



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors' Meeting
December 18, 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	Jordan Lansford	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.

December 10, 2019

**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, December 18, 2019 at 6:00 p.m.**, at the Talavera Amenity Center, 18955 Rococo Road, Spring Hill, Florida 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 November 20, 2019.....Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for October 2019.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report.....Tab 3
 - B. Presentation of Aquatics Report.....Tab 4
 - C. Consideration of Building and Monument Painting Proposals – AIC Painting.....Tab 5
S&T Painting.....USC
Dueall Construction.....USC
A Paint Brush in Time.....USC
B Kaiser Inc.....USC
 - D. Discussion of Daily Street Parking
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 6
 - D. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Talavera Community Development District
December 10, 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,
Jordan Lansford
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, November 20, 2019 at 9:00 a.m.** at the office of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum:

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

Also present were:

Jordan Lansford	District Manager; Rizzetta & Company, Inc.
Patrick Allen	Clubhouse Manager

Audience

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

Audience comments were entertained.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on July 17, 2019

Ms. Lansford presented the Meeting Minutes from the August 21, 2019 Meeting. The Board made no changes.

<p>On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the August 21, 2019 Meeting Minutes, for the Talavera Community Development District.</p>

44 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation &**
45 **Maintenance Expenditures for July,**
46 **August and September 2019**
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48 Ms. Lansford presented the Operation and Maintenance Expenditures for July, August, and
49 September 2019.
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On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July 2019 (\$28,545.47), August 2019 (\$62,947.39), and September 2019 (\$43782.67) as presented for the Talavera Community Development District.

51 **FIFTH ORDER OF BUSINESS** **Presentation of Field Inspection Report**
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54 Ms. Lansford presented the October and November Landscape Reports to the Board.
55 (Exhibit A).
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57 **SIXTH ORDER OF BUSINESS** **Presentation of Aquatics Report**
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59 Ms. Lansford presented the October and November Aquatics Maintenance Report to the
60 Board. (Exhibit B).
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62 **SEVENTH ORDER OF BUSINESS** **Consideration of Florida Courts, Inc.**
63 **Proposal**
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65 Ms. Lansford presented the Florida Courts, Inc. Proposal, previously tabled from August,
66 to the Board. The Board approved a not-to-exceed amount of \$12,000.
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On a Motion by Mr. Lefere, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Florida Courts, Inc. Proposal with a not-to-exceed limit of \$12,000, for the Talavera Community Development District.

68 **EIGHTH ORDER OF BUSINESS** **Staff Reports**
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- 71 A. District Counsel
72 Not present.
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74 B. District Engineer
75 Not present.
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77 C. Clubhouse Manager
78 Mr. Larson presented the Clubhouse Report for November 2019. A discussion
79 ensued regarding the installation of two (2) Instahot units to the mop sink.
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On a Motion by Mr. Soldano, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the installation of two (2) Instahot units to the mop sink, for the Talavera Community Development District.

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The Board approved to allow the HOA to replace cabinets and sink in the CDD Amenity Center.

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On a Motion by Mr. Soldano, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the replacement of cabinets and the sink in the CDD Amenity Center, by the HOA, for the Talavera Community Development District.

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Screen and Curtain proposals were discussed after being tabled from the July meeting. It was agreed to invite a representative from Sun Solutions to a meeting to revisit this topic.

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D. District Manager

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Ms. Lansford announced that the next regularly scheduled meeting will be held on Wednesday, December 18, 2019 at 6:00 p.m. at the Talavera Amenity Center, 18955 Rococo Road, Spring Hill, Florida 34610.

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It was agreed upon to turn on the Holiday lights the week after Thanksgiving.

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On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved the Yellowstone Proposal for African Iris Replacement, in the amount of \$1746.50, for the Talavera Community Development District.

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On a Motion by Mr. Lefere, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Yellowstone Proposal for mulch, in the amount of \$12,905.00, for the Talavera Community Development District.

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NINTH ORDER OF BUSINESS

Adjournment

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

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On a Motion by Mr. Thompson, 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.

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TALAVERA COMMUNITY DEVELOPMENT DISTRICT

November 20, 2019 Minutes of Meeting

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Assistant Secretary

Chairman / Vice Chairman