



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors' Meeting
July 17, 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

July 9, 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, July 17, 2019 at 6:00 p.m.**, at the Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, FL 34610.

- 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 June 19, 2019..... Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for May 2019 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Landscape Report..... Tab 3
 - B. Consideration of Proposals from Yellowstone..... Tab 4
 - C. Presentation of Aquatics Report..... Tab 5
 - D. Consideration of Proposals for ADA Website Compliance Tab 6
 - E. Consideration of Resolution 2019-09, Re-designating an Assistant Secretary Tab 7
 - F. Consideration of Resolution 2019-10, Amending Fiscal Year 2018/2019 Budget Tab 8
 - G. Public Hearing on Fiscal Year 2019/2020 Final Budget.... Tab 9
 1. Consideration of Resolution 2019-11, Adopting Fiscal Year 2019/2020 Final Budget Tab 10
 - H. Public Hearing on Fiscal Year 2019/2020 Special Assessments..... Tab 11
 1. Consideration of Resolution 2019-12, Imposing Special Assessments and Certifying an Assessment Roll Tab 12
 - I. Consideration of Resolution 2019-13, Setting the Meeting Schedule for Fiscal Year 2019/2020 Tab 13
 - J. Ratification of Approval of Cushion Solutions Proposal Tab 14
 - K. Consideration of Resolution 2019-14, Supplemental Assessment Resolution..... Tab 15
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer

1. Discussion Regarding Results of Silt Fencing Experiment
2. Clubhouse Manager
 1. Presentation of Clubhouse ReportTab 16
 2. Consideration of Proposal for Screen Replacements..... Tab 17
 3. Consideration of Proposals For Roll Curtains..... Tab 18
3. District Manager
 1. Presentation of Audit for Year Ended 9-30-18..... Tab 19
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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, June 19, 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.

Present and constituting a quorum:

Betty Valenti	Board Supervisor, Chairman
Brian Soldano	Board Supervisor, Assistant Secretary
Brady Lefere	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary
David Griffin	Board Supervisor, Assistant Secretary

Also present were:

Ed Bulleit	Representative; MBS Capital Markets, LLC
Scott Steady	District Counsel; Burr Forman, PA
Tonja Stewart	District Engineer; Stantec Consulting Services
Cynthia Wilhelm	Representative; Nabors, Giblin & Nickerson, PA
Scott Brizendine	District Financial Services; Rizzetta & Company, Inc.
Jordan Lansford	District Manager; Rizzetta & Company, Inc.
Angel Montagna	District Manager; Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Lansford 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 May 15, 2019

Ms. Lansford asked if there were any changes to the meeting minutes. A change was made to line 33, "Tan" to "An".

48 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation &**
49 **Maintenance Expenditures for April 2019**

50
51 Ms. Lansford presented the Operation and Maintenance Expenditures for April 2019.
52

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April 2019 (\$27,104.82) as presented for the Talavera Community Development District.

53
54 **FIFTH ORDER OF BUSINESS** **Presentation of Landscape Report**

55
56 Ms. Lansford presented the May Landscape Report to the Board.
57

58 **SIXTH ORDER OF BUSINESS** **Consideration of Proposals from**
59 **Yellowstone Landscaping**

60
61 The Board reviewed two proposals from Yellowstone Landscaping. The first proposal
62 for Purple Queen replacement was approved. The second proposal for sod and mulch was tabled.
63

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Yellowstone Landscape's proposal for Purple Queen Replacement on Talavera Blvd. (\$3,945.00) for the Talavera Community Development District.

64
65 **SEVENTH ORDER OF BUSINESS** **Presentation of Aquatics Report**

66
67 Ms. Lansford presented the April Aquatics Maintenance Report to the Board.
68

69 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposals for ADA**
70 **Website Compliance**

71
72 Ms. Lansford discussed the proposals for ADA website compliance. This item is tabled until
73 the next meeting.
74

75 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2019-06,**
76 **Approving Mutual Aid Agreement**

77
78 Ms. Lansford presented Resolution 2019-06, Approving Mutual Aid Agreement.
79

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved Resolution 2019-06, Approving Mutual Aid Agreement for the Talavera Community Development District.

82 **TENTH ORDER OF BUSINESS** **Consideration of Proposal for Replacement**
83 **Camera**

84
85 Ms. Lansford presented a proposal for a replacement camera. The Board accepted the
86 proposal as presented.
87

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board of Supervisors approved the proposal for the camera replacement for the West Lanai (\$1,263.00) for the Talavera Community Development District.

88
89 **ELEVENTH ORDER OF BUSINESS** **Consideration of the 8th Amendment to the**
90 **Acquisition and Construction Funding**
91 **Agreement**
92

93 Mr. Steady presented and reviewed the 8th Amendment to the Acquisition and Construction
94 Funding Agreement. The Agreement was approved, in substantial form, with one change.
95

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved, in substantial form, with one change, the 8th Amendment to the Acquisition and Construction Funding Agreement for the Talavera Community Development District.

96
97 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2019-08,**
98 **Delegated Award Resolution**
99

100 Ms. Wilhelm presented and reviewed Resolution 2019-08, Delegated Award Resolution.
101

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2019-08, Delegated Award Resolution for the Talavera Community Development District.

102
103 **THIRTEENTH ORDER OF BUSINESS** **Consideration of District Engineer's**
104 **Report**
105

106 Ms. Lansford presented the District Engineer's Report for the Capital Improvement
107 Revenue Bonds, Series 2019. For the 8th Amendment, bond proceeds will be used to payback M/I.
108

109 The Report was approved in substantial form.
110

On a Motion by Mr. Lefere, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved, in substantial form, the District Engineer's Report for the Capital Improvement Revenue Bonds, Series 2019 for the Talavera Community Development District.

FOURTEENTH ORDER OF BUSINESS **Consideration of Preliminary**
Supplemental Special Assessment
Allocation Report

Mr. Brizendine presented and reviewed the Preliminary Supplemental Special Assessment Allocation Report. A motion was made to accept the Preliminary Supplemental Special Assessment Allocation Report with changes to the tables as described.

On a Motion by Mr. Lefere, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved the Preliminary Supplemental Special Assessment Allocation Report for the Talavera Community Development District.

FIFTEENTH ORDER OF BUSINESS **Consideration of Completion Agreement**

Mr. Steady presented and reviewed the Completion Agreement. There was a motion made to approve L through P in substantial form.

On a Motion by Mr. Soldano, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved, in substantial form the Completion Agreement for the Talavera Community Development District.

SIXTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel
No report was presented.
- B. District Engineer
Ms. Stewart updated the Board on the erosion issues.
- C. Clubhouse Manager
Mr. Larson presented the Clubhouse Report for June 2019.
- D. District Manager
Ms. Lansford announced that the next regularly scheduled meeting will be held on Wednesday, July 17, 2019 at 6:00 p.m. at the Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, FL 34610 which will also be the final budget public hearing.

The Board requested to change the July 17, 2019 meeting to 9:00 a.m. at Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The August 21, 2019 meeting is moved to Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, Florida 34610. Jordan Lansford will check the schedules and update the Board if the change can be made.

SEVENTEENTH ORDER OF BUSINESS **Supervisor Requests**

150 Ms. Lansford asked if there were any Supervisor requests. Ms. Valenti requested to have
151 the entrance fence pressure washed on both sides. The Board approved a “not-to-exceed” of
152 \$2500.00.
153
154
155

On a Motion by Mr. Thompson, seconded by Mr. Lefere, with all in favor, the Board of Supervisors approved a “not-to-exceed” amount of \$2500.00 for pressure washing both sides of the entrance fence for the Talavera Community Development District.

156
157 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**
158

159 Ms. Lansford stated that if there was no further business to come before the Board then a
160 motion to adjourn would be in order.
161

On a Motion by Mr. Griffin, seconded by Mr. Lefere, with all in favor, the Board of Supervisors adjourned the meeting at 9:41 a.m. for the Talavera Community Development District.

162
163
164
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166
167
168 _____
Assistant Secretary

Chairman / Vice Chairman

Tab 7

RESOLUTION 2019-09

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

WHEREAS, Talavera Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Angel Montagna as an Assistant Secretary pursuant to Resolution 2017-08; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

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

Section 1. Jordan Lansford is appointed as Assistant Secretary.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

Tab 8

RESOLUTION 2019-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TALAVERA COMMUNITY DEVELOPMENT DISTRICT AMENDING
THE FISCAL YEAR 2018/2019 GENERAL FUND BUDGET; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Talavera Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2018/2019; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

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

Section 1. The General Fund Budget is hereby amended in accordance with **Exhibit “A”** attached hereto.

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

Section 3. In accordance with Florida Statute 189.016, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2019.

**TALAVERA COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN/ VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

Exhibit A

Amended Fiscal Year 2018/2019 General Fund Budget

Tab 10

RESOLUTION 2019-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Talavera Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set July 17, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Pasco County for posting on its website; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2019 and/or revised projections for Fiscal Year 2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Talavera Community Development District for the Fiscal Year Ending September 30, 2020,” as adopted by the Board of Supervisors on July 17, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Pasco County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Talavera Community Development District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$_____ to be raised by the levy of assessments and otherwise, exclusive of collection costs, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND(S) SERIES 2016A-1, SERIES 2016A-3	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 17th day of July, 2019.

ATTEST:

**TALAVERA
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2019/2020 Final Budget

Exhibit A

Tab 12

RESOLUTION 2019-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALVERA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Talavera Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the Pasco County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2018-2019 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Talavera Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to un-platted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and un-platted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019-2020, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Talavera Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Talavera Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**TALAVERA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: FY 2019/2020 Budget
Exhibit B: Assessment Lien Roll
Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

EXHIBIT A:
Fiscal Year 2019/2020 Budget

Exhibit B

Assessment Lien Roll

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Tab 13

RESOLUTION 2019-13

A RESOLUTION OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2019/2020

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 Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2019/2020 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2019/2020 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

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

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
TALAVERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020

October 16, 2019 - 6:00 p.m.

November 20, 2019 - 9:00 a.m.

December 18, 2019 - 9:00 a.m.

January 15, 2020 – 6:00 p.m.

February 19, 2020 – 9:00 a.m.

March 18, 2020 -9:00 a.m.

April 15, 2020 – 6:00 p.m.

May 20, 2020 – 9:00 a.m.

June 17, 2020 – 9:00 a.m.

July 15, 2020 – 6:00 p.m.

August 19, 2020 – 9:00 a.m.

September 16, 2020 – 9:00 a.m.

The **9:00 a.m.** meetings will convene at the offices of **Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.**

The **6:00 p.m.** meetings (Oct, Jan, April, July) will convene at the **Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.**

Tab 15

RESOLUTION 2019-14

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER’S REPORT AND SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; SETTING FORTH THE TERMS OF THE SERIES _____ Bonds; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES _____ Bonds; LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES _____ BONDS; ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Talavera Community Development District (“**District**”) has previously indicated its intention to undertake, install, establish, construct, or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has previously adopted, after notice and public hearing, Resolution 2015-09, relating to the imposition, levy, collection, and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2015-09, this Resolution shall set forth the terms of bonds actually issued by the District and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on _____, 2019, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$ _____ Talavera Community Development District Capital Improvement Revenue Bonds, Series _____ (the “**Series _____ Bonds**”); and

WHEREAS, pursuant to and consistent with Resolution 2015-09, the District desires to set forth the particular terms of the sale of the Series _____ Bonds and confirm the levy of special assessments securing the Series _____ Bonds;

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170 and 190, *Florida Statutes*, and Resolution 2015-09.

SECTION 2. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT ALLOCATION REPORT. The Board of Supervisors of the Talavera Community Development District hereby finds and determines as follows:

(a) On August 12, 2015, the District, after due notice and public hearing, adopted Resolution 2015-09, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District’s infrastructure improvements a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Report of the District Engineer* prepared by the District Engineer, dated _____, 2019, attached to this Resolution as **Exhibit A** (the “**Engineer’s Report**”), identifies and describes the presently expected components of the infrastructure improvements to be financed in part with the Series _____ Bonds, which include master infrastructure and the community infrastructure for Phases _____ and _____ (the “**Series _____ Project**”), and sets forth the costs of the Series _____ Project which is \$_____.00. The District hereby confirms that the Series _____ Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Series _____ Bonds is hereby ratified.

(c) The *Final Supplemental Special Assessment Allocation Report, Series _____ Bonds*, dated _____, 2019, attached to this Resolution as **Exhibit B** (the “**Supplemental Assessment Report**”), applies the adopted *Master Special Assessment Allocation Report*, dated August 12, 2015, and approved by Resolution 2015-09 on August 12, 2015 (the “**Master Assessment Report**”), to the Series _____ Project and the actual terms of the Series _____ Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series _____ Bonds.

(d) The Series _____ Project will specially benefit all of the developable acreage in the District, as set forth in the Supplemental Assessment Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Series _____ Project financed with the Series _____ Bonds to the specially benefitted properties within the District as set forth in Resolution 2015-09 and this Resolution.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES _____ Bonds; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES _____ Bonds. As provided in Resolution 2015-09, this Resolution is intended to set forth the terms of the Series _____ Bonds and the final amount of the lien of the special assessments securing those bonds. The Series _____ Bonds, in an aggregate par amount of \$_____, shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The sources and uses of funds of the Series _____ Bonds shall be as set forth in **Exhibit D**. The debt service

due on the Series _____ Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series _____ Bonds on all developable land within the District, as such land is described in Exhibit B, shall be the principal amount due on the Series _____ Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. LEVYING AND ALLOCATING ASSESSMENTS SECURING SERIES _____ BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The special assessments securing the Series _____ Bonds shall be levied and allocated in accordance with **Exhibit B**. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series _____ Bonds. The estimated costs of collection of the special assessments for the Series _____ Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series _____ Bonds includes certain unplatted developable acreage within the District (as the District's boundaries may be adjusted pursuant to law) as further provided in the Series 2016 Assessment Roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans or other designations of developable acreage. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted by the Series _____ Project and reallocate the special assessments securing the Series _____ Bonds in order to impose special assessments on the newly added and benefitted property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture, dated December 1, 2016, and the Series _____ First Supplemental Trust Indenture dated _____, 2019, the District shall for Fiscal Year ____, begin annual collection of special assessments for the Series _____ Bonds debt service payments using the methods available to it by law. The Series _____ Bonds include an amount of capitalized interest through _____, 201___. Beginning with the first debt service payment on _____, 201__, there shall be thirty (30) years of installments of principal and interest, as reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Pasco County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the special assessments shall be collected for the upcoming fiscal year. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. CALCULATION AND APPLICATION OF TRUE-UP PAYMENTS.

The terms of Resolution 2015-09 addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series _____ Special Assessments in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 8. CONFLICTS. This Resolution is intended to supplement Resolution 2015-09, which remains in full force and effect. This Resolution and Resolution 2015-09 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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APPROVED and **ADOPTED**, this ____ day of _____, 2019.

ATTEST:

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Betty Valenti
Chairperson, Board of Supervisors

- Exhibit A:** Report of the District Engineer, dated _____, 2019
- Exhibit B:** Final Supplemental Special Assessment Allocation Report, Series _____
Bonds, dated _____, 2019
- Exhibit C:** Maturities and Coupon of Series _____ Bonds
- Exhibit D:** Sources and Uses of Funds for Series _____ Bonds
- Exhibit E:** Annual Debt Service Payment Due on Series _____ Bonds

EXHIBIT A

EXHIBIT B

EXHIBIT C

MATURITIES AND COUPON OF SERIES _____ BONDS

EXHIBIT D
ESTIMATED SOURCES AND USES OF BOND PROCEEDS

EXHIBIT E
ANNUAL DEBT SERVICE PAYMENTS