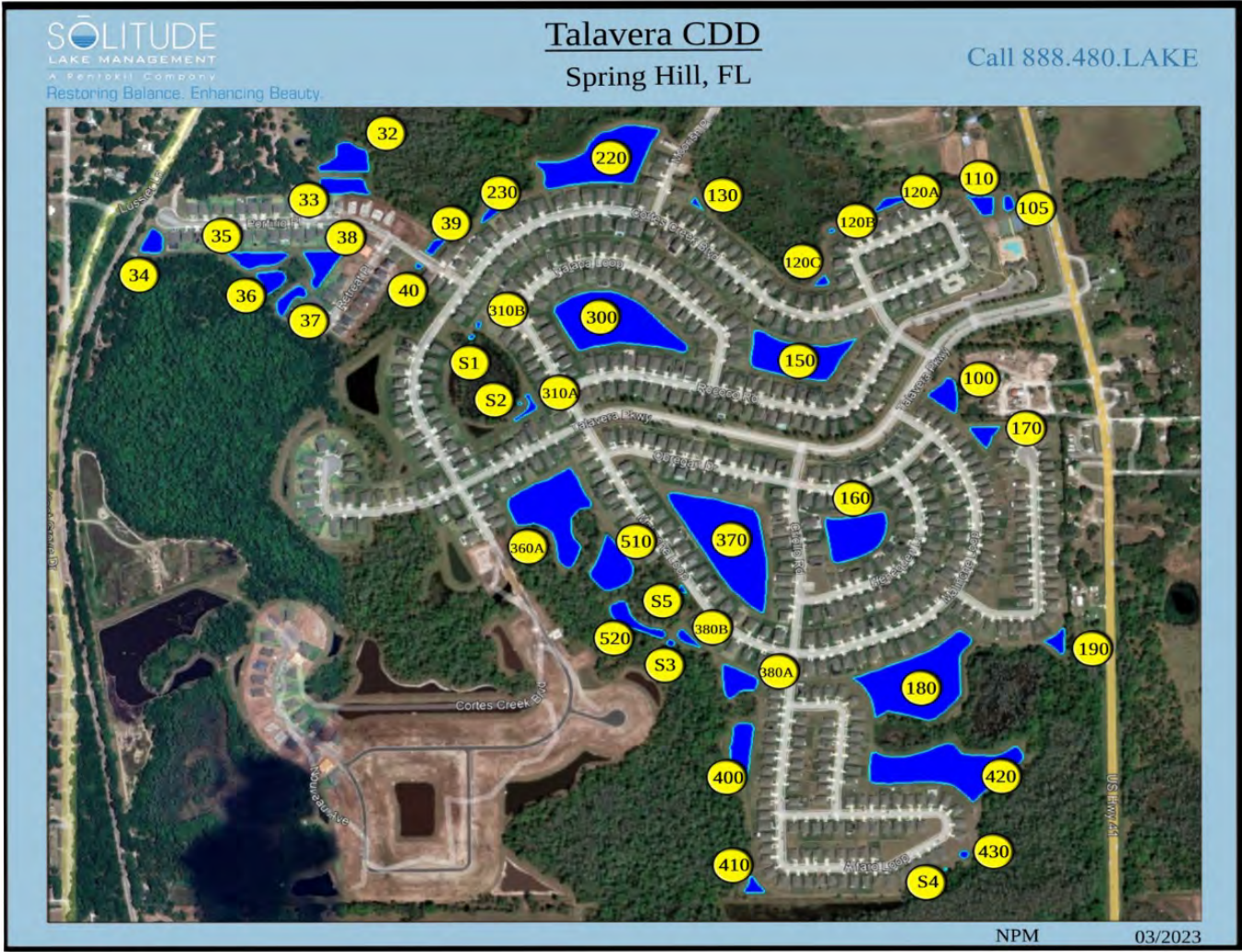
Site 32 has some emergent water primrose, but this is easily controllable and treated as a shoreline weed if accessible.

There is algae in a few sites. In 2 of them, we see that they were recently treated (34 & 35). 39 has some algae but is also very shallow in that area.

Overall, most of the site inspected are in good condition moving into the hottest part of the year.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
400	Site looks good	Species non-specific	Routine maintenance next visit
410	Site looks good	Pennywort	Routine maintenance next visit
420	Site looks good	Species non-specific	Routine maintenance next visit
430	Site looks good	Species non-specific	Re-inspect next visit
510	Site looks good	Species non-specific	Treat within 7 days
520	Site looks good	Species non-specific	Routine maintenance next visit
32	Normal growth observed	Floating Weeds	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Treatment in progress	Surface algae	Routine maintenance next visit
35	Treatment in progress	Surface algae	Routine maintenance next visit
36	Site looks good	Species non-specific	Routine maintenance next visit
37	Site looks good	Species non-specific	Routine maintenance next visit
38	Site looks good	Species non-specific	Routine maintenance next visit
39	Normal growth observed	Surface algae	Routine maintenance next visit
40	Site looks good	Species non-specific	Routine maintenance next visit



Tab 3



Monthly Operations Report June 2023 - (June 21 – July 19)

Talavera Community Development District (CDD)

18955 Rococo Road, Spring Hill, FL 34610

Phone: 813.536-0019 Email: manager@talaveraclub.com

Clubhouse Operations/Maintenance Update

Every other day, Pool & Splash water testing & logging to Pool Record per Health Request, also Suncoast Pool Service installed Entrapment on 7-9 & Filled out & submitted the Pool/Operator Verification of Entrapment Safety Features to Health Department **Exhibit B** - Clean mailbox area and applied stainless steel spray on all mailboxes (maintenance) Deep carpet cleaning office, kitchen & multi-purpose room (maintenance) Normal twice a week pickup/replace bags dogs waste station (maintenance) Detailed cleaning of roadside/large community board (maintenance) Family restroom & ladies handicap caulking the sink (maintenance) Detailed ant treatment outside/surrounding areas of clubhouse for current/future events (maintenance) Safety checks & blow debris around clubhouse/amenities (maintenance) Re-organized maintenance closet & Play Ground Ramp Fixed- Florida Insurance Alliance Inspection-**Exhibit G** Inventory of all cleaning materials (maintenance) Repaired & painted few spots on the walls in managers office (maintenance) Every other day drive thru community street for parking violations Normal daily routine for facilities, safety & trash check Normal daily routine organizing lounge & chairs wipe all tables and trash recovery Normal daily routine of handling/resolving any residents issues Dept. of Heath Operating Permit expires 6/30/24 (Framed & hang on wall) Keep daily records of all duties done & filed Weekly update/check on community bulletin boards Send out all needed community updates via email blast.

Status of Approved Items on Meeting – June 21, 2023

1. Cushion Solutions Inc. -Job done
2. Square terminal Installed
3. DeCort Electric - Talavera Lights repair y/o replacements of lights - job done
4. Romaner Graphics – 24"x30" 30MPH Speed limit sign - job done
5. Romaner Graphics – 2nd 24"x30MPH Speed Limit Sign - job done
6. Romaner Graphics – two 30" Pedestrian Crossing sign with a separate left arrow - job done
7. Romaner Graphics - Strip crosswalk with traffic paint and reflective beads - job done
8. A-1 application - submitted and A-1 signage installed at the entrance On July 7
9. Application for Extra Duty - filled out with the specific as per board request, emailed and Mrs. Shannon Rauh confirmed receipt and in the system. Also submitted with trespassing agreement taken to Pasco Sheriff Office.; Mrs. Rauh it is need for the Extra Duty Service.
10. Patrol Schedule started 7/13 (enclosed copy received by email on July 7th) Exhibit- F
11. Radar Sign - Ordered with at 50% deposit and balance once the radar received.

Upcoming July Events, Meeting & Food Trucks

Saturday, July 1 –Food Truck - 5:00pm-8:00pm
Wednesday, July 5 - Popcorn - 10:00am-1:00pm
Friday, July 7- Coffee & Donuts 9:30am-11:00am
Friday, July 7 - Food Truck - 5:00pm-8:00pm
Saturday, July 8 - National Freezer Popsicle 11:00am-1:00pm
Tuesday, July 11– Card & Games 11am-2pm
Tuesday, July 11- Spirit Committee Meeting- 6:30pm-8:30pm
Wednesday July 12- Popcorn Day - 10:00am-1:00pm
Thursday, July 13 -Arts & Craft 11:00am-2:00pm
Saturday, July 15 – Ice Cream Day - 10:00am-1:00pm
Saturday, July 15- Paint & Sip 5:30pm-8:00pm
Tuesday, July 18 – ACC Applications are Due
Wednesday, July 19 – Popcorn Day - 10:00am-1:00pm
Wednesday, July 19- National Hot Dog Day 11:30am-1:00pm
Wednesday, July 19 -CDD Meeting- 6:00pm-8:00pm
Friday, July 21 – Coffee & Donuts - 9:30am-11:00am
Tuesday, July 25 - Cards & Games - 11:00am-2:00pm
Tuesday, July 25 - ARC Virtual Meeting - 6:30pm
Wednesday, July 26 - Popcorn Day - 10:00am-1:00pm
Thursday, July 27 - Arts & Craft - 11:00am-2:00pm
Saturday, July 29 - Food Truck - 5:00pm-8:00pm

To be discussed on our CDD meeting of July 19th

- a. Rومانer Graphics Quote –two 30" pedestrian crossing signs "AHEAD" signs under Pedestrian crossing diamond, 10' u channel post with Lap Splice kit and breakway stub- Total \$730.00 – **Exhibit A**
- b. Health Department Pool Inspection Report, Staff is doing water testing every other day that Suncoast pool service is not here; also Suncoast Pool Service installed Entrapment on 7-9 & Filled out & submitted the Pool/Operator Verification of Entrapment Safety Features to Health Department **Exhibit B** -
- c. Rومانer Graphics quote for one Splash pad Rules - meeting the health department requirements 24"x30" installed - \$185.00 - **Exhibit C**
- d. Rومانer Graphics Quote - No Trespassing sign 24"x18" Behind Nouveau **Exhibit D**
- e. Rومانer Graphics Quote - for the installation with u channel, sign knockdown at Alfaro Loop, **Exhibit E** -
- f. Florida Insurance Alliance Inspection Report- All was fixed by staff according to the report request. - **Exhibit G**

Exhibit A

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

JOB ESTIMATE

TO: _____
COMPANY NAME: Talavera _____
DATE: 6/30/23 _____

QUOTE: 30" Pedestrian Crossing signs with "AHEAD" signs under Pedestrian Crossing Diamond.

10' U Channel post with lap splice kit and breakaway stub.

2 @ \$365.00 ea. = \$730.00

Thank You: Rومانer Graphics

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



1 of 2

Facility Information**RESULT:** Satisfactory

Permit Number: 51-60-1731622
Name of Facility: Talavera Pool
Address: 18955 Rocco Road
City, Zip: Spring Hill 34610

Correct By: Next Inspection
Re-Inspection Date: None

Type: Public Pool > 25000 Gallons
Owner: Talavera Community Development District
Person In Charge: Talavera Manager Phone: (813) 536-1445
PIG Email: manager@talaveraclub.com
Pool Operator: Suncoast Pool Services Phone: (727) 271-1395

Inspection Information

Purpose: Routine
Inspection Date: 6/1/2023

Begin Time: 10:00 AM
End Time: 10:45 AM

Additional Information

22. Free Chlorine 3
23. pH 7.4
24. Chlor. Stabilizer 0
33. Flowmeter 550gpm
34. Thermometer 82F

VOLUME 124500
POOL LOAD 114
FLOW RATE 589
NIGHT SWIM No
FILTER TYPE DEV

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

Violation Markings

POOL AREA
1. Water Clarity/Algae Control
2. Deck/Walkways
3. Tile/Pool Finish
4. Depth Markers-FBC
5. Handrail/Ladder-FBC
6. Step Markings-FBC
7. Suction Outlets-514.0315(1)
8. Gutter Grates/Skimmer-FBC
9. Lighting
10. No Dive Markings-FBC
11. Diving Board-FBC
12. Pool Cover
13. Pool Side Shower-FBC
POOL SAFETY
14. Life Hook(s) w/Pole
15. Life Ring(s) w/Rope
16. Safety Line

17. Rules Posted
18. Certification
SANITARY FACILITIES
19. Supplies 64E-10, FAC
20. Clean 64E-10, FAC
WATER QUALITY
21. Approved Test Kit
22. Free Chlor./Brom.
23. pH
24. Chlor. Stabilizer
25. Spa Requirements-ORP
EQUIPMENT ROOM
26. Wading Pool-Quick Dump
27. Water Level/Control
28. Disinfection Feeder/Generator
29. pH Feeder
30. Chem. Container Label-FBC
31. Filter / Pump

32. Vacuum Cleaner-FBC
33. Flowmeter
34. Thermometer
35. Pressure/Vacuum Gauge
36. Equip. Room
37. Cross Connection
38. Gas Chlorine Eq.-FBC
39. Waste Water - FBC
40. D.E. Separator-FBC
41. Other Equipment
42. Equip. Change-FBC
43. Approved Chemicals
X 44. Maintenance Log
45. Inspection Posted
46. Safety-514.0315(2)
47. Fences/Gates- FBC
48. Other
49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

Form Number: DH 920 04/16

Client Signature:

51-60-1731622 Talavera Pool

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PUBLIC POOL AND BATHING PLACE
INSPECTION REPORT



2 of 2

General Comments

Reminder: The Virginia Graeme Baker main drain covers must be replaced periodically based on manufacture specifications. (MDG Expires: 06/2023)

Notes- MDG: Waterways, Collector Tank, X3 22 DE Grids, 15.0HP Recirculation Pump, Vacuum Gauge: -8inHg, X2 Stenner Feeders, X4 DE Pentair Separator, 7am to Dusk.

Email Address(es): Suncoastpoolservice@gmail.com;
manager@talaveraclub.com;

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

Violations Comments

Violation #44. Maintenance Log
Maintain daily log of water chemistry. Record pH and chlorine daily. Observed maintenance log only being recorded on the days the pool company is present.

Inspection Conducted By: Alissa Antonucci (00904)
Inspector Contact Number: Work: (813) 455-9958 ex.
Print Client Name:
Date: 6/1/2023

Inspector Signature:

Alissa Antonucci

Form Number: DH 920 04/16

Client Signature:

Barbara

51-60-1731622 Talavera Pool



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

JOB ESTIMATE

TO: _____
COMPANY NAME: Talavera _____
DATE: 6/10/23 _____

QUOTE: Splash Pad Rules - sign replacement with letter height meeting
Health Department requirements.
24" x 30".
Installed.
TOTAL: \$185.00

Thank You: Romaner Graphics

EXHIBIT D



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

JOB ESTIMATE

TO: _____
COMPANY NAME: Talavera
DATE: 5/21/23

QUOTE: No Trespassing signs for Talavera.
24" x 18".
Mounted on black U channel posts and installed with concrete footers.
(6) @ \$185 ea. = \$1,110.00

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: 7/6/23

QUOTE: Replace 11' U channel post, lap splice kit and breakaway stub on existing 15 MPH and right curve arrow sign on Alfaro Loop.

TOTAL: \$250.00

Thank You: RومانER Graphics

Exhibit F

From: Shannon Rauh <SRauh@pascosheriff.org>
Sent: Friday, July 7, 2023 9:02 AM
To: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>
Subject: Re: [EXTERNAL]Re: Community Patrol

Good Morning,

July has been entered into the system. Do you know if the roads for privately owned or owned by county?

Date: 7/13/2023 **Time:** 03:00 pm - 07:00 pm **Pay Code:** HOUR-OD

Date: 7/17/2023 **Time:** 07:00 am - 11:00 am **Pay Code:** HOUR-OD

Date: 7/20/2023 **Time:** 03:00 pm - 07:00 pm **Pay Code:** HOUR-OD

Date: 7/24/2023 **Time:** 07:00 am - 11:00 am **Pay Code:** HOUR-OD

Date: 7/27/2023 **Time:** 03:00 pm - 07:00 pm **Pay Code:** HOUR-OD

Date: 7/31/2023 **Time:** 07:00 am - 11:00 am **Pay Code:** HOUR-OD

Thank you,

Shannon Rauh
Extra Duty Coordinator
Pasco Sheriff's Office
Office: 727-844-7795
Cell: 727-277-7231
Fax: 727-844-7731
srauh@pascosheriff.org

From: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>
Sent: Wednesday, July 5, 2023 1:29 PM
To: Shannon Rauh <SRauh@pascosheriff.org>; Regina Trani <RTrani@pascosheriff.org>



FLORIDA INSURANCE ALLIANCE



Talavera Community Development District

Date of Visit: Tuesday, June 27, 2023, at 10:00 AM

District Manager: Sean Craft, SCraft@rizzetta.com

Clubhouse Manager: Evelyn Ocasio Lopez, eocasiolopez@rizzetta.com.com

Address: 18955 Rococo Road., Spring Hill, FL 34610

Egis Attendees: Brett Crecco, Loss Control Consultant
Ryan Rupnarain, Sr. Manager, Loss Control

Visit Overview

The purpose of the visit on the above referenced date was to allow our team to review the Talavera Community Development District from a risk management perspective and to support the District's loss control efforts by identifying any hazards that could lead to accidents and claims and discuss recommendations to remediate any loss producing conditions. Those recommendations are included in this letter. While we did not have the opportunity to observe all areas owned and/or maintained by the District, we feel that the areas we were able to observe are representative of the general condition of the property.

District Summary

The Talavera Community Development District includes approximately 548 acres and includes 13 ponds. Buildout within the district is still underway with an estimated 751 homes upon completion. District owned amenities include a clubhouse, zero entry pool, splash pad, playground, basketball court, and tennis/pickleball court. Additional district owned property includes fencing, irrigation equipment, and entry features.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- District facilities observed during the visit are overall well maintained; clubhouse and amenities operations are diligent in identifying and correcting any issues promptly.
- Extensive CCTV camera system monitors interior and exterior amenity areas.
- Members and guests using the pool are directed through the clubhouse gate where signage informs "Swim at Your Own Risk" prior to entering the pool area.

Critical Recommendations

Critical recommendations are associated with exposures and hazards that can represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution (i.e. photos) and review by FIA's Risk Services team if indicated in the recommendation description.

- No critical recommendations are provided at this time.

Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses.

- **Electrical Panels**

Electrical Panels – Items stored in the maintenance room are partially blocking access to the electrical panel (within 36" of the panel) which poses a hazard for anyone who must shut off a breaker in an emergency.



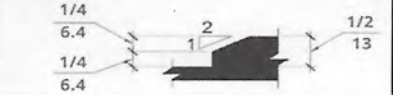
Please consider removing any items stored in front of electrical panels. [OSHA 29CFR 1910.303](#) requires at least 36" clearance in front of all electrical panels. Placing tape on the floor and/or posting signage might be a helpful reminder.




Advisory Recommendations

Advisory recommendations are provided to address exposures that while having the potential for loss, would not normally result in a significant or severe loss. These recommendations are typically provided to share best practices.

- Playground Access Ramp
 - Fire Extinguisher Inspection Tag
- Risk Transfer

<p>Playground Access Ramp – The ramp entering the playground area is slightly raised compared to the sidewalk.</p>	<p>Consider driving the spikes further down holding the ramp as flush with the sidewalk as possible, not over ¼" difference. Heating and cooling of the ramp may cause it to raise over time, creating a possible trip hazard.</p>
	<div><div><div>1/4 max</div><div>6.4</div></div><div><div>FIGURE 303.2 VERTICAL CHANGE IN LEVEL</div></div><div><div>1/4 6.4 1/4 6.4</div><div>2 1 13</div><div>1/2</div></div><div><div>FIGURE 303.3 BEVELED CHANGE IN LEVEL</div></div></div>

Fire Extinguisher Inspection Tag – Fire Extinguisher missing inspection tag noting when it was last inspected.	Only one extinguisher was noted as being without a tag. Monthly self-inspection processes are good best practices to verify compliance.
	

Risk Transfer - When your district uses a contractor to provide goods or services, the district can transfer the risk of it causing harm to your property, staff, residents, or others or to the automobiles in its care and custody to the contractor. Best practices to facilitate risk transfer in your favor include having tenants and vendors name the district as an additional insured as well as having contracts in place that include hold harmless language in the district's favor. Please refer to the "Risk Transfer Basics" reference document included at the end of this letter

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 16th, 2023 @ 6:00 PM
- **Final Budget Hearing:** August 16th, 2023 @ 6pm

District Manager's Report

July 19

2023

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FINANCIAL SUMMARY

5/31/2023

General Fund Cash & Investment Balance:	\$939,449
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Reserve Fund Cash & Investment Balance:	\$103,005
---	-----------

Debt Service Fund Investment Balance:	\$786,260
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Total Cash and Investment Balances:	\$1,828,714
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General Fund Expense Variance:	\$206,714	Under Budget
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Tab 5

Case #: _____ District: _____ Zone: _____

☐ Renewal Date: May 12, 2023The undersigned, Evelyn Ocasio Lopez,DL/ID#: 0224-200-60-599-0 State: Florida, DOB: 03/19/1960☐ Owner, ☒ Property Manager ☐ Management ☐ Responsible Party of the listed property situated in Pasco County, Florida; and more specifically described as:Business Name: Talavera CDDAddress: 18955 Rococo Road, Spring Hill, FL 34610 and/orParcel ID#: Enclosed CDD Property Appraiser Map

(Property Appraiser Map and Information Sheet MUST be attached)

consisting of _____ acres, more or less; do hereby give notice to the Pasco Sheriff's Office and any other law enforcement agency that anyone found on my land/property, to include all properties, not just Agricultural Land, except for my servants, agents, employees, or members of my family, are trespassing within the meaning of the law and are subject to citation or arrest in the discretion of any deputy sheriff or law enforcement officer with personal knowledge of such trespass.

I further authorize any such deputy sheriff or law enforcement officer to list myself as the Victim/ Complainant on any charging document resulting from a citation or arrest.

I further agree to indemnify and hold harmless, Chris Nocco, Sheriff of Pasco County, his appointees, agents, servants, insurers, and the Pasco Sheriff's Office from any action, suit, claim or other cause of action brought against him or them for enforcing the trespass laws of the county or state on my property.

*Please sign agreement and all attachments.

Evelyn Ocasio Lopez
Signature

Home Address: 18955 Rococo Road, Spring Hill, FL 34610Business Phone: 813.536.1445Residence Phone: N/ACell Phone: 352.345-7373Email: manager@talaveraclub.com

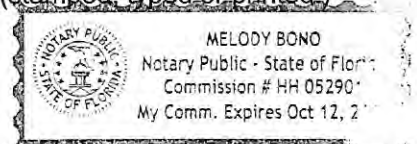
The foregoing instrument was acknowledged before me on this 17 day of May, 2023 by Evelyn Ocasio Lopez who is personally known to me or who has produced Driver license as identification.

Melody Bono
Notary Public (signature)

Melody Bono
Notary Public name & commission number

(stamped, typed or printed.)

District Secretary Copy



Tab 6



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414

April 7, 2023

Project/File: Talavera

Deborah Wallace
District Manager

Talavera Community Development District

5844 Old Pasco Rd.
Suite 100
Wesley Chapel, FL 33544
Phone 813-994-1001

Dear Ms. Wallace,

Reference: Talavera Community Development District

At your request, we are providing this proposal to inspect and certify roadway signage within the Talavera Development.

Task 200 – Field Inspection and Report

Stantec will provide field inspection services of the traffic control devices and pavement markings along approximately 3.7 miles of roadway. The traffic control devices will be evaluated based on the standards set forth in the Manual of Uniform Traffic Control Devices (MUTCD) and applicable Florida Department of Transportation regulations.

Stantec will provide a report that includes:

1. A Location map of all traffic control devices, including striping, pavement markers and markings.
2. Photo documentation of each device.
3. An inventory of devices, markers and markings in tabular format, referencing the standards required at each location and listing any deficiencies.
4. Solutions required to remedy any deficiencies.

Task 300 – Field Compliance Review / Certification

Once deficiencies have been addressed, Stantec will inspect the remedies to verify that they meet MUTCD standards and after verification will submit a certified letter to Pasco County Public Works Department, on behalf of your development. The letter will be certified by a Professional Engineer, licensed in Florida. Stantec will respond, in writing, to any comments provided by Pasco County.

Reference: Talavera Community Development District

FEES

These services will be performed as outlined below at our standard rates under our Professional Terms and Conditions. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2023.

Task	Service	Fee Type	Fee Amount
200	Field Inspection and Report	Fixed	\$ 8,000.00
300	Field Compliance Review/Certification	Fixed	\$ 1,500.00
TOTAL			\$ 9,500.00

Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

ASSUMPTIONS

The improvements are completed within 3 months of the submittal of the report.

One (1) post-remedy field review is required to provide certification.

Should you have any questions regarding this matter, please contact our office.

Sincerely,

Stantec Consulting Services Inc.

Ben Quartermaine, PE
Senior Project Manager, Transportation
Tel: 941-907-6900
E-Mail: ben.quartermaine@stantec.com

Attachment: Standard Terms and Conditions and Rate Sheet

Reference: Talavera Community Development District

By signing this proposal, Talavera CDD _____ authorizes Stantec to
Client Company Name
proceed with the services herein described and the Client acknowledges that it has read and agrees to be
bound by the attached Professional Services Terms and Conditions.

This proposal is accepted and agreed on the _____ of _____, _____.
Day Month Year

Per: Talavera Community Development District _____
Client Company Name

Print Name & Title

Signature



The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

DESCRIPTION OF WORK: Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

TERMS AND CONDITIONS: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

COMPENSATION: Payment is due to Consultant upon receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make payment by Electronic Funds Transfer when requested by Consultant.

NOTICES: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

TERMINATION: Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

ENVIRONMENTAL: Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

PROFESSIONAL RESPONSIBILITY: In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

INDEMNITY: The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

LIMITATION OF LIABILITY: It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or \$50,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

DOCUMENTS: All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.



FIELD SERVICES: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

GOVERNING LAW/COMPLIANCE WITH LAWS: The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

DISPUTE RESOLUTION: If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

ASSIGNMENT: The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

SEVERABILITY: If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

FORCE MAJEURE: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

COVID-19: The parties acknowledge the ongoing COVID-19 pandemic and agree that the fee and schedule in the proposal is based on what is currently understood. Where conditions change, the parties may have further discussions to manage and mitigate the impact of this evolving situation on the Project.

CONTRA PROFERENTEM: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

BUSINESS PRACTICES: Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.



SCHEDULE OF FEES

Effective January 1, 2023

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 111.00
Level 4	\$ 122.00
Level 5	\$ 139.00
Level 6	\$ 143.00
Level 7	\$ 152.00
Level 8	\$ 162.00
Level 9	\$ 168.00
Level 10	\$ 173.00
Level 11	\$ 189.00
Level 12	\$ 198.00
Level 13	\$ 209.00
Level 14	\$ 219.00
Level 15	\$ 232.00
Level 16	\$ 256.00
Level 17	\$ 265.00
Level 18	\$ 270.00
Level 19	\$ 281.00
Level 20	\$ 291.00
Level 21	\$ 309.00
1 Person Field Crew	\$ 145.00
2 Person Field Crew	\$ 200.00
3 Person Field Crew	\$ 255.00
4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

Tab 7



Serving Pasco, Pinellas, and Hillsborough counties

WWW.A-1RECOVERYINC.COM

EMAIL: A1recoveryproperties@gmail.com & A1recoveryinc@yahoo.com

IMPOUND PROCEDURE TOWING AGREEMENT

IN CONSIDERATION WITH FLORIDA STATUTES §713.78, AND §715.07 A-1 RECOVERY INC., PROMISES TO PROVIDE 24 HOUR SERVICE TO:

Date: _____ Name of Location: _____
 Address: _____
 Phone: _____ Fax: _____ Alt Phone: _____
 Contact Name(s): _____

TO THE BEST OF ITS KNOWLEDGE, A-1 RECOVERY INC. HAS MET AND EXCEEDED ALL THE REQUIREMENTS OF THE FOLLOWING FLORIDA STATE STATUTES § 713.78 AND §715.07 AS WELL AS ALL RESPECTIVE COUNTY LOCAL LAWS AND ORDINANCES FOR EACH LOCATION.

A-1 RECOVERY INC AGENT: _____ **DATE:** _____

ANY AND ALL VEHICLES WILL BE TOWED TO A-1 RECOVERY INC. STORAGE FACILITIES LISTED INDIVIDUALLY AT THE TOP AND BOTTOM OF THIS AGREEMENT. ALL VEHICLES BEFORE BEING TOWED WILL BE DIGITALLY PHOTOGRAPHED AND AFTER BEING TOWED WILL BE LOGGED INTO THE LOCAL POLICE DEPARTMENT'S LOG SYSTEM WITHIN 30 MIN. OF ARRIVING AT OUR SECURED STORAGE FACILITY. THIS AGREEMENT SHALL BECOME EFFECTIVE UPON THE SIGNATURE OF BOTH PARTIES AND WILL BE AUTOMATICALLY RENEWED BIANNUALLY FROM THE SAID DATE UNLESS A-1 RECOVERY INC. IS GIVEN A 30 DAY NOTICE BY CERTIFIED MAIL TO DISCONTINUE SERVICES, WITHIN SUCH TIME ALL SIGNS FROM A-1 RECOVERY INC. WILL BE REMOVED FROM THE PROPERTY WITH DUE CARE AND DILIGENCE.

PLEASE CHECK THE APPROPRIATE REASON FOR TOW **(CHECK ALL THAT APPLIES).**

FIRE LANE _____
 GARBAGE AREA _____
 DOUBLE PARKED _____
 COMMERCIAL _____
 EXPIRED TAG _____
 NO PARKING PERMIT _____

LEAKING FLUID _____
 FLAT OR MISSING TIRE _____
 ILLEGALLY PARKED _____
 JUNK/ ABANDONED VEHICLE _____
 BACKED IN PARKING _____

***PLEASE CIRCLE WHETHER TOW WILL BE INITIATED BY:**

AUTHORIZED CALL IN OR TOWING COMPANY PATROL



To further tailor this agreement to best suit your Properties needs, **Please place a C, P, T or N/A next to the service type for which vehicles may be removed from property** (See key below)

C= Property calls in

P= Towing company patrols

T= Towing company tags

N/A= Not applicable

1. ☐ No valid permit, no valid residents, tenant, or visitor permit.
2. ☐ Tow away zone, sign posted and or pavement drawings
3. ☐ Abandonment/ inoperable vehicles. Flat tires, vehicles on jacks, blocks, missing wheels, Major parts, remain parked in the same location longer than ___ hrs, expired inspection or license plates. If tagging rules apply, please state length of warning ___ hrs (we don't recommend more than 24-48hrs.)
4. ☐ Fire lanes, vehicles parked in a designated fire lane.
5. ☐ Security office may call to have vehicle removed.
6. ☐ Management requests an abandoned vehicle removal.
7. ☐ Vehicle wrecked or obviously inoperable.
8. ☐ No tractor, trailer, or large (over 1 ton) commercial vehicles parked on property.
9. ☐ Vehicles parked on grass, off pavement or on landscaping.
10. ☐ Vehicles parked in handicap space, ramp, or unloading zone with no handicap permit.
11. ☐ Vehicle blocking or in isle or roadway.
12. ☐ No after-hours parking (vehicle parked on property after business is closed) or (same as no overnight parking)
13. ☐ Hindering access. Blocking dumpster, building entrances, loading docks or zones. Etc
14. ☐ "For Sale" vehicle. Vehicle is parked out front displaying a for sale sign. Tow immediately.
15. ☐ Vehicle parked in a reserved/ assigned/ designated space
16. ☐ Vehicle is parked in a non-parking space that is primarily used for pedestrian access.
17. ☐ No parking at any time. Vehicle is parked on property where its posted "NO PARKING"
18. ☐ Non-Customer. Vehicle operator is not a customer of this business located on the property
19. ☐ Vehicle is parked on the sidewalk
20. ☐ Double parked behind another vehicle
21. ☐ Vehicle parked in Managers or Maintenance space.

Can residents/tenants call to have vehicles removed from their assigned spaces?

PLEASE CIRCLE ONE (Yes or No)

Furthermore, I understand that if an agent, manager or representative listed herein calls the company to have vehicle removed from the property, therefore authorizing removal the client will NOT hold A-1 RECOVERY INC. or its employees responsible for any charges that may be accumulated by said vehicle in Company's possession.

Authorized by: _____

(Signature)

(Printed name)

(Date)

Tab 8

RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TALAVEERA COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Talavera Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2023-07; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE TALAVEERA COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

**TALAVEERA
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 9

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, June 21, 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	Board Supervisor, Chair
Richard Henderson	Board Supervisor, Vice Chair
Pamela Plehal	Board Supervisor, Assistant Secretary
William O'Donovan	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary

Also Present Were:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, Stantec Consulting Services (via phone)
Jason Liggett	FS, Rizzetta & Company, Inc. (via phone)
John Burkett	RedTree Landscape Systems

Audience Members

FIRST ORDER OF BUSINESS Call to Order

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

SECOND ORDER OF BUSINESS Audience Comments

The audience had no comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Specialist

The Board reviewed the report.

B. RedTree

Mr. Burkett presented his report the report to the Board. They will be removing the Dwarf Bottle Bush at the sign at the entrance and will provide a proposal for different plant material.

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the east of clubhouse plant replacement proposal, totaling \$375, for the Talavera Community Development District.

The Board held a brief discussion about the sod renovation for the main entrance center island. They would like to negotiate with RedTree to lower the amount on the proposal.

The Board held a discussion with Mr. Burkett about the plant replacement behind 18736 Rococo Road.

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the plant replacement behind 18736 Rococo Road proposal not to exceed \$1950, for the Talavera Community Development District.

C. Solitude

The Board reviewed the report.

The Board held a brief discussion about Solitude parking on the grass. They want Solitude to stop parking on the grass. They are instructed to park in the Amenities lot.

The Board would also like them to address the vegetation at the sump at ponds S3/S5.

D. Clubhouse Manager

The Board reviewed the report.

The Board would like the CDD website updated with the clubhouse phone number.

The Board requested a copy of the recent pool inspection report and would like to receive proposals for additional signs at the splash pad area.

On a Motion by Mr. Kremser and seconded by Mr. Henderson, the Board of Supervisors approved the Romaner and Radarsigns proposals, totaling \$1395 and \$4160, for the Talavera Community Development District.

The Board took a break from 7:46 to 7:52 P.M.

On a Motion by Mr. Henderson and seconded by Mr. O'Donovan, with all in favor, the Board of Supervisors approved the hiring an off-duty officer patrol for a shift on Mondays from 7am to 11am and another shift on either Wednesdays or Thursdays from 3pm to 7pm with Ms. Ocasio determining the scope of services from the officer, for the Talavera Community Development District.

The Board tabled the trespassing agreement proposal for signs until next month.

The Board held a brief about the parking policy and the changes they would like Mr. Steady to make to the policy for the Board to review at the August meeting.

E. District Engineer

Ms. Stewart informed the Board that the pond erosion project is set to begin the last week of June.

F. District Counsel

Ms. Wallace held a brief discussion with the Board about adding amenities and rules and regulations to the public hearing meeting, which is to be held on the same evening as the August regular meeting.

G. District Manager's Report

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

FORTH ORDER OF BUSINESS

Discussion of Landscaper Proposals

No discussion.

FIFTH ORDER OF BUSINESS

Consideration of Speed Study Proposal

The Board agreed to table this until the July meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Inspection and Certify
Roadway Proposal**

The Board agreed to table this until the July meeting.

SEVENTH ORDER OF BUSINESS

**Discussion of Crockett's Towing
Resignation**

The Board reviewed the resignation letter.

EIGHTH ORDER OF BUSINESS

**Consideration of Agreement with A1
Recovery**

The Board agreed to table this until the July meeting.

NINTH ORDER OF BUSINESS

**Considerations of Resolution 2023-06,
Removing an Assistant Secretary**

On a Motion by Mr. Kremser and seconded by Mr. Thompson with all in favor, the Board of Supervisors adopted Resolution 2023-06 removing Lynn Hayes as an assistant secretary, for the Talavera Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Revised Tennis
Agreement**

The Board held a brief discussion.

On a Motion by Mr. Kremser and seconded by Ms. Plehal, with all in favor, the Board of Supervisors would like Mr. Steady to draft a cancelation letter for the tennis agreement, for the Talavera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Review of 12446 Nouveau Ave. ARC Fence
Denial**

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved to allow the resident to proceed with their application and resubmit to the HOA on the condition that 10ft. of space (5ft. on each side) be left between the two yards to allow for access through the easement area. Once HOA approval has been obtained with Mr. Kremser authorized to sign off outside of the regular CDD meeting, for the Talavera Community Development District.

TWELETH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Regular Meeting Held on May
17, 2023**

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved the minutes of Board of Supervisors' regular meeting held on May 17, 2023, for the Talavera Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for April 2023**

The Board held a brief discussion on the operation and maintenance expenditures.

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2023 (\$51,105.04), as presented, for the Talavera Community Development District.

FOURTEENTH ORDER OF BUSINESS Supervisor Request

The Board would like Mr. Steady to attend all meetings.

FIFTEENTH ORDER OF BUSINESS Adjournment

Mr. Craft 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. Thompson and seconded by Mr. O'Donovan, with all in favor, the Board of Supervisors adjourned the meeting at 8:55 p.m., for the Talavera Community Development District.

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 10

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.talaveracdd.org

Operation and Maintenance Expenditures

May 2023

For Board Approval

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

The total items being presented: **\$ 102,019.38**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Burr & Forman, LLP	100214	1383364	General Legal Services 03/23	\$ 1,620.35
Burr & Forman, LLP	100228	1389385	General Legal Services 04/23	\$ 2,310.00
Charter Communications	050223-1	0051822032123 05/23 Auto Draft	Account 9741-01 05/23	\$ 281.14
Coastal Waste & Recycling, Inc.	052323-1	SW0000263924 ACH	Monthly Waste Collection 02/23	\$ 10,130.50
Coastal Waste & Recycling, Inc.	Voided - 03032023	SW0000263924 ACH	Monthly Waste Collection 02/23	\$ 10,130.50
Coastal Waste & Recycling, Inc.	052323-2	SW0000275961 EFT	Monthly Waste Collection 03/23	\$ 10,054.98
Coastal Waste & Recycling, Inc.	052323-3	SW0000299378 EFT	Monthly Waste Collection 04/23	\$ 10,054.98
Coastal Waste & Recycling, Inc.	100237	SW0000299385	Waste Pick up 04/23	\$ 50.00
Coastal Waste & Recycling, Inc.	100237	SW0000299397	Waste Pick up 04/23	\$ 67.50

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Crosscreek Environmental, Inc.	100246	13831	Comprehensive Stormwater Water System Analysis 05/23	\$ 1,800.00
Dallas Busha	100247	042923 Busha	Rental Refund 05/23	\$ 200.00
Horner Environmental Professionals, Inc.	100238	219021	Chemical Application Mitigation Area 03/23	\$ 575.00
Jennifer A Woollums	100248	051423 Woollums	Rental Refund 05/23	\$ 100.00
Lee R Thompson	100215	LT041923	Board Of Supervisor Meeting 04/19/23	\$ 200.00
Lee R Thompson	100224	LT041923B	Board Of Supervisor Meeting 04/19/23	\$ 23.58
Lee R Thompson	100229	LT051723	Board Of Supervisor Meeting 05/17/23	\$ 223.58
Marco Kremser	100216	MK041923	Board Of Supervisor Meeting 04/19/23	\$ 200.00
Marco Kremser	100230	MK051723	Board Of Supervisor Meeting 05/17/23	\$ 200.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

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Nvirotec Pest Control Service, Inc.	100217	292470	Pest Control Treatment 04/23	\$ 70.00
Nvirotec Pest Control Service, Inc.	100231	295097	Pest Control Treatment 05/23	\$ 70.00
Pamela Plehal	100218	PP041923	Board Of Supervisor Meeting 04/19/23	\$ 200.00
Pamela Plehal	100232	PP051723	Board Of Supervisor Meeting 05/17/23	\$ 200.00
Pasco County Utilities	100243	17601645.17	Pasco Utilities 04/23	\$ 422.47
PC Consultants	100219	108101	Service Call and Labor 04/23	\$ 156.00
Play Tampa Bay	100239	3TSH0001	Replacement Swings Sets 04/23	\$ 507.00
Rachel Isidore	100220	041523 Isidore	Rental Deposit 04/15/23	\$ 100.00
RedTree Landscape Systems, LLC	100249	13415	Monthly Landscape Maintenance 05/23	\$ 16,675.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

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Richard L Henderson Jr	100221	RH041923	Board Of Supervisor Meeting 04/19/23	\$ 200.00
Richard L Henderson Jr	100233	RH051723	Board Of Supervisor Meeting 05/17/23	\$ 200.00
Rizzetta & Company, Inc.	100212	INV0000079638	District Management Fees 05/23	\$ 4,682.09
Rizzetta & Company, Inc.	100213	INV0000079764	Personnel Reimbursement 04/23	\$ 3,909.64
Rizzetta & Company, Inc.	100223	INV0000079827	Reimbursements 04/23	\$ 254.98
Rizzetta & Company, Inc.	100226	INV0000079853	Amenity Management & Oversight/Personnel Reimbursement 05/23	\$ 4,696.81
Rizzetta & Company, Inc.	100245	INV0000080468	Personnel Reimbursement 05/23	\$ 3,735.41
Romaner Graphics	100227	21664	Installed Handicapped Chile Sign 05/23	\$ 360.00
Romaner Graphics	100234	21677	Installation of Signs 05/23	\$ 1,050.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

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Ronnie J Williamson	100225	042323 Williamson	Deposit Refund 4-23-23	\$ 200.00
Rust Off, LLC.	100240	39597	200- Gallons RX-10 Chemical For Rust Con	\$ 598.00
Securiteam, Inc.	100250	13287040623	Service and Repair 04/23	\$ 262.50
Solitude Lake Management, LLC	100241	PSI-73429	Monthly Lake & Pond Services 05/23	\$ 1,658.25
Southeast Outdoor Laser Tag	100235	10	Entrainment 05/23	\$ 499.00
Stantec Consulting Services, Inc.	100244	2077342	Engineering Services 04/23	\$ 985.50
Suncoast Pool Service, Inc.	100242	9316	Pool Service 05/23	\$ 1,240.00
Talavera CDD	CD240	CD240	Debit Card Replenishment	\$ 238.50
Talavera CDD	CD240	CD240	Debit Card Replenishment	\$ 1,026.68

Talavera Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

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William O'Donovan	100222	BOD041923	Board Of Supervisor Meeting 04/19/23	\$ 200.00
William O'Donovan	100236	BOD051723	Board Of Supervisor Meeting 05/17/23	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	051923-1	WREC Electric Summary 04/23 240 Auto Draft	Electric Summary 04/23	<u>\$ 9,199.44</u>
Report Totals				<u>\$ 102,019.38</u>