



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors' Meeting
May 15, 2019**

**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	Betty Valenti David Griffin Brady Lefere Brian Soldano Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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 • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL
33544
www.TalaveraCDD.org

May 7, 2019

Board of Supervisors
Talavera Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, May 15, 2019 at 9:00 a.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 17, 2019.....Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for March 2019.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Landscape Report.....Tab 3
 - B. Presentation of Aquatics Report.....Tab 4
 - C. Discussion Regarding ADA Website Requirements.....Tab 5
 - D. Consideration of Aquatic Systems Budget Letter.....Tab 6
 - E. Presentation of Fiscal Year 2019/2020 Proposed Budget
 1. Consideration of Resolution 2019-07, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget.....Tab 7
 - F. Consideration of Supplemental Investment Banking Agreement.....Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Clubhouse Manager
 - D. District Manager
 1. Announcement Regarding Registered Voter Count.....Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Talavera Community Development District
May 15, 2019

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Angel Montagna
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board 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, April 17, 2019 at 6:01 p.m.** at the Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, FL 34610.

Present and constituting a quorum:

Betty Valenti	Board Supervisor, Chairman
Brady Lefere	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager; Rizzetta & Company, Inc.
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on March 20, 2019

Ms. Montagna asked if there were any changes to the meeting minutes. It was stated that the exhibit attached to the meeting minutes belonged to another District.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on March 20, 2019 as amended for the Talavera Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for February 2019

44 Ms. Montagna presented the Operation and Maintenance Expenditures for February 2019
45

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for February 2019 (\$44,289.86) as presented for the Talavera Community Development District.

46
47 **FIFTH ORDER OF BUSINESS** **Presentation of Landscape Report**
48

49 Ms. Montagna presented the March Landscape Report to the Board. A discussion ensued
50 regarding the replacement of annuals that have been taken.
51

52 Ms. Montagna presented a proposal from Yellowstone that was previously tabled. The
53 Board does not want Cypress trees.
54

55 **SIXTH ORDER OF BUSINESS** **Presentation of Aquatics Report**
56

57 Ms. Montagna presented the March Aquatics Maintenance Report to the Board.
58

59 **SEVENTH ORDER OF BUSINESS** **Discussion Regarding ADA Website Proposal**
60
61

62 The Board would like to discuss this item at their budget workshop.
63

64 **EIGHTH ORDER OF BUSINESS** **Consideration of Updated Lien Agreement for Phase 1B-1, 1B-2 and 1E**
65
66

67 Ms. Montagna presented and reviewed the Updated Lien Agreement for Phase 1B-1, 1B-2
68 and 1E.
69

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Updated Lien Agreement for Phase 1B-1, 1B-2 and 1E for the Talavera Community Development District.

70
71 **NINTH ORDER OF BUSINESS** **Discussion Regarding Access Cards**
72

73 Ms. Montagna opened the floor for discussion on access cards. Various items were
74 discussed including a photo on the access cards and the costs associated with the access cards to be
75 included in the new fiscal year budget.
76

77 **TENTH ORDER OF BUSINESS** **Staff Reports**
78

- 79 A. District Counsel
80 Not present.
81

82 B. District Engineer
83 Not present.

84
85 C. Clubhouse Manager
86 Not present.

87
88 D. District Manager
89 Ms. Montagna announced that the next regularly scheduled meeting will be held
90 on Wednesday, May 15, 2019 at 9:00 a.m. **at the office of Rizzetta & Company,**
91 **Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.**

92
93 Ms. Montagna stated that the Board would be approving their fiscal year
94 2019/2020 proposed budget at this meeting. A discussion ensued regarding hiring
95 help and their working hours for the amenity center.

96
97 Ms. Valenti reviewed the revised Amenity Rules and Rates.
98

On a Motion by Mr. Thompson, seconded by Mr. Lefere, with all in favor, the Board of Supervisors approved the revised Amenity Rules and Rates as presented for the Talavera Community Development District.

99
100 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

101
102 Ms. Montagna asked if there any Supervisor requests. A discussion ensued regarding
103 landscape maintenance, inappropriate activities at the pool and the enforcement of rules.

104
105 **TWELFTH ORDER OF BUSINESS** **Adjournment**

106
107 Ms. Montagna stated that if there was no further business to come before the Board then
108 a motion to adjourn would be in order.
109

On a Motion by Ms. Valenti, seconded by Mr. Thompson. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 6:49 p.m. for the Talavera Community Development District.

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116 _____
Assistant Secretary _____
Chairman / Vice Chairman

Tab 7

RESOLUTION 2019-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TALAVERA COMMUNITY DEVELOPMENT DISTRICT APPROVING
PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A
PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW;
ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION
REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Talavera Community Development District (“**District**”) prior to June 15, 2019, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2019

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

ATTEST:

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2019/2020

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2019/2020