



Rizzetta & Company

# **Talavera Community Development District**

---

## **Board of Supervisors Meeting April 20, 2022**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544**

**813-994-1001**

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

## **TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

<b>Board of Supervisors</b>	Betty Valenti David Griffin Marco Kremser Tawana Butler Lee Thompson	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Scott Steady	Burr Forman, PA
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. 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 · Wesley Chapel, Florida (813) 994-1001  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.TalaveraCDD.org](http://www.TalaveraCDD.org)

---

April 12, 2022

**Board of Supervisors  
Talavera Community  
Development District**

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, April 20, 2022, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for this meeting:

- 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 March 16, 2022 ..... Tab 1
  - B. Consideration of Operation & Maintenance Expenditures March 2022 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Fence Install/Property Easement ..... Tab 3
  - B. Consideration of Roadway Access Easement Agreement ..... Tab 4
  - C. Consideration of Quit Claim Deed Phase 1D ..... Tab 5
  - D. Presentation of Solitude Aquatic Report ..... Tab 6
    - i. Consideration of Solitude Midge Fly Treatments- Pond 300 .. Tab 7
  - E. Presentation of Field Inspection Report ..... Tab 8
  - F. Presentation of RedTree Landscape Report (USC) ..... Tab 9
  - G. Consideration of RedTree Landscape Quote ..... Tab 10
  - H. Presentation of Landscape Grounds Committee Meeting Minutes/Updates ..... Tab 11
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer Report
  - C. Clubhouse Manager
    1. Presentation of Clubhouse Report ..... Tab 12
  - D. District Manager Report ..... Tab 13
- 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) 994-1001.

Sincerely,  
*Lynn Hayes*  
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, March 16, 2022, at approximately 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

Present and constituting a quorum:

Betty Valenti	<b>Board Supervisor, Chair</b>
Marco Kremser	<b>Board Supervisor, Assistant Secretary</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Tawana Butler	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Tonja Stewart	<b>District Engineer, Stantec Consulting Services</b> <i>(via conf. call)</i>
Kevin Wilt	<b>Representative, Solitude Lake Management LLC</b>
Justin Lawrence	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.,</b>
Peter Lucadano	<b>Representative, RedTree Landscaping</b> <i>(joined meeting at 6:07 p.m.)</i>
Robert Johnson	<b>Representative, RedTree Landscaping</b> <i>(joined meeting at 6:07 p.m.)</i>
Chris Beck	<b>Representative, Securiteam</b>
Justin Weatherwax	<b>Representative, AllJax</b>

Audience Members Present

This meeting was done out of order. The Board started with the District Engineer Staff Report and went to Tab 7 and 8 and then To Tab 1.

**FIRST ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order and roll call performed, confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

None.

**THIRD ORDER OF BUSINESS**

**Consideration of Pond Erosion Quotes**

A lengthy discussion ensued about pond erosion behind the tennis court. Justin Weatherwax of Alljax spoke about the pond and tennis court erosion and explained the condition. The Chair also addressed the tennis court and pond erosion. The Board reviewed the pond erosion quotes and a lengthy discussion ensued. The Board requested to use \$60,000 that is budgeted in the FY 2021/2022 budget for lake/pond bank maintenance and authorized District Staff to use \$90,000 of their Reserve Funds for a total of \$150,000 to be spent on this project. The Board approved that the lake/pond bank erosion repairs be made specifically to the tennis court, 370, and 360A ponds.

On a Motion by Ms. Butler, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Cross Creek Environmental quote or AllJax for pond erosion repairs of the tennis court pond, pond 370, and pond 360A and authorized the Chair to execute one of the proposals with a not to exceed amount of \$150,000, and authorized the use of \$90,000 of Reserve Funds for this project, for the Talavera Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion of Roadway Signs and Speed Study**

The District Engineer explained the process and procedure of possible additions of roadway/speed signs through Pasco County. It was decided that the Board would like to add Road & Street Facilities items of traffic speed study and street sign repair and replacement, sidewalk repair and maintenance to the FY 2022/2023 Budget as line items.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on February 16, 2022**

Mr. Hayes presented the February 16, 2022, meeting minutes and inquired if there were any amendments. There were none.

On a Motion by Ms. Valenti, seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on February 16, 2022, as presented, for the Talavera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for February 2022**

Mr. Hayes presented the Operation & Maintenance Expenditures for February 2022.

On a Motion by Ms. Valenti, seconded by Mr. Kremser, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February 2022 (\$49,313.09), for the Talavera Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Solitude Aquatic Report**

Mr. Wilt presented the aquatic report and asked the Board if they had any questions. There were none.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Field Inspection Report**

Mr. Hayes presented the Field Inspection Report dated February 25, 2022. He noted the areas of concern and several proposals needed. A proposal is needed to replace all of the Bermuda grass turf with St. Augustine sod at the clubhouse area, parking lot, and center island. RedTree is also to provide proposals for replacing the Bermuda grass turf with St. Augustine sod at the clubhouse area, parking lot, and center island, and an alternative plant to replace the confederate jasmine inside the pool area on the far north fence. RedTree is also to provide pricing to add a drainage downspout to the community center mail kiosk and a proposal to remove the dead oak tree next to 18274 Cortez Creek Blvd.

**NINTH ORDER OF BUSINESS**

**Presentation of Landscape Grounds Committee Meeting Minutes/Updates**

There was no meeting held in February, so no minutes were provided.

**TENTH ORDER OF BUSINESS**

**Consideration of RedTree Landscape Proposals**

On a Motion by Mr. Kremser, seconded by Ms. Butler, with all in favor, the Board of Supervisors approved the RedTree mailbox area plant replacement proposal to remove the Anise Hedge and install the Sweet Viburnum and mulch, for the Talavera Community Development District.

On a Motion by Mr. Kremser, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the RedTree Landscape Cleanup proposal for \$1,500, for the Talavera Community Development District.

On a Motion by Ms. Valenti, seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved the amended RedTree Landscape Tree Removal proposal to remove the dead tree next to 18274 Cortes Creek Boulevard not to exceed \$900, for the Talavera Community Development District.

On a Motion by Ms. Valenti, seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved the RedTree Landscape Playground Mulch Installation proposal for \$3,400, for the Talavera Community Development District.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Consideration of Phase 2 Quote for Clubhouse to Replace Bermuda Grass with St. Augustine/Floritam Grass**

This was brought before the Board to consider for the FY 2022/2023 budget.

#### **TWELFTH ORDER OF BUSINESS**

#### **Consideration of Securiteam Voicedown Repair Quote**

On a Motion by Ms. Butler, seconded by Ms. Valenti with all in favor, the Board of Supervisors approved the Securiteam Voicedown Repair proposal for \$790, for the Talavera Community Development District.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Consideration of Securiteam Amenity Center Full Audio Upgrade Quote**

The Board discussed the Securiteam Amenity Center Meeting Room PA Sound System proposal with the security vendor. The Board reviewed the revised proposal and the Chair will present the revised quote to the HOA Board to determine if they will provide further funding for this project and if not, the Board requested that this project be added to the Fiscal Year 2022/2023 budget as a line item.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel**

No report.

##### **B. District Engineer**

Ms. Stewart started off the meeting with her comments regarding the pond erosion quotes. The Board requested that she look at pond 300.

##### **C. Clubhouse Manager**

Mr. Lawrence presented his report and items his team has accomplished. He indicated the river rock would be completed next week.

##### **D. District Manager**

Mr. Hayes presented his report to the Board and announced that the next meeting would be held on April 20, 2022, at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610. He informed the

Board the Next General Election for seats 4 and 5 expire on November 8, 2022.  
He also indicated the General Election Qualifying Period is Noon, June 13,  
2022 – Noon, June 17, 2022.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

None.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Thompson, seconded by Mr. Kremser, with all in favor, the Board  
of Supervisors adjourned the meeting at 7:37 p.m. for the Talavera Community  
Development District.

---

Assistant Secretary/Secretary

---

Chair / Vice Chair

## Tab 2

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

## **Operation and Maintenance Expenditures**

**March 2022**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$80,921.09**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brighthouse Networks	20220315-01	077974101022222	18955 Rococo Rd 03/22	\$ 280.21
Brighthouse Networks	20220316-01	077974101032222	18955 Rococo Rd 04/22	\$ 280.21
Burr & Forman, LLP	001769	1301289	General Legal Services 02/22	\$ 770.00
County Sanitation Service	001759	23100982	Recycling Services 03/22	\$ 8,437.99
GEC Services LLC dba Office Pride	001760	Inv-75292	Janitorial Services 03/22	\$ 654.16
Lee R. Thompson	001775	LT031622	Board Of Supervisor Meeting 03/16/22	\$ 220.16
Marco Kremser	001771	MK031622	Board Of Supervisor Meeting 03/16/22	\$ 200.00
Nvirotect Pest Control Services	001751	256358	Pest Control Treatment 02/22	\$ 70.00
Nvirotect Pest Control Services	001772	258754	Pest Control Treatment 03/22	\$ 70.00
Pasco County Utilities	001756	16273073	18955 Rococo Road 02/22	\$ 363.09
RedTree Landscape Systems, LLC	001761	9838	Monthly Landscape Maintenance 03/22	\$ 13,175.00
RedTree Landscape Systems, LLC	001761	9886	Installation Of Mini Pine Bark Mulch 03/22	\$ 11,250.00
RedTree Landscape Systems, LLC	001761	9887	Seasonal Color Annuals 03/22	\$ 3,807.00



## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	001752	INV0000066113	Personnel Reimbursement 02/18/22	\$ 3,127.88
Rizzetta & Company, Inc.	001752	INV0000066290	District Management Fees 03/22	\$ 4,432.92
Rizzetta & Company, Inc.	001757	INV0000066427	General Management & Oversight 03/04/22	\$ 3,979.42
Rizzetta & Company, Inc.	001762	INV0000066480	Out of Pocket Expenses 02/22	\$ 79.50
Rust Off Inc.	001753	34027	50 Gallons RX-10 Chemical For Rust Control 01/22	\$ 299.00
Rust Off Inc.	001753	34028	50 Gallons RX-10 Chemical For Rust Control 02/22	\$ 74.75
Rust Off Inc.	001758	34206	50 Gallons RX-10 Chemical For Rust Control 03/22	\$ 149.50
Securiteam, Inc.	001773	11958022822	Service Call 03/22	\$ 150.00
Securiteam, Inc.	001763	15222	Virtual Security Guard Quarterly 03/22	\$ 1,350.00
Solitude Lake Management LLC	001774	PI-A00772383	Monthly Lake & Pond Services 03/22	\$ 1,333.00
Stantec Consulting Services, Inc.	001764	1898166	Engineering Services 02/22	\$ 1,084.00
Suncoast Pool Service	001765	8103	Pool Service 03/22	\$ 1,050.00

## Talavera Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Talavera CDD	CD032	CD032	Debit Card Replenishment	\$ 357.74
Tawana Butler	001770	TB031622	Board Of Supervisor Meeting 03/16/22	\$ 200.00
Times Publishing Company	001755	0000211909 02/23/22	Account #121610 Legal Advertising 02/22	\$ 68.80
Weldon Wildlife Removal, LLC	001766	382201	Wildlife Removal 03/22	\$ 1,970.00
WREC	001767	WREC Electric Summary 02/22	Electric Summary 02/22	\$ 8,072.10
Yellowstone Landscape	001754	TM 305093A	Monthly Landscape Maintenance 12/21	\$ 13,485.40
Yellowstone Landscape	001768	TM 319898	Irrigation Repairs 12/21	<u>\$ 79.26</u>
<b>Report Total</b>				<u><b>\$ 80,921.09</b></u>



February 22, 2022  
Invoice Number: 077974101022222  
Account Number: 0050779741-01  
Security Code: 0000  
Service At: 18955 ROCOCO RD  
SPRING HILL, FL 34610-4532

RECEIVED

MAR - 7 2022

**Contact Us**

Visit us at **SpectrumBusiness.net**  
Or, call us at 1-877-824-6249

**Summary**

Services from 02/21/22 through 03/20/22  
details on following pages

Previous Balance	253.07
Payments Received - Thank You	-253.07
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ TV	44.98
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	39.99
Other Charges	21.00
Taxes, Fees and Charges	6.27
<b>Current Charges</b>	<b>\$280.21</b>
<b>Total Due by 03/10/22</b>	<b>\$280.21</b>

**NEWS AND INFORMATION**

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

**Unreturned Equipment Information.** Effective on or after 04/01/2022 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- Digital Receiver decreases from \$103.00 to \$97.00.
- D3 and newer Modem models (wired or wireless) increases from \$59.00 to \$60.00.
- Wireless Router increases from \$61.00 to \$76.00.
- Multipoint Access Point decreases from \$69.00 to \$64.00.
- D3 AWG2 Modem decreases from \$78.00 to \$60.00.
- EMTA Router (4 port or above) increases from \$74.00 to \$81.00.
- Business Set Back Box decreases from \$163.00 to \$136.00.
- Access Point increases from \$130.00 to \$166.00.
- ATA increases from \$26.00 to \$37.00.
- EPON ONU decreases from \$260.00 to \$95.00.

**STOP OVERPAYING FOR MOBILE PHONE SERVICE.** You're pre-approved to get Spectrum Mobile for your business. Get unlimited data, text and talk for \$29.99/mo per line with 2+ lines. Taxes are included! Call 1-866-659-3397.

Thank you for choosing Spectrum Business.  
We appreciate your prompt payment and value you as a customer.

Date Rec'd Rizzetta & Co., Inc. 03.07.22  
D/M approval LMH Date 03/09/22  
Date entered 03.08.22  
Fund 001 GL 57200 OC 4702  
Check #



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 22 02222022 NNNNNY 01 000075 0001

TALAVERA CCD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

February 22, 2022

TALAVERA CDD

Invoice Number: 077974101022222  
Account Number: 0050779741-01  
Service At: 18955 ROCOCO RD  
SPRING HILL, FL 34610-4532

**Total Due by 03/10/22 \$280.21**  
**Amount you are enclosing \$**

Please Remit Payment To:

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195



000110010050222022101100750001



Invoice Number:  
Account Number:  
Security Code:

TALAVERA CDD  
077974101022222  
0050779741-01

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 02222022 NNNNNY 01 000075 0001

**Charge Details**

Previous Balance	253.07
Payments Received - Thank You	02/08 -253.07
Remaining Balance	\$0.00

Payments received after 02/22/22 will appear on your next bill.

Services from 02/21/22 through 03/20/22

**Spectrum Business™ TV**

Spectrum Business TV	39.99
Bundle Discount	-5.00
Spectrum Receiver	9.99
	<b>\$44.98</b>

Spectrum Business™ TV Total \$44.98

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
Static IP 1	19.99
Bundle Discount	-60.00
	<b>\$167.97</b>

Spectrum Business™ Internet Total \$167.97

**Spectrum Business™ Voice**

Phone Number 813-536-1445	
Directory Listing	0.00
Spectrum Business Voice	49.99
Promotional Discount	-10.00
	<b>\$39.99</b>

For additional call details, please visit [SpectrumBusiness.net](http://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total \$39.99

**Other Charges**

Broadcast TV Surcharge	21.00
Other Charges Total	<b>\$21.00</b>

**Taxes, Fees and Charges**

State Communications Tax	4.25
State And Local Sales Tax	0.63
Local Communications Services Tax	1.39
Taxes, Fees and Charges Total	<b>\$6.27</b>

Current Charges	<b>\$280.21</b>
Total Due by 03/10/22	<b>\$280.21</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Spectrum Receiver \$9.99** - Charges include \$8.99 for Receiver Rental and \$1.00 for Secure Connection.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$1.95, Florida State CST \$1.77, Florida CST \$0.90, Florida Local CST \$0.88, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.04.

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support).

**Sign up for Paperless Billing.**  
**It's easy, convenient and secure.**

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** - enroll in paperless billing visit [SpectrumBusiness.net](http://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](http://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](http://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](http://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call 1-877-824-6249.



February 22, 2022



Invoice Number:  
Account Number:  
Security Code:

TALAVERA CDD  
077974101022222  
0050779741-01

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 02222022 NNNNNY 01 000075 0001

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees).

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

**Authorization to Convert your Check to an Electronic Funds**

**Transfer Debit** - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

**Complaint Procedures** - You have 60 days from the billing date to register a complaint if you disagree with your charges.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC





March 22, 2022  
Invoice Number: 077974101032222  
Account Number: 0050779741-01  
Security Code:  
Service At: 18955 ROCOCO RD  
SPRING HILL, FL 34610-4532

#### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

#### Summary

Services from 03/21/22 through 04/20/22  
details on following pages

Previous Balance	280.21
Payments Received - Thank You	-560.42
<b>Remaining Balance</b>	<b>-\$280.21</b>
Spectrum Business™ TV	44.98
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	39.99
Other Charges	21.00
Taxes, Fees and Charges	6.27
Current Charges	\$280.21
<b>No Payment Due</b>	<b>\$0.00</b>

#### NEWS AND INFORMATION

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

**STOP OVERPAYING FOR MOBILE PHONE SERVICE.** You're pre-approved to get Spectrum Mobile for your business. Get unlimited data, text and talk for \$29.99/mo per line with 2+ lines. Taxes are included! Call 1-866-659-3397.



**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

Date Rec'd Rizzetta & Co., Inc. 03/25/22  
D/M approval LMH Date 03/28/22  
Date entered 03/25/22  
Fund 001 GL 57200 OC 4702  
Check #



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 22 03222022 NNNNNN 01 999083

TALAVERA CCD  
5844 OLD PASCO RD STE 100  
WESLEY CHAPEL FL 33544-4010

March 22, 2022

**TALAVERA CDD**

Invoice Number: 077974101032222  
Account Number: 0050779741-01  
Service At: 18955 ROCOCO RD  
SPRING HILL, FL 34610-4532

**No Payment Due \$0.00**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195

0001100100507797410160000000

Invoice Number: TALAVERA CDD  
 Account Number: 077974101032222

**Contact Us**  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249  
 7635 1610 NO RP 22 03222022 NNNNNN 01 999083

### Charge Details

Previous Balance		280.21
Payments Received - Thank You	03/16	-280.21
Payments Received - Thank You	03/16	-280.21
<b>Remaining Balance</b>		<b>-\$280.21</b>

Payments received after 03/22/22 will appear on your next bill.

Services from 03/21/22 through 04/20/22

### Spectrum Business™ TV

Spectrum Business TV	39.99
Bundle Discount	-5.00
Spectrum Receiver	9.99
	<b>\$44.98</b>

Spectrum Business™ TV Total **\$44.98**

### Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
Static IP 1	19.99
Bundle Discount	-60.00
	<b>\$167.97</b>

Spectrum Business™ Internet Total **\$167.97**

### Spectrum Business™ Voice

Phone Number 813-536-1445	
Directory Listing	0.00

### Spectrum Business™ Voice Continued

Spectrum Business Voice	49.99
Promotional Discount	-10.00
	<b>\$39.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$39.99**

### Other Charges

Broadcast TV Surcharge	21.00
<b>Other Charges Total</b>	<b>\$21.00</b>

### Taxes, Fees and Charges

State Communications Tax	4.25
State And Local Sales Tax	0.63
Local Communications Services Tax	1.39
<b>Taxes, Fees and Charges Total</b>	<b>\$6.27</b>

**Current Charges** **\$280.21**  
**No Payment Due** **\$0.00**

### Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

### Sign up for Paperless Billing. It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** – enroll in paperless billing visit [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's convenient** – you can access your statement through [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's secure** – we deliver securely to your [SpectrumBusiness.net](https://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

### Payment Options

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](https://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Invoice Number: TALAVERA CDD  
077974101032222  
Account Number: 0050779741-01  
Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 22 03222022 NNNNNN 01 999083

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Spectrum Receiver \$9.99** - Charges include \$8.99 for Receiver Rental and \$1.00 for Secure Connection.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$1.95, Florida State CST \$1.77, Florida CST \$0.90, Florida Local CST \$0.88, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.04.

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees).

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

**Authorization to Convert your Check to an Electronic Funds**

**Transfer Debit** - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

**Complaint Procedures** - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Video Closed Captioning Inquiries** - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call 1-855-707-7328 or email [closedcaptioningsupport@charter.com](mailto:closedcaptioningsupport@charter.com).

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to 1-704-697-4935, call 1-877-276-7432 or email [closedcaptioningissues@charter.com](mailto:closedcaptioningissues@charter.com).







REMITTANCE ADDRESS  
Post Office Box 830719  
Birmingham, Alabama 35283-0719  
Main: (205) 251-3000  
<https://www.BURR.com/payment/>  
Tax ID #63-0322727

JEFSON LOUIS  
TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(JLansford@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

23 Mar 2022  
Invoice # 1301289  
Bill Atty: S. Steady  
As of 02/28/22

---

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

General Counsel to a Special Purpose Government

**BILL SUMMARY THROUGH FEBRUARY 28, 2022**

Professional Services	<u>\$770.00</u>
<b>TOTAL DUE THIS BILL</b>	<b>\$770.00</b>

[AccountsReceivable@burr.com](mailto:AccountsReceivable@burr.com)

**ANCE COPY**

IMBER or CLIENT ID WITH YOUR PAYMENT

[www.Burr.com/payment](https://www.Burr.com/payment) (Bank Draft or Credit Card)

t eguzman@burr.com or [BFReceivables@burr.com](mailto:BFReceivables@burr.com)

# BURR & FORMAN LLP

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

23 Mar 2022  
Invoice # 1301289  
Page 2

JEFSON LOUIS  
TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
(JLansford@rizzetta.com)  
3434 COLWELL AVENUE, STE 200  
TAMPA, FL 33614

23 Mar 2022  
Invoice # 1301289  
Bill Atty: S. Steady  
As of 02/28/22

EMPLOYER I.D. #63-0322727

0025795 TALAVERA COMMUNITY DEVELOPMENT DISTRICT  
0000001 General Administrative

General Counsel to a Special Purpose Government

Date	Description	Tkpr	Hours	Value
02/16/22	Attend Board meeting.	SIS	2.00	\$700.00
02/28/22	Emails with Betty regarding outparcels.	SIS	0.20	\$70.00
	Total Services		2.20	\$770.00
Total Services and Disbursements				\$770.00
TOTAL NOW DUE				\$770.00

## SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott Steady	\$350.00	2.20	\$770.00
TOTALS		2.20	\$770.00

Date Rec'd Rizzetta & Co., Inc. 03.25.22

D/M approval LMH Date 03/28/22

Date entered 03/25/22

Fund 001 GL 51400 OC 3107

Check #

County Sanitation Service  
5601 Haines Road North  
St. Petersburg, FL 33714

Phone (727)522-5794

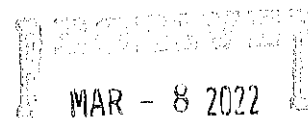
Website www.countysanitationservice.com

INVOICE# 23100982

INV DATE 03/01/22

ACCOUNT# 454961

DUE DATE 03/25/22



TALAVERA CDD  
3434 COLWELL SUITE #200  
RIZZETTA & COMPANY  
TAMPA, FL 33614

AMOUNT YOU  
ARE PAYING

BY: .....

AMOUNT 8,437.99

SERVICE ADDRESS: ROCOCO RD TALAVERA PARKWAY (SPRING HILL, FL)

DATE	DESCRIPTION				AMOUNT
	LOCATION: ROCOCO RD TALAVERA PARKWAY				PRIOR BALANCE
02/18/22	22100001	WHITE GOODS MED APPLIANCE	02/22/22	12368	8,437.99
02/18/22		PER JUSTIN LAWRENCE			40.00
02/18/22		SMALL FRIDGE DUMPED BY RESIDENT			
02/18/22	22100001	PAYMENT RECEIVED (Thank you)	MAST-6544-005504		<40.00>
02/18/22		XPU FRIDGE			
02/20/22	TEMP	PAYMENT RECEIVED (Thank you)	1741		<40.00>
02/20/22	22101681	PAYMENT RECEIVED (Thank you)	1741		<8,397.99>
02/24/22	22000001	WHITE GOODS MED APPLIANCE	02/24/22	00003667	<40.00>
02/24/22		XPU FRIDGE CANCELLED BECAUSE			
02/24/22		SOMEONE ELSE TOOK IT.			
02/24/22	TEMP	REFUND	MC #024158		40.00
03/01/22	23100982	628 95G CART 2XW TRASH REMOVAL	03/01/22-03/31/22		7,328.76
03/01/22		628 UNITS			
03/01/22	23100982	628 RECYCLING RECYCLING	03/01/22-03/31/22		1,105.28
03/01/22		628 UNITS			
03/01/22	23100982	1 ADMIN FEE ADMIN FEE	03/01/22		3.95
<p>Date Rec'd Rizzetta &amp; Co., Inc. 03.09.22</p> <p>D/M approval <u>LMH</u> Date <u>03/18/22</u></p> <p>Date entered 03.18.22</p> <p>Fund 001 GL 53400 OC 4303</p> <p>Check # _____</p> <p>You can now sign up for Paperless Billing. Contact the office to register your email or if you sign up for automatic payments you will automatically be switched to paperless billing.</p>					
INV# 23100982	CURRENT	30 DAY	60 DAY	90 DAY	DATE 03/01/22
ACCT# 454961	8,437.99				PAGE 1 OF 1

\$25.00 per month late charge assessed on past due amounts

PLEASE PAY  
THIS AMOUNT

8,437.99

**REMIT TO:****OFFICE PRIDE**

*Commercial Cleaning Services*  
 Office Pride Billing Services  
 3450 East Lake Road, Suite 202  
 Palm Harbor, FL 34685  
 727.626.2455

**INVOICE**

**Customer Number:** TALA0001  
**Invoice Number:** Inv-75292  
**Invoice Date:** 03-01-2022  
**Due Date:** 03/31/2022

**Bill To:** Talavera CCD  
 18904 Diego Cir  
 Spring Hill, FL 34610

**Service Location:** Talavera CCD  
 18904 Diego Cir  
 Spring Hill, FL 34610

Each Office Pride franchise is independently owned and operated.

Reference – P.O. No.	Terms	Due Date	Franchise
	Net 30	03/31/2022	F0214
Quantity	Description	Rate	Amount
1	Day Porter Services 2x per week	\$654.16	\$654.16
<b>SUBTOTAL</b>			<b>\$654.16</b>
<b>Sales Tax</b>			<b>\$0.00</b>
<b>TOTAL</b>			<b>\$654.16</b>
<b>PAYMENT/CREDIT APPLIED</b>			<b>\$0.00</b>
<b>AMOUNT DUE</b>			<b>\$654.16</b>
Reference Inv-75292 with your payment to ensure prompt and accurate application.			

**We offer Direct Debit and ACH for your monthly payment at no cost.  
 Please call the office or email [eft@OfficePride.com](mailto:eft@OfficePride.com) to request a form.**

Current	1 – 30 days overdue	31 – 60 days overdue	61 – 90 days overdue	91 days overdue	Total
\$654.16	\$0.00	\$0.00	\$0.00	\$0.00	\$654.16

Date Rec'd Rizzetta & Co., Inc. 03.03.22  
 D/M approval LMH Date 03/07/22  
 Date entered 03.03.22  
 Fund 001 GL 57200 OC 4706  
 Check # \_\_\_\_\_

*This invoice is generated by Office Pride Billing Services, Inc., a third-party billing service company. Agreement for and performance of service is between the customer and the local independently owned and operated Office Pride Franchise.*

**TALAVERA CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: March 16, 2022

Name of Board Supervisor	Check if present	Check if paid
Betty Valenti*	Yes	Yes/No
Tawana Butler	Yes	Yes/No
Marco Kremser	Yes	Yes/No
David Griffin*	No	Yes/No
Lee Thompson	Yes	Yes/No

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:00 pm
Meeting End Time:	7:37 pm
Total Meeting Time:	1 hour + 37 minutes
Time Over <u>0</u> (3) Hours:	0
Total at \$175 per Hour:	

DM Signature: 

Date Rec'd Rizzetta & Co., Inc. 03.17.22

D/M approval LMH Date 03/28/22

Date entered 03/25/22

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_

**TALAVERA CDD****SUPERVISOR PAY REQUEST**

Mileage for Meetings at Rizzetta  
Office In Wesley Chapel – 24.1

Mileage to  
Talavera is 36  
miles= 20.16

Meeting Date: March 16, 2022

Name of Board Supervisor	Miles traveled	Travel Reimbursement	
Lee Thompson	<b>36</b>	<b>\$ 20.16</b>	<b>0.56/mile</b>
		\$ -	
		\$ -	
		\$ -	
		\$ -	
		\$ -	

DM Signature:







16210 North Florida Avenue  
Lutz, FL 33549

## Pest Control Division

Office: 813.968.7031

Toll Free:  
888.908.8388

www.nvirotect.com

## INVOICE

Talavera CDD  
12620 US Hwy 41  
C/O Rizetta & Company @5844 Old Pasco Road, Suite  
100  
Spring Hill, FL 34610  
Date: 2/16/22

Account Number: 11134

Invoice Number: 256358

Previous Balance: \$0.00

General Household Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: \_\_\_\_\_

Technician(s): LMH

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input checked="" type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

### General Pest

- |   |  |
|---|--|
| <input type="checkbox"/> Acrobat Ants   | <input type="checkbox"/> Pantry pests            |
| <input type="checkbox"/> Argentine Ants | <input type="checkbox"/> Paper Wasps             |
| <input type="checkbox"/> Bed Bugs       | <input type="checkbox"/> Pharaoh Ants            |
| <input type="checkbox"/> Carpenter Ants | <input checked="" type="checkbox"/> Preventative |
| <input type="checkbox"/> Crazy Ants     | <input type="checkbox"/> Roaches                 |
| <input type="checkbox"/> Drain Flies    | <input type="checkbox"/> Silverfish              |
| <input type="checkbox"/> Fire Ants      | <input type="checkbox"/> Spiders                 |
| <input type="checkbox"/> Fleas          | <input type="checkbox"/> Ticks                   |
| <input type="checkbox"/> German Roaches | <input type="checkbox"/> White Foot Ants         |
| <input type="checkbox"/> Ghost Ants     | <input type="checkbox"/> _____                   |
| <input type="checkbox"/> Mosquitos      |  |
| <input type="checkbox"/> Mud Daubers    |  |

### Treatment

- |   |  |
|---|--|
| <input type="checkbox"/> Advion Ant Bait Station .1%    | <input type="checkbox"/> Niban FG 5%                   |
| <input type="checkbox"/> Advion Ant Gel Bait .05%       | <input type="checkbox"/> Nyguard IGR 10%               |
| <input type="checkbox"/> Advion Roach Bait Stn .5%      | <input type="checkbox"/> Onslaught 6.4%                |
| <input type="checkbox"/> Advion Roach Gel Bait .6%      | <input checked="" type="checkbox"/> Perimeter Sweep    |
| <input checked="" type="checkbox"/> Alpine Aerosol .25% | <input type="checkbox"/> Taurus .06%                   |
| <input type="checkbox"/> Biozyme                        | <input type="checkbox"/> Talstar Xtra .25%             |
| <input type="checkbox"/> CM Insect Monitors             | <input checked="" type="checkbox"/> Transport GHP .11% |
| <input type="checkbox"/> Dekko Silver Fish Paks 20%     | <input type="checkbox"/> Transport Mikron .11%         |
| <input type="checkbox"/> D-Fense Dust .05%              | <input checked="" type="checkbox"/> Vector Bio 5       |
| <input type="checkbox"/> Gentrol Liquid 9%              | <input type="checkbox"/> Wasp Freeze .1%               |
| <input checked="" type="checkbox"/> Inspection          | <input type="checkbox"/> Web Out 10.5%                 |
| <input type="checkbox"/> Maxforce Quantum .03%          | <input type="checkbox"/> _____                         |

### Rodent Control

- |                                |  |   |
|--------------------------------|--|---|
| <input type="checkbox"/> Mice  | <input type="checkbox"/> CM Rat Snap Traps       | <input type="checkbox"/> Rodent Bait Stations |
| <input type="checkbox"/> Rats  | <input type="checkbox"/> Contrac Blox Bait .005% | <input type="checkbox"/> T-Rex Rat Snap Traps |
| <input type="checkbox"/> _____ | <input type="checkbox"/> Final Blox Bait .005%   | <input type="checkbox"/> Victor Glue Boards   |

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Payment Plans

Instructions: \_\_\_\_\_

Date Rec'd Rizetta & Co., Inc. 02.22.22

D/M approval LMH Date 02/28/22

Date entered 02.24.22

Fund 001 GL 57200 OC 4617

Check #

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

**Pest Control Division**

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

**INVOICE**

Talavera CDD  
12620 US Hwy 41  
C/O Rizetta & Company @5844 Old Pasco Road, Suite  
100  
Spring Hill, FL 34610

Date: 3/16/22**Call for a FREE Lawn Care Quote!****Next service FREE for each referral!\*****10% Discount with yearly Prepayment!\***

\* Exclusions apply. Call office for details.

Account Number: **11134**Invoice Number: **258754**Previous Balance: **\$0.00**General Household Pests **\$70.00**Sales Tax: **\$0.00**Service Amount: **\$70.00**

Check /Cash: \_\_\_\_\_

Technician(s): *Rebel***Treatment Area**

- ☐ Bedroom  
☐ Breakroom  
☐ Garage  
☐ Kitchen  
☒ Perimeter  
☐ Rest Room

**Structure**

- ☐ Bank  
☐ Industrial  
☐ Medical  
☐ Professional  
☒ Residence  
☐ Retail

**Frequency**

- ☐ Annual Service  
☐ Every Other Month  
☒ Monthly Service  
☐ Quarterly Service  
☐ Twice Per Month  
☐ Weekly

**Type of Service**

- ☐ Additional Service  
☐ Extra Service  
☒ General Pest Control  
☐ In Wall Tube System  
☐ Rodent Control  
☐ Annual Service

**General Pest**

- ☐ Acrobat Ants  
☐ Argentine Ants  
☐ Bed Bugs  
☐ Carpenter Ants  
☐ Crazy Ants  
☐ Drain Flies  
☐ Fire Ants  
☐ Fleas  
☐ German Roaches  
☐ Ghost Ants  
☐ Mosquitos  
☐ Mud Daubers

- ☐ Pantry pests  
☐ Paper Wasps  
☐ Pharaoh Ants  
☒ Preventative  
☐ Roaches  
☐ Silverfish  
☐ Spiders  
☐ Ticks  
☐ White Foot Ants  
☐ \_\_\_\_\_

**Treatment**

- ☐ Advion Ant Bait Station .1%  
☐ Advion Ant Gel Bait .05%  
☐ Advion Roach Bait Stn .5%  
☐ Advion Roach Gel Bait .6%  
☒ Alpine Aerosol .25% W36  
☐ Biozyme  
☐ CM Insect Monitors  
☐ Dekko Silver Fish Paks 20%  
☐ D-Fense Dust .05%  
☐ Gentrol Liquid 9%  
☐ Inspection  
☐ Maxforce Quantum .03%

- ☐ Niban FG 5%  
☐ Nyguard IGR 10%  
☐ Onslaught 6.4%  
☒ Perimeter Sweep  
☐ Taurus .06%  
☐ Talstar Xtra .25%  
☐ Transport GHP .11%  
☒ Transport Mikron .11%  
☒ Vector Bio 5  
☐ Wasp Freeze .1%  
☐ Web Out 10.5%  
☐ \_\_\_\_\_

**Rodent Control**

- ☐ Mice  
☐ Rats  
☐ \_\_\_\_\_

**Treatment**

- ☐ CM Rat Snap Traps  
☐ Contrac Blox Bait .005%  
☐ Final Blox Bait .005%

- ☐ Rodent Bait Stations  
☐ T-Rex Rat Snap Traps  
☐ Victor Glue Boards

**PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.**

Ask us about our Pest Payment Protection Plan.

Date Rec'd Rizetta &amp; Co., Inc.

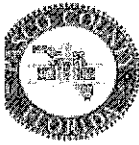
03.24.22

Instructions: \_\_\_\_\_

D/M approval *LMH*Date 03/28/22Date entered 03/25/22Fund 001 GL 57200 OC 4617

Check # \_\_\_\_\_





UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION &  
SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285  
[utilcustserv@pascocountyfl.net](mailto:utilcustserv@pascocountyfl.net)  
Pay By Phone: 1-844-450-3704

RECEIVED

MAR - 7 2022



255 1 1  
22-70346

TALAVERA CDD

Service Address: **18955 ROCOCO ROAD**

Bill Number: 16273073

Billing Date: 3/3/2022

Billing Period: 1/20/2022 to 2/18/2022

**New Water & Sewer rates, charges, and fees took effect Oct. 1, 2020**  
**Please visit [bit.ly/PCU-RatesFY21](http://bit.ly/PCU-RatesFY21) for additional details.**

Account #	Customer #
0940045	01366786
Please use the 15-digit number below when making a payment through your bank	
094004501366786	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	14328663	1/20/2022	1841	2/18/2022	1869	29	28

Usage History

Water

February 2022	28
January 2022	16
December 2021	22
November 2021	10
October 2021	34
September 2021	31
August 2021	29
July 2021	40
June 2021	51
May 2021	45
April 2021	42
March 2021	49

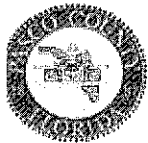
Transactions

Previous Bill	260.31
Payment 02/23/22	-260.31 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	38.06
Water Tier 1 25.0 Thousand Gals X \$2.01	50.25
Water Tier 2 3.0 Thousand Gals X \$3.19	9.57
Sewer	
Sewer Base Charge	89.93
Sewer Charges 28.0 Thousand Gals X \$6.26	175.28
<b>Total Current Transactions</b>	363.09
<b>TOTAL BALANCE DUE</b>	<b>\$363.09</b>

PCU encourages new and existing customers to learn more about services provided by visiting [PascoCountyUtilities.com](http://PascoCountyUtilities.com).

Date Rec'd Rizzetta & Co., Inc. 03.08.22  
D/M approval LMH Date 03/09/22  
Date entered 03.08.22  
Fund 001 GL 53600 OC 4301  
Check # \_\_\_\_\_

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

TALAVERA CDD  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

Account # 0940045  
Customer # 01366786  
Balance Forward 0.00  
Current Transactions 363.09

**Total Balance Due \$363.09**  
**Due Date 3/21/2022**

10% late fee will be applied if paid after due date

Round Up Donation to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

PASCO COUNTY  
UTILITIES SERVICES BRANCH  
CUSTOMER INFORMATION & SERVICE DEPT.  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 9838****BILL TO**

Mr. Lynn Hayes

Talavera Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

DATE  
03/01/2022PLEASE PAY  
\$0.00DUE DATE  
03/01/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Grounds Maintenance</b>	1	7,000.00	7,000.00
Monthly General Landscape Maintenance			
<b>Grounds Maintenance</b>	1	3,500.00	3,500.00
Monthly General Landscape Maintenance - pond areas			
<b>Sales</b>		1,500.00	1,500.00
Monthly Fertilization			
<b>Sales</b>		575.00	575.00
Monthly Pest Control			
<b>Sales</b>		600.00	600.00
Monthly Irrigation			

PAYMENT

13,175.00

TOTAL DUE

**\$0.00**Date Rec'd Rizzetta & Co., Inc. 03/28/22

THANK YOU.

D/M approval LMH Date 03/28/22Date entered 03/28/22Fund 001 GL 53900 OC 4604 \$9,675Check # 53800 4602 \$3,500

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 9886****BILL TO**

Mr. Lynn Hayes

Talavera Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

DATE  
03/02/2022PLEASE PAY  
\$11,250.00DUE DATE  
03/02/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Landscape Construction</b>	1	11,250.00	11,250.00
Installation of mini pine bark in all planter beds, as per accepted proposal			

TOTAL DUE

**\$11,250.00**

THANK YOU.

Date Rec'd Rizzetta &amp; Co., Inc. 03.17.22

D/M approval LMH Date 03/18/22

Date entered 03.18.225

Fund 001 GL 53900 OC 4645

Check #

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 9887****BILL TO**

Mr. Lynn Hayes

Talavera Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

DATE  
03/02/2022PLEASE PAY  
**\$3,807.00**DUE DATE  
03/02/2022

ACTIVITY	QTY	RATE	AMOUNT
<b>Landscape Construction</b>	1,692	2.25	3,807.00
Seasonal color installation - (1,692) annuals X \$2.25 per annual			

TOTAL DUE

**\$3,807.00**

THANK YOU.

Date Rec'd Rizzetta & Co., Inc. 03.17.22D/M approval LMH Date 03/18/22Date entered 03.18.22Fund 001 GL 53900 OC 4652Check #

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
2/18/2022	INV0000066113

**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00048

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$3,127.88	\$3,127.88
<div>Date Rec'd Rizzetta &amp; Co., Inc. 02.23.22</div> <div>D/M approval <u>LMH</u> Date <u>02/28/22</u></div> <div>Date entered 02.24.22</div> <div>Fund <u>001</u> GL <u>57200</u> OC <u>3305</u></div> <div>Check # _____</div>			
Subtotal			\$3,127.88
Total			\$3,127.88

**Rizzetta & Company, Inc.**  
**3434 Colwell Avenue**  
**Suite 200**  
**Tampa FL 33614**

# Invoice

Date	Invoice #
3/1/2022	INV0000066290

**Bill To:**

TALavera CDD (Gowers Corner)  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00240

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,575.92	\$1,575.92
Administrative Services	1.00	\$367.75	\$367.75
Financial & Revenue Collections	1.00	\$350.17	\$350.17
Landscape Consulting Services	1.00	\$600.00	\$600.00
Management Services	1.00	\$1,439.08	\$1,439.08
Website Compliance & Management	1.00	\$100.00	\$100.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. 02.23.22</p> <p>D/M approval <u>LMH</u> Date <u>02/28/22</u></p> <p>Date entered 02.24.22</p> <p>Fund 001 GL 51300 OC 3201 \$1,575.92</p> <p>Check # 3100 \$367.75</p> <p>3111 \$350.17</p> <p>53900 4660 \$600.00</p> <p>3101 \$1,439.08</p> <p>4907 \$100.00</p>			
<b>Subtotal</b>			\$4,432.92
<b>Total</b>			\$4,432.92

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
3/4/2022	INV0000066427

**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00048

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$850.00	\$850.00
Personnel Reimbursement	1.00	\$3,129.42	\$3,129.42
<div>Date Rec'd Rizzetta &amp; Co., Inc. 03.08.22 D/M approval <u>LMH</u> Date 03/09/22 Date entered 03.08.22 Fund 001 GL 57200 OC 3305 \$850.00 3305 \$3,129.42 Check # _____</div>			
Subtotal			\$3,979.42
Total			\$3,979.42

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
2/28/2022	INV0000066480

**Bill To:**

Talavera CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00048

Description	Qty	Rate	Amount
Auto Mileage & Travel	29.50	\$1.00	\$29.50
Cell Phone	50.00	\$1.00	\$50.00
<div>Date Rec'd Rizzetta &amp; Co., Inc. <u>03.18.22</u> D/M approval <u>LMH</u> Date <u>03/18/22</u> Date entered <u>03.18.22</u> Fund <u>001</u> GL <u>57200</u> OC <u>3305</u> Check # _____</div>			
Subtotal			\$79.50
Total			\$79.50



**RUST- OFF, LLC**  
**PO Box 470730**  
**Lake Monroe, FL 32747**

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
1/11/2022	34027

Bill To

TALAVERA CDD  
C/P RIZZETTA & COMPANY  
5844 OLD PASO RD STE 100  
WESLEY CHAPEL, FL 33544

Ship To

TALAVERA CDD  
18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.

Terms
Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	100	2.99	299.00
Date Rec'd Rizzetta & Co., Inc. 02/21/22 D/M approval <u>LMH</u> Date 02/28/22 Date entered _____ Fund 001 GL 53900 OC 4651 Check # _____				
<b>Subtotal</b>				\$299.00
<b>Sales Tax (7.0%)</b>				\$0.00
<b>Payments/Credits</b>				\$0.00
<b>Balance Due</b>				\$299.00

**RUST- OFF, LLC**  
**PO Box 470730**  
**Lake Monroe, FL 32747**

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
2/15/2022	34028

Bill To
---------

TALAVERA CDD C/P RIZZETTA & COMPANY 5844 OLD PASO RD STE 100 WESLEY CHAPEL, FL 33544
---

Ship To
TALAVERA CDD 18904 DIEGO CIRCLE SPRINHILL FL 34610

P.O. No.

Terms
Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	25	2.99	74.75
Date Rec'd Rizzetta & Co., Inc. 02/21/22				
D/M approval <u>LMH</u> Date 02/28/22				
Date entered 02.24.22				
Fund 001 GL 53900 OC 4561				
Check #				
Subtotal				\$74.75
Sales Tax (7.0%)				\$0.00
Payments/Credits				\$0.00
Balance Due				\$74.75

**RUST- OFF, LLC**  
**PO Box 470730**  
**Lake Monroe, FL 32747**

Phone # 800-992-3111

E-mail therustoff@bellsouth.net

# Invoice

Date	Invoice #
2/25/2022	34206

Bill To
---------

TALAVERA CDD C/P RIZZETTA & COMPANY 5844 OLD PASO RD STE 100 WESLEY CHAPEL, FL 33544
---

Ship To
---------

TALAVERA CDD 18904 DIEGO CIRCLE SPRINHILL FL 34610
---

P.O. No.

Terms
Net 30

Item	Description	Quantity	Rate	Amount
TALAVERA	GALLONS RX-10 CHEMICAL FOR RUST CONTROL	50	2.99	149.50
Date Rec'd Rizzetta & Co., Inc. 03.03.22 D/M approval <u>LMH</u> Date <u>03/07/22</u> Date entered 03.03.22 Fund <u>001</u> GL <u>53900</u> OC <u>4651</u> Check # _____				
<b>Subtotal</b>				\$149.50
<b>Sales Tax (7.0%)</b>				\$0.00
<b>Payments/Credits</b>				\$0.00
<b>Balance Due</b>			\$149.50	

Securiteam  
 13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 Phone: 813-909-7775  
 Fax: 888-596-8464

# Invoice



Bill To
Talavera CDD C/O Rizzetta & Co. 3434 Colwell Ave St 200 Tampa, FL 33614

Ship To
Talavera Amenity 18904 Diegio Circle Spring Hill, FL 34601

Rep	Date	Invoice #	P.O. No.	Terms	Service Date
RAC	3/2/2022	11958022822		Net 30	3/8/2022

QTY	Description
1	<p>Service Labor - 1st Hour (Zach LaPrad 2/28/22 on-site 315-420            -neither the elk or nor had audio out. Verified both lines where good and the Amp outputs/inputs were good. Used a really to 3.5. Tested audio out of both devices with a toner and got just a loud buzz. Tested both with a new patch cable and as the only input and channel/zone activated, still no audio. Both elk and nvr need to be replaced.</p> <p>Announcements and voice down are not working. Webrelay is on but does not trip announcements.)</p> <p style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc. 03.25.22</p> <p style="text-align: right;">D/M approval <u>LMH</u> Date <u>03/28/22</u></p> <p style="text-align: right;">Date entered <u>03/25/22</u></p> <p style="text-align: right;">Fund <u>001</u> GL <u>52900</u> OC <u>4619</u></p> <p style="text-align: right;">Check # _____</p>

	<b>Subtotal</b>	\$150.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$150.00
	<b>Balance Due</b>	\$150.00

<b>Total</b>	\$1,350.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,350.00



## INVOICE

**Invoice Number:** PI-A00772383  
**Invoice Date:** 03/01/22  
**PROPERTY:** Talavera CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

**SOLD TO:** Talavera CDD  
C/O Rizzetta & Company  
3434 Colwell  
Suite 200  
Tampa, FL 33614

CUSTOMER ID	CUSTOMER PO	Payment Terms	
8664		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Mychal Manolatos			03/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR47247 03/01/22 - 03/31/22 Lake & Pond Management Services		1,333.00	1,333.00

Date Rec'd Rizzetta & Co., Inc. 03.21.22  
D/M approval LMH Date 03/28/22  
Date entered 03/25/22  
Fund 001 GL 53800 OC 4605  
Check # \_\_\_\_\_

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>1,333.00</b>
Sales Tax	0.00
Total Invoice	1,333.00
Payment Received	0.00
<b>TOTAL</b>	<b>1,333.00</b>



## INVOICE

Page 1 of 1

Invoice Number	1898166
Invoice Date	March 9, 2022
Purchase Order	215611931
Customer Number	119264
Project Number	215611931

**Bill To**

Talavera Community Development District  
Accounts Payable  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue Suite 200  
Tampa FL 33614  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project Talavera CDD Gen Consulting**

Project Manager

Stewart, Tonja L

For Period Ending

**February 25, 2022**

Current Invoice Total (USD)

1,084.00

Update maintenance map; prepare stormwater legislation documents; attend February CDD meeting via conference call

**Top Task**                      **2022**                      **2022 FY General Consulting**

**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	1.75	144.00	252.00
	Stewart, Tonja L	4.00	208.00	832.00
	<b>Subtotal Professional Services</b>	<u>5.75</u>		<u>1,084.00</u>

Top Task Subtotal	2022 FY General Consulting	1,084.00
-------------------	----------------------------	----------

**Total Fees & Disbursements**

1,084.00

**INVOICE TOTAL (USD)****1,084.00****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515    [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

Date Rec'd Rizzetta & Co., Inc. 03.17.22

D/M approval LMH Date 03/18/22

Date entered 03.18.22

Fund 001 GL 51300 OC 3103

Check # \_\_\_\_\_

P.O. Box 224  
Elfers, FL 34680

Date	Invoice #
3/8/2022	8103

Bill To
Talavera CDD 3434 Colwell Ave Suite 200 Tampa, FL. 33614

P.O. No.	Terms	Project
March 2022	Net 30	

Quantity	Description	Rate	Amount
1	<p>Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.</p> <p>Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.</p> <p style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc. <u>03.17.22</u></p> <p style="text-align: right;">D/M approval <u>LMH</u> Date <u>03/18/22</u></p> <p style="text-align: right;">Date entered <u>03.18.22</u></p> <p style="text-align: right;">Fund <u>001</u> GL <u>57200</u> OC <u>4600</u></p> <p style="text-align: right;">Check # <u>                    </u></p>	1,050.00	1,050.00

Thank you for your business.

Phone #
(727) 271-1395

## Total

\$1,050.00



Talavera CDD  
Debit Card-Justin Lawrence

Limit \$1,000

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.*

*Attach all receipts to this form.*

				Clubhouse Repairs & Maintenance	Clubhouse Janitorial Supplies	Athletic/Par k Court/Field Repair	Parks & Recreation Office Supplies
				57200-4640	57200-4706	57200-4755	57200-5101
Date	Vendor Name	Reason for Expenditure	Amount				
02/04/22	Amazon	Painter's Touch Latex Paint	(82.36)	(82.36)			
2/11/2022	Amazon	Sales Tax Refund	0.84	0.84			
2/11/2022	Amazon	Sales Tax Refund	4.55	4.55			
02/09/22	Amazon	Confidential Waste Station - Refund	279.40		279.4		
2/9/2022	Amazon	Confidential Waste Station 65G	(262.36)		(262.36)		
2/14/2022	Amazon	Sales Tax Refund	17.16		17.16		
2/15/2022	Amazon	Adjustable Door Stop	(11.77)	(11.77)			
2/18/2022	Country Sanitation	Mini-Fridge Pickup	(40.00)		(40.00)		
2/18/2022	Amazon	Desktop Microphone	(58.77)				(58.77)
2/19/2022	Amazon	Tennis Court Squeegee	(119.98)			(119.98)	
2/19/2022	Amazon	Tennis Court Replacement 36-inc PVA Roller	(59.00)			(59.00)	
2/24/2022	Country Sanitation	Mini-Fridge Pickup - Refund	40.00		40.00		
2/25/2022	Amazon	Glad Tall Kitchen Trash Bags	(23.49)		(23.49)		
2/25/2022	Amazon	Vinyl Blend Exam Gloves	(41.96)		(41.96)		
	<b>TOTAL</b>		<b>(357.74)</b>	<b>(88.74)</b>	<b>(31.25)</b>	<b>(178.98)</b>	<b>(58.77)</b>

Total 001-10200

DM Approval

*Lynn Hayes*

03/03/22 Date

**Final Details for Order #111-3699560-0308219**

[Print this page for your records.](#)

**Order Placed:** February 4, 2022

**Amazon.com order number:** 111-3699560-0308219

**Order Total: \$82.36**

**Shipped on February 4, 2022**

**Items Ordered**

**Price**

1 of: *Flexzilla HFZG5100YW Garden Lead-in Hose 5/8 in. x 100 ft, Heavy Duty, Lightweight, Drinking Water Safe, Green* \$64.99

Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

FREE Prime Delivery

**Shipped on February 4, 2022**

**Items Ordered**

**Price**

1 of: *Rust-Oleum 1974502 Painter's Touch Latex Paint, Quart, Semi-Gloss Black* \$11.98  
32 Fl Oz (Pack of 1)

Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information**

**Payment Method:**

Debit Card | Last digits: 6544

**Billing address**

Clubhouse Manager

Item(s) Subtotal: \$76.97  
Shipping & Handling: \$0.00

-----  
Total before tax: \$76.97

Tax - Removed

2/4/22

FL

# Order Details

Ordered on January 19, 2022

Order# 111-8358356-5335459

CDD

[View or Print invoice](#)

## Shipping Address

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

## Payment Method

Debit \*\*\*\* 6544

## Order Summary

Item(s) Subtotal:	\$279.40
Shipping & Handling:	\$0.00
Total before tax:	\$279.40
Estimated tax to be collected:	\$0.00

**Grand Total:** \$279.40

[See tax and seller information](#)

**Refund Total:** \$279.40

[Transactions](#)

2/9/22

CDD

**Details for Order #111-6950404-6721801**[Print this page for your records.](#)**Order Placed:** February 9, 2022**Amazon.com order number:** 111-6950404-6721801**Seller's order number:** 40T3V4H**Order Total:** \$262.36**Preparing for Shipment****Items Ordered**

1 of: Rubbermaid Commercial Products BRUTE Confidential Document Rollout Waste/Utility Container, 65-gallon, Gray (FG9W1088GRAY) **Price** \$245.20  
Sold by: REHMAN TRADER'S ([seller profile](#))

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

Standard Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: 6544

**Billing address**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

Item(s) Subtotal: \$245.20  
Shipping & Handling: \$0.00

-----  
Total before tax: \$245.20  
Estimated tax to be collected: ~~\$17.16~~  
-----

**Grand Total: \$262.36**

\$245.20

To view the status of your order, return to [Order Summary](#).Tax - Removed  
JL[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates

2/9/22



**Details for Order #111-2275181-3097003**[Print this page for your records.](#)**Order Placed:** February 15, 2022**Amazon.com order number:** 111-2275181-3097003**Order Total: \$11.77****Preparing for Shipment****Items Ordered**

1 of: *HOME&I One Touch Easy Pedal Door Stop Stopper Height Adjustable Kick Down Door Stop with Rubber Tip Spring Lever Screw Type (Black)* **Price** \$11.00

Sold by: HOME & I ([seller profile](#))

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information****Payment Method:**

Debit Card | Last digits: 6544

Item(s) Subtotal: \$11.00

Shipping &amp; Handling: \$0.00

**Billing address**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

Total before tax: \$11.00

Estimated tax to be collected: \$0.77

**Grand Total: \$11.77**

Tax - Removed (JD)

To view the status of your order, return to [Order Summary](#).

2/15/22

CDD

FROM County Sanitation Service

RECEIPT OF PAYMENT

02/18/22

Amount 40.00

Ref# MAST-6544-005504

Inv# 22I00001

Acct# 454961 TALAVERA CDD

Service at ROCOCO RD TALAVERA PARKWAY

XPU FRIDGE

Balance after payment 8,437.99

2/18/22

**Details for Order #111-8500762-9802669**

[Print this page for your records.](#)

**Order Placed:** February 18, 2022

**Amazon.com order number:** 111-8500762-9802669

**Order Total: \$58.77**

**Not Yet Shipped**

**Items Ordered**

**Price**

3 of: *Moukey Boom Mic Stand Desk Adjustable Desktop Microphone Stand with Non-Slip Mic Clip, Short Table Mic Stand with Gear Fixing, Boom arm, 3/8" and 5/8"* \$19.59

Sold by: Moukey ([seller profile](#))

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

Rush Shipping

**Payment information**

**Payment Method:**

Debit Card | Last digits: 6544

**Billing address**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

Item(s) Subtotal: \$58.77

Shipping & Handling: \$2.99

Free Shipping: -\$2.99

-----

Total before tax: \$58.77

Estimated tax to be collected: \$0.00

**Grand Total: \$58.77**

To view the status of your order, return to [Order Summary](#).

2/18/22

**Details for Order #111-0432723-4996239**[Print this page for your records.](#)**Order Placed:** February 19, 2022**Amazon.com order number:** 111-0432723-4996239**Order Total: \$119.98****Not Yet Shipped****Items Ordered**

1 of: *Tourna-Dri Tennis Court PVA Squeegee*  
Sold by: Do It Tennis ([seller profile](#))

**Price**  
\$99.99

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

Standard Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: 6544

**Billing address**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

Item(s) Subtotal: \$99.99  
Shipping & Handling: \$19.99

-----  
Total before tax: \$119.98  
Estimated tax to be collected: \$0.00  
-----

**Grand Total: \$119.98**

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2022, Amazon.com, Inc. or its affiliates

2/19/22



**Details for Order #111-8057264-4085837**[Print this page for your records.](#)**Order Placed:** February 19, 2022**Amazon.com order number:** 111-8057264-4085837**Order Total: \$59.00****Not Yet Shipped****Items Ordered**1 of: *Tourna-Dri Tennis Court Replacement 36-Inch PVA Roller, Blue, One Size, TDRI-R***Price**

\$59.00

Sold by: Robbin Goods LLC ([seller profile](#))

Condition: New

**Shipping Address:**Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States**Shipping Speed:**

FREE Prime Delivery

**Payment information****Payment Method:**

Debit Card | Last digits: 6544

Item(s) Subtotal: \$59.00

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$59.00

Estimated tax to be collected: \$0.00

-----

**Billing address**Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States**Grand Total: \$59.00**To view the status of your order, return to [Order Summary](#).

2/19/22

CDD

## REFUND CONFIRMATION

### Order Information

Description: Trash Service  
Customer ID 0000454961

### Billing Information

JUSTIN LAWRENCE  
3434 COLEWELL AVE SUITE 20  
33614  
[manager@talaveraclub.com](mailto:manager@talaveraclub.com)

### Shipping Information

Total: \$40.00 (USD)

Refund

### Payment Information

Date/Time: 24-Feb-2022 16:23:26 EST  
Transaction ID: 63558733579  
Payment Method: MasterCard xxxx6544  
Transaction Type: Refund  
Auth Code: 024158

### Merchant Contact Information

County Sanitation Service  
St. Petersburg, FL 33714  
US

[countyrecycling@aol.com](mailto:countyrecycling@aol.com)

Thank you, County Sanitation and Recycling 5601 Haines Road St. Petersburg, FL  
33714 [info@countysanitationservice.com](mailto:info@countysanitationservice.com) 727-522-5794

(Mini-Fridge was already taken before County Sanitation arrived to pickup)

2/24/22

**Details for Order #111-0039784-7890669**[Print this page for your records.](#)**Order Placed:** February 25, 2022**Amazon.com order number:** 111-0039784-7890669**Order Total: \$23.49****Not Yet Shipped****Items Ordered****Price**

1 of: *Glad Tall Kitchen Trash Bags ForceFlex Plus with Clorox, 13 Gallon, Lemon Fresh Bleach Scent 90 Count (Package May Vary), White-gray, Lemon Fresh* \$23.49

Sold by: Amazon.com Services LLC

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

Two-Day Shipping

**Payment information****Payment Method:**

Debit Card | Last digits: 6544

Item(s) Subtotal: \$23.49  
Shipping & Handling: \$0.00

**Billing address**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

Total before tax: \$23.49  
Estimated tax to be collected: \$0.00

**Grand Total: \$23.49**

To view the status of your order, return to [Order Summary](#).

2/25/22



**Details for Order #111-0759504-5109063**[Print this page for your records.](#)**Order Placed:** February 25, 2022**Amazon.com order number:** 111-0759504-5109063**Order Total: \$41.96****Not Yet Shipped****Items Ordered****Price**

1 of: *Simpli-Magic 79192 Caution Wet Floor, 3 Pack, Yellow, 3 Count*  
Sold by: Amazon.com Services LLC

\$29.99

Condition: New

1 of: *Medpride NitrilPride Nitrile-Vinyl Blend Exam Gloves, X-Large 100 - Powder Free, Latex Free & Rubber Free - Single Use Non-Sterile Protective Gloves for Medical Use, Cooking, Cleaning & More*  
Sold by: HLmedical ([seller profile](#))

Condition: New

**Shipping Address:**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

**Shipping Speed:**

Amazon Day Delivery

**Payment information****Payment Method:**

Debit Card | Last digits: 6544

**Billing address**

Clubhouse Manager  
18955 Rococo Road  
Spring Hill, FL 34610  
United States

Item(s) Subtotal: \$41.96

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$41.96

Estimated tax to be collected: \$0.00

-----

**Grand Total: \$41.96**To view the status of your order, return to [Order Summary](#).

2/25/22



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
02/23/22	TALAVERA CDD	
Billing Date	Sales Rep	Customer Account
02/23/2022	Deirdre Bonett	121610
Total Amount Due		Ad Number
\$68.80		0000211909

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/23/22	02/23/22	0000211909	Times	Legals CLS	Landscape Committee	1	2x28 L	\$64.80
02/23/22	02/23/22	0000211909	Tampabay.com	Legals CLS	Landscape Committee AffidavitMaterial	1	2x28 L	\$0.00 \$4.00

RECEIVED

FEB 28 2022

Date Rec'd Rizzetta & Co., Inc. 02.28.22

D/M approval LMH Date 03/07/22

Date entered 03.03.22

Fund 001 GL 51300 OC 4801

Check #

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
02/23/22	TALAVERA CDD	
Billing Date	Sales Rep	Customer Account
02/23/2022	Deirdre Bonett	121610
Total Amount Due		Ad Number
\$68.80		0000211909

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TALAVERA CDD

C/O RIZETTA & COMPANY, INC.

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

**Tampa Bay Times****Published Daily**

STATE OF FLORIDA

COUNTY OF Pasco

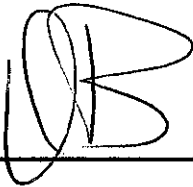
**RECEIVED**

FEB 28 2022

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landscape Committee** was published in said newspaper by print in the issues of: **2/23/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **02/23/2022**


Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF LANDSCAPE COMMITTEE MEETING**

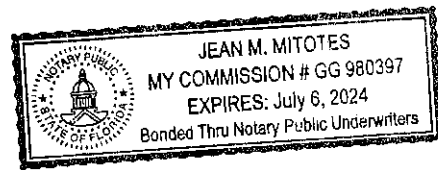
Notice is hereby given that the Talavera Landscape Committee will hold meetings on Saturday, March 5, 2022, or Saturday, March 19, 2022, at 9:00 a.m. at Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for the Landscape Committee and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Lynn Hayes  
District Manager  
Run Date 2/23/2022

0000211909





# WELDON WILDLIFE REMOVAL

WWW.WELDONWILDLIFE.COM

1-855-TRAP-THIS



LICENSED AND INSURED

FREE ESTIMATES



DATE

Technician

CLIENT NAME		
ADDRESS		
CITY	STATE	ZIP CODE
PHONE ( ) -	CELL PHONE ( ) -	
AMOUNT		
ANIMAL CONTROL	TRAPPING	
TARGET PEST: HOGS CATS GOPHERS COYOTE		
RATS/MICE SQUIRRELS BATS ARMADILLOS OPOSSUM MOLES		
SNAKES BIRDS STINGING INSECTS RACCOONS DUCKS OTHER		
EXCLUSION: All exclusions are guaranteed for one year from date of completion.		
OTHER WORK		
<b>DESCRIPTION OF WORK:</b>  <div style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc. 03.098.22 D/M approval <u>LMH</u> Date 03/09/22 Date entered 03.09.22 Fund 001 GL 57900 OC 4799 Check # _____</div>		
REFERRED BY: _____		
PRODUCTS & EQUIPMENT USED	QUANTITY	AREAS SERVICED
ACCOUNT# _____		Total: _____
VISA    MASTERCARD    DISCOVER    AMERICAN EXPRESS		Total w/ Sales Tax: _____
CC# _____	EXP. DATE _____	CODE _____ CK# _____
X _____ Customer Signature		_____ Technician Signature

**Withlacoochee River Electric Services**  
**for Talavera CDD**

Period Covered: 02/01/22-03/02/22

Account #	Amount	Due Date	Service Address	GL Code	Object Code
1707187	\$ 47.33	3/28/2022	12581 US Hwy 41-Spot Lights	53100	4307
1707189	\$ 6,803.15	3/28/2022	12581 US Hwy 41- Street Lights	53100	4307
1707190	\$ 1,107.44	3/28/2022	18955 Rococo Rd-Cabana	53100	4301
1707191	\$ 72.12	3/28/2022	18935 Rococo Rd-Ir Well	53100	4301
1707192	\$ 42.06	3/28/2022	18955 Rococo Rd-Mail	53100	4301
Total	<u>\$ 8,072.10</u>				

**Electric Summary 02/22**

53100-4301	\$ 1,221.62
53100-4307	\$ 6,850.48
	<u>\$ 8,072.10</u>

Date Rec'd Rizzetta & Co., Inc. 03.17.22  
D/M approval LMH Date 03/18/22  
Date entered 03.18.22  
Fund 001 GL 53100 OC SEE Above  
Check # \_\_\_\_\_



Account Number **1707187** Cycle **04**  
Meter Number **71994262**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **03/07/2022**  
Amount Due **47.33**  
Current Charges Due **03/28/2022**

District Office Serving You  
Bayonet Point

Service Address **12581 US HIGHWAY 41**  
Service Description **SPTLGT**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Mar 2022	29	5
Feb 2022	28	4
Mar 2021	28	3

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/01	19982	03/02	20115				133

Previous Balance **44.85**

Payment

Balance Forward

**44.85CR**

**44.85**

**0.00**

**RECEIVED**  
**MAR 11 2022**

Customer Charge

Energy Charge 133 KWH @ 0.05017

Fuel Adjustment 133 KWH @ 0.04000

FL Gross Receipts Tax

**34.16**

**6.67**

**5.32**

**1.18**

Total Current Charges

Total Due

Please Pay

**47.33**

**47.33**

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 03/07/2022**

Use above space for address change ONLY.

District: BP04

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>03/28/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>47.33</b>
Total Charges Due After Due Date	<b>52.33</b>

1707187 BP04  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



0001 7071 17000000 73300000 523300

**WITHLACOOCHIEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707189** Cycle **04**  
Meter Number  
Customer Number 10469497  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **03/07/2022**  
Amount Due **6,803.15**  
Current Charges Due **03/28/2022**

District Office Serving You  
Bayonet Point

Service Address **PUBLIC LIGHTING**  
Service Classification **Public Lighting**

See Reverse Side For More Information

**ELECTRIC SERVICE**

Comparative Usage Information  
Average kWh  
Period Days Per Day

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your  
account on-line through Smarthub at  
www.wrec.net. If you would like to make a  
payment using your credit card, please call  
44-209-7166. This number is WREC's  
Secure Pay-By-Phone system.

See Member News for Official Cancellation  
Notice of Annual Meeting.

Previous Balance **6,766.20**  
Payment  
Balance Forward **0.00**

**RECEIVED**  
MAR 11 2022

Light Energy Charge **111.94**  
Light Support Charge **215.42**  
Light Maintenance Charge **1,670.17**  
Light Fixture Charge **2,047.63**  
Light Fuel Adj 9,009 KWH @ 0.04000 **360.36**  
Poles (QTY 238) **2,380.00**  
FL Gross Receipts Tax **17.63**

Total Current Charges **6,803.15**  
Total Due **6,803.15** Please Pay

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
212 134	306 73	456 31	960 238	

**WITHLACOOCHIEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **03/07/2022**

Use above space for address change ONLY.

District: BP04

**1707189** **BP04**  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>03/28/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>6,803.15</b>
Total Charges Due After Due Date	<b>6,905.20</b>

00001.7071.490000.40731.50000.405000.5

**WILACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

our Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707190** Cycle **04**  
Meter Number **59444905**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **03/07/2022**  
Amount Due **1,107.44**  
Current Charges Due **03/28/2022**

District Office Serving You  
Bayonet Point

Service Address **18955 ROCOCO RD**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Mar 2022	29	400
Feb 2022	28	410
Mar 2021	28	420

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 44-209-7166. This number is WREC's secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/01	36430	03/02	48026		19.36	19	11596

Previous Balance  
Payment  
Balance Forward

1,049.97  
1,049.97CR  
0.00

**RECEIVED**  
MAR 11 2022

Customer Charge  
Energy Charge 11,596 KWH @ 0.05017  
Fuel Adjustment 11,596 KWH @ 0.04000  
FL Gross Receipts Tax

34.16  
581.77  
463.84  
27.67

Total Current Charges  
Total Due

Please Pay  
1,107.44  
1,107.44

**WILACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

our Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/07/2022

Use above space for address change ONLY.

District: BP04

1707190 BP04  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	03/28/2022
<b>TOTAL CHARGES DUE</b>	<b>1,107.44</b>
Total Charges Due After Due Date	1,124.05

000120219000011021000011000000

**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33528-0278

Account Number **1707191** Cycle **04**  
Meter Number **54541262**  
Customer Number **10469497**  
Customer Name **TALavera COMM DEV DIST**

Bill Date **03/07/2022**  
Amount Due **72.12**  
Current Charges Due **03/28/2022**

District Office Serving You  
Bayonet Point

Service Address **18935 ROCOCO RD**  
Service Description **IRWELL**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Mar 2022	29	14
Feb 2022	28	36
Mar 2021	28	32

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 44-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/01	49050	03/02	49451				401

Previous Balance **123.32**  
Payment **123.32CR**  
Balance Forward **0.00**

**RECEIVED**  
**MAR 11 2022**

Customer Charge  
Energy Charge 401 KWH @ 0.05017 **34.16**  
Fuel Adjustment 401 KWH @ 0.04000 **20.12**  
FL Gross Receipts Tax **16.04**  
**1.80**

Total Current Charges **72.12**  
Total Due **72.12** Please Pay

**WITHLACOOCHIE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33528-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: **03/07/2022**

Use above space for address change ONLY.

District: BP04

**1707191** **BP04**  
TALavera COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>03/28/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>72.12</b>
Total Charges Due After Due Date	<b>77.12</b>

**WILACOCOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1707192** Cycle **04**  
Meter Number **73673266**  
Customer Number **10469497**  
Customer Name **TALAVERA COMM DEV DIST**

Bill Date **03/07/2022**  
Amount Due **42.06**  
Current Charges Due **03/28/2022**

District Office Serving You  
Bayonet Point

Service Address **18955 ROCOCO RD**  
Service Description **MAIL**  
Service Classification **General Service Non-Demand**

See Reverse Side For More Information

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Mar 2022	29	3
Feb 2022	28	3
Mar 2021	28	3

**BILLS ARE DUE  
WHEN RENDERED**  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



1 0 4 6 9 4 9 7

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 44-209-7166. This number is WREC's Secure Pay-By-Phone system.

See Member News for Official Cancellation Notice of Annual Meeting.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/01	03/02		8511				76

Previous Balance **41.84**  
Payment **41.84CR**  
Balance Forward **0.00**

**RECEIVED**  
**MAR 11 2022**

Customer Charge **34.16**  
Energy Charge 76 KWH @ 0.05017 **3.81**  
Fuel Adjustment 76 KWH @ 0.04000 **3.04**  
FL Gross Receipts Tax **1.05**

Total Current Charges **42.06**  
Total Due **42.06** Please Pay

**WILACOCOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 03/07/2022**

Use above space for address change ONLY.

District: BP04

**1707192** **BP04**  
TALAVERA COMM DEV DIST  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	<b>03/28/2022</b>
<b>TOTAL CHARGES DUE</b>	<b>42.06</b>
Total Charges Due After Due Date	<b>47.06</b>

00001.70719200000043060000004206003



## INVOICE

INVOICE #	INVOICE DATE
TM 305093A	12/15/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

Talavera CDD  
c/o Rizzetta & Company, Inc.  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Talavera CDD

**Invoice Due Date:** January 14, 2022

**Invoice Amount:** \$13,485.40

Description	Current Amount
Monthly Landscape Maintenance December 2021	\$13,870.40
Monthly Landscape Maintenance	\$9,389.00
Amendment 4 – Mow Pond PH 1B&1E	\$1,816.40
Flood Areas Eff: 10/1/2018	
Amendment 5 – Effective 2 1 2021	\$2,665.00
Credit Applied for \$385.00	

Date Rec'd Rizzetta & Co., Inc. 03/02/22

D/M approval LMH Date 03/02/22

Date entered \_\_\_\_\_

Fund 001 GL 53900 OC 4604

Check # \_\_\_\_\_

**Invoice Total** **\$13,485.40**

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**



## NVOICE

NVOICE #	NVOICE DATE
TM 319898	1/26/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

Talavera CDD  
c/o Rizzetta & Company, Inc.  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Talavera CDD

**Invoice Due Date:** February 25, 2022

**Invoice Amount:** \$79.26

Description	Current Amount
-------------	----------------

Irrigation Enhancement - December Walkthrough Repairs

December Walkthrough Repairs Including:

- One 6" Spray Head and Nozzle Replacement
- Four Drip Line Repairs

Irrigation Repairs

\$79.26

**Invoice Total**

**\$79.26**

IN COMMERCIAL LANDSCAPING

Date Rec'd Rizzetta & Co., Inc. 03.18.22

D/M approval *LMH* Date 03/18/22

Date entered 03.18.22

Fund 001 GL 53900 OC 4609

Check #

**Should you have any questions or inquiries please call (386) 437-6211.**

## **Tab 3**



PREPARED BY AND RETURN TO:

Scott I Steady, Esquire  
BURR & FORMAN LLP  
201 N. Franklin Street, Suite 3200  
Tampa, Florida 33602

### **REVOCABLE LICENSE AGREEMENT**

THIS REVOCABLE LICENSE AGREEMENT (the "Agreement") is made and entered into this 20th day of April, 2022 (the "Effective Date"), by and between the Talavera Community Development District, a Chapter 190 F.S. a special purpose government entity, with an address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("Licensor") and Janette Ortiz with an address of 12940 Palapa Loop, Spring Hill, FL 34610 ("Licensee")

### **RECITALS**

A. Licensor is the owner of a Drainage and Ingress/Egress Easement which encumbers the Licensee's property as provided below ("Easement"); and

B. Licensee owns the lot which legal description is described in Exhibit "A" attached hereto.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration paid in hand each to the other simultaneously with the execution of these presents, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Grant of License. Licensors does hereby grant, and Licensee hereby accepts, a non-exclusive revocable license to erect and maintain a fence within the Easement. In the event the District needs temporary access to the Easement, the District shall provide 14 calendar days written notice to the Licensee, that the fence will need to be removed until such time as the District no longer requires access. The Licensee shall be responsible to reinstall the removed fence. In the event the Licensee does not remove the fence, then the District shall remove the fence and any costs associated with such removal may be added to the Licensee's District's Operation and Maintenance assessment, if the costs are not paid by the Licensee.

3. Term. The term of this Agreement shall commence on the Effective Date and shall expire twenty (20) years later (the "Term"). Notwithstanding any other provision in this Agreement to the contrary, the Licensors may in its sole discretion, unilaterally cancel this Agreement in its entirety pursuant to paragraph 7 below.

4. Maintenance and Repair. Licensee shall maintain in good condition and repair, the fence within the Easement. No other improvements or structures within the Easement shall be permitted.

5. Indemnification. Licensee will defend, reimburse and hold harmless Licensors, and its officers, directors, employees, agents and servants, from and against any and all claims, actions, suits, proceedings, demands, judgments, damages, losses, obligations, liabilities, costs and expenses (including fees and expenses of attorneys and consultants) (collectively, "**Claims**") in connection with loss of life, bodily injury and/or damage to property arising from or out of any occurrence in, upon the Easement, except to the extent caused by the intentional misconduct or negligent act or omission of Licensors, its agents employees or servants.

6. Attorney Fees. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of alleged dispute, breach, default, claim or misrepresentation arising out of or in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney and paralegal fees, court costs, and costs of experts and investigation, whether at trial, upon appeal, or during investigation by such prevailing party in prosecuting such claim or establishing such defense and

other reasonable costs incurred in that action or proceeding, in addition to any other relief to which it may be entitled.

7. Termination. This Agreement is terminable at the will of Licensor at its sole discretion upon ninety (90) days written notice sent to Licensee's address as set forth above.

8. Controlling Law. The terms of this Agreement shall be construed and governed in accordance with the internal laws, but not the laws of conflicts, of the State of Florida. Each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereto consents that the only proper jurisdiction and venue shall be the state courts in Pasco County, Florida, for a resolution of all disputes arising out of the construction, interpretation or enforcement of any term or provision of this Agreement, and each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereby waives the claim or defense that such courts constitute an inconvenient forum.

9. Headings. Headings in this Agreement or in the Exhibits which are made a part of this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

10. Severability. In the event any provision hereof shall be finally determined by a court to be invalid or unenforceable, the remaining provisions hereof shall remain in full force and effect.

11. Notices. Unless otherwise expressly agreed herein, all notices, requests, and demands to or upon the parties (and the future owners and their respective heirs, grantees, transferees, legal representatives, successors and assigns) shall be deemed to have been given and made when delivered to the addresses as shown in the preamble to this Agreement or such other address as may be hereafter designated in writing by one party to the other either: 1) by hand delivery or by courier service, or 2) the day after the notice is delivered to a nationally recognized overnight delivery service for overnight delivery.

12. WAIVER OF JURY TRIAL. NO PARTY TO THIS AGREEMENT, NOR THEIR RESPECTIVE HEIRS, GRANTEEES, TRANSFEREES, LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, AS APPLICABLE, SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS AGREEMENT. NONE OF THE FOREGOING WILL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS SECTION HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS. NEITHER PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO THE OTHER PARTY THAT THE PROVISIONS OF THIS SECTION WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

13. Recording. This Agreement shall be recorded in the public records of Pasco County, Florida and shall run with the land and be binding on successors and assigns.

14. Execution and Counterparts. To facilitate execution, the parties agree that this Agreement may be executed and telecopied or e-mailed to the other party and that the executed telecopy or electronic copy (including pdf) shall be binding and enforceable as an original. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in manner and form sufficient to be bound, as of the date set forth above.

**Witness:**

**Licensor:**

TALAVERA COMMUNITY DEVELOPMENT  
DISTRICT

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_, \_\_\_\_\_ of Talavera Community Development District, a Chapter 190 F.S. a special purpose government entity ("CDD"), on behalf of the CDD. He/she is ☐ personally known to me or ☐ has produced (type of identification) as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

*[Signatures continue on following page.]*

**Witness:**

**Licensee:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Name: Janette Ortiz

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by \_\_\_\_\_, who is ☐ personally known to me or ☐ who has produced (type of identification) as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**Legal Description**

(See Attached)

2/22/22 (MN)

## TALAVERA MASTER ASSOCIATION, INC.

### ALTERATION APPLICATION

OWNER'S NAME: Jose & Janette Ortiz DATE: 2/15/2022  
ADDRESS: 12940 Palapa Loop BLOCK: 11 LOT: 32  
PHONE: 347-866-2111 EMAIL: janetteortiz928@msn.com

PLEASE DESCRIBE IN DETAIL THE TYPE OF PROPOSED ALTERATION, MATERIALS TO BE USED, ETC. IF MORE SPACE IS NEEDED, YOU MAY ATTACH ADDITIONAL PAGES TO THIS FORM.

Installation of fence right side - (see  
attached.)

All applications requesting approval for any alteration which occurs outside the exterior walls of the building **MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH THE ALTERATION DRAWN ON IT, SHOWING LOCATIONS, DISTANCES AND DIMENSIONS. INCLUDE A SKETCH INDICATING SIZES, HEIGHTS, MATERIALS, COLORS, TYPE OF CONSTRUCTION AND OTHER PERTINENT INFORMATION AS MAY BE NECESSARY. IF THIS INFORMATION IS NOT INCLUDED, YOUR REQUEST WILL BE RETURNED TO YOU.**

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Control Committee (ACC) shall have no liability or obligation to determine whether such improvement, alteration and/or addition comply with any applicable law, rule, regulation, code or ordinance. It is the owner's responsibility to ensure that they are in compliance with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance and/or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED, THAT THE TALAVERA MASTER ASSOCIATION, INC. IS NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, MAINTAIN AND/OR REPLACE ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND THEIR ASSIGNS ASSUMES ALL RESPONSIBILITIES FOR ANY CHANGE, ALTERATION OR ADDITION AND ITS FUTURE UPKEEP AND MAINTENANCE.

I agree not to begin the proposed alteration or any other property improvements requiring approval from the ACC until the ACC notifies me in writing of their approval and any conditions attached to the approval. I understand that all approvals automatically incorporate the conditions set forth in the Book of Standards for Community Living, current edition. I understand that the ACC has **up to forty-five days, from receipt of a complete application, including all required accompanying information,** to process, review and either approve or disapprove this **ALTERATION APPLICATION.** **If any change is made that has not been approved, the ACC has the right to require me to remove the improvement from my property.**

OWNER'S INITIALS J.O.



# FENCE PRO

TAMPA BAY

Where Quality Comes First!  
Serving the Entire Tampa Bay Area

www.FenceProTampaBay.com  
1618 Land O' Lakes Blvd., Lutz, FL 33549  
Alarm@FenceProTampaBay.com

(813) 215-4706

Presented to:

Owner

Name: 12940 - Phipps Loop

Address: 54 yr

City/State/Zip: 347-846-2111

Phone: 347-846-2111

Email: Save it for the 90's man

Job Description:

PVC/Vinyl 6'x4'

Chain Link

Cap: ☒ Flat ☐ New England ☐ Federation ☐ Gothic

Hardware: ☒ Stainless ☐ Self Closing ☐ Pool Code

145' Feet of Fence - After Fence will be 6'x4' High Full Width Privacy

AND OVER BACK FENCE WITH 2 gates 6' & 4' long

White Extra 24' PVS W/ 2 = 740.00

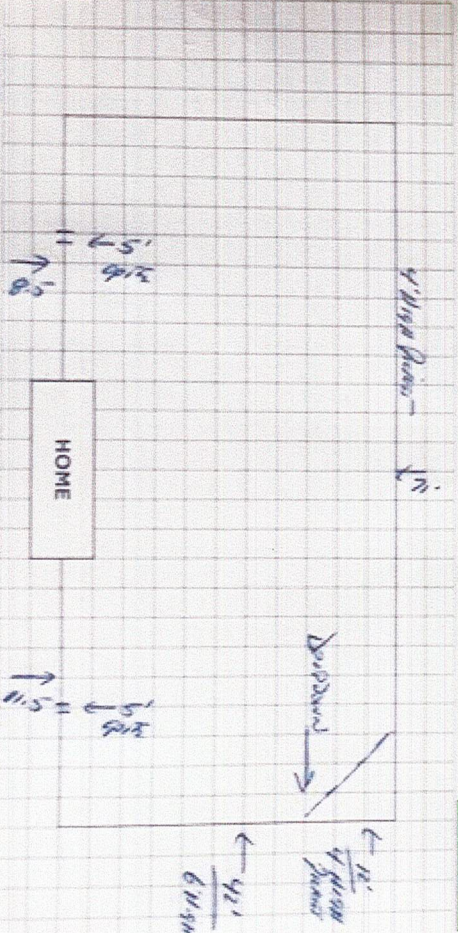
TOTAL with tax & fees

4495.00

- ▶ No outside contractors - Our installers are our employees.
- ▶ We handle B/B/M/D/D/D
- ▶ All materials are made in the U.S.A.
- ▶ No Deposit - Payment is due at completion.
- ▶ Vinyl and Aluminum - Limited Lifetime material and a 1 Year Labor Guarantee.
- ▶ All posts are set in concrete.
- ▶ All gates will have heavy duty stainless steel hardware.
- ▶ If we break a pipe, we fix it.
- ▶ 25% charge if installation is canceled after material is ordered and project is scheduled.
- ▶ We can help you with your H.O.A. process.
- ▶ Homeowners are responsible for H.O.A. application fee.
- ▶ We are fully Licensed, Insured and Bonded.
- ▶ License# 096917 & 096918



Cash, Check or Money Order



NOTE: X - Neighbors II - Gate III - Double Gate V - Drive down 4 feet

DATE: 04/18/2012

OWNERS ACCEPTANCE

ALL MATERIALS ARE ON HAND BY FENCE PRO TAMPA BAY UNTIL PAID IN FULL. IF NOT PAID IN FULL, CANCELLATION FENCE PRO TAMPA BAY HAS PERMISSION TO REMOVE FENCE AND GATES FROM PROPERTY WITHOUT CONTRACT WITH COMPENSATION EMAIL IS RECEIVED ON THIS QUOTE IS SIGNED WE ACCEPT CHECK, MONEY ORDER AND ALL MAJOR CREDIT CARDS. 15% CONVENIENCE FEE IF WE HAVE TO CUT ROOTS OR CEMENT THERE WILL BE A \$25.00 PER HOUR CHARGE. FENCE PRO SIGNS MUST REMAIN ON YOUR FENCES.

**ALTERATION APPLICATIONS** must be submitted for, but are not limited to, the following items:

1. Painting of structures, including houses.
2. Fence installations.
3. Swimming pools.
4. Spas.
5. Any gas or fuel tanks whether above ground or buried.
6. Screen enclosures.
7. Satellite dishes.
8. Landscaping changes (such as adding planter/shrub beds, or eliminating major portions of the landscaping. This does not include the planting or removal of annual bedding plants.) It **does include** curbing around planting beds and installing lawn statues, or other lawn ornamentation.
9. Removal and/or installation of trees. See the Pasco County Tree Ordinance.
10. Any change, alteration or addition to the exterior of the dwelling, or other existing structure, or the addition of new structures or property.

**PLEASE NOTE: WHEN IN DOUBT CALL RIZZETTA AT (813) 994 - 1001 FOR CLARIFICATION BEFORE STARTING ANY PROJECT ON THE EXTERIOR. THE ABOVE LIST IS JUST A SAMPLE AND NOT INTENDED TO INCLUDE EVERY POSSIBLE SCENARIO OR SITUATION.**

DATE: 2/15/2022 OWNER'S SIGNATURE: \_\_\_\_\_

DATE: 2/15/2022 OWNER'S SIGNATURE: \_\_\_\_\_

Signature of neighbors required if installing fence. This is a notification acknowledgement by neighbors and does not represent their approval.

Left side \_\_\_\_\_

Right side \_\_\_\_\_

Rear \_\_\_\_\_

Rear \_\_\_\_\_

**ACTION TAKEN BY THE ASSOCIATION:**

DATE: 3-22-22

APPROVED: \_\_\_\_\_

NOT APPROVED: \_\_\_\_\_

REJECTED: \_\_\_\_\_

APPROVED WITH CONDITIONS: ✓ see attached conditions

Approve with conditions all published guidelines must be followed. Must install 14' of picket on side yard and across rear of property. May not extend fence into lot easement on side yard. To install fence to the property line, must have approval from Talavera ACE. CDD. Refer to book of standards.

Authorized Signature for the Architectural Review Committee

**NOTE:** Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not commenced.

**Submit Completed Application to:**  
Talavera Clubhouse  
18955 Rococo Rd., Spring Hill, FL 34610  
Phone: (813) 536 - 1445



**TALAVERA MASTER ASSOCIATION, INC.**

**FENCE & LANDSCAPING ALTERATION APPLICATION ADDENDUM**

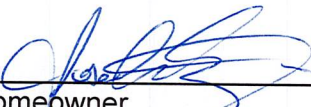
NOTE: This form must be signed by the homeowner and returned along with the original Alteration Application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, the Association and/or Developer shall not be responsible for any drainage issues or property damage to this Lot or any adjoining Lot.

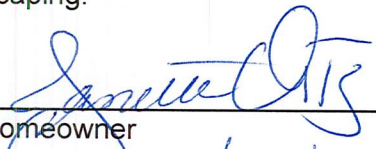
**Prior to submitting the request for a fence or landscaping, it would be wise for the Lot Owner to consider the soil conditions and drainage design for his/her lot. In most cases the home site drains to swales at the midpoint between each home. The installation of a fence or landscaping in this area will reduce the ability of the swale to drain water from the lot and can increase puddling and muddy soil conditions. Fence must be installed in a manner that will keep the fence off the ground in order to allow proper water flow.**

Landscaping should never be placed in swales. This will not only create drainage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planning landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for plant materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various utility lines installed in this area.

As a precaution, please remember that all fences must be installed with the posts on the **inside** of the homesite so that the "finished" side is on the outside.

I/we, Jose & Janette Ortiz, understand the above and will take proper precautions when installing my fence or landscaping.

  
Homeowner  
2/15/2022  
Date

  
Homeowner  
2/15/2022  
Date

12940 Palapa Loop.  
Address

**TALavera MASTER ASSOCIATION, INC.**  
**ALTERATION APPLICATION**

Signature of adjacent lot owners if installing fence, trampoline or other project that requires notification of adjacent lot owners.

DATE: \_\_\_\_\_ OWNER'S SIGNATURE: \_\_\_\_\_ LOT \_\_\_\_\_

DATE: \_\_\_\_\_ OWNER'S SIGNATURE: \_\_\_\_\_ LOT \_\_\_\_\_

DATE: \_\_\_\_\_ OWNER'S SIGNATURE: \_\_\_\_\_ LOT \_\_\_\_\_

DATE: \_\_\_\_\_ OWNER'S SIGNATURE: \_\_\_\_\_ LOT \_\_\_\_\_

**ACTION TAKEN BY THE ASSOCIATION**

DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_ NOT APPROVED: \_\_\_\_\_

APPROVED WITH CONDITIONS: \_\_\_\_\_ see attached conditions

\_\_\_\_\_  
Authorized Signature for the Architectural Committee

**NOTE: Application approvals are valid for a period of six (6) months and a new Alteration Application must be submitted after that time has elapsed if the approved project has not commenced.**

Return Completed Application to:  
Rizzetta & Company  
5844 Old Pasco Road, Suite 100.  
Wesley Chapel, FL 33544  
Telephone: (813) 994 – 1001 Facsimile: (813) 994 – 2100

PREPARED BY AND RETURN TO:

Scott I Steady, Esquire  
BURR & FORMAN LLP  
201 N. Franklin Street, Suite 3200  
Tampa, Florida 33602

### **REVOCABLE LICENSE AGREEMENT**

THIS REVOCABLE LICENSE AGREEMENT (the "Agreement") is made and entered into this 20th day of April, 2022 (the "Effective Date"), by and between the Talavera Community Development District, a Chapter 190 F.S. a special purpose government entity, with an address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("Licensor") and Timothy & Jennifer Harris with an address of 18905 Henequen Lane, Spring Hill, FL 34610 ("Licensee")

### **RECITALS**

A. Licensor is the owner of a Drainage and Ingress/Egress Easement which encumbers the Licensee's property as provided below ("Easement"); and

B. Licensee owns the lot which legal description is described in Exhibit "A" attached hereto.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10) and other good and valuable consideration paid in hand each to the other simultaneously with the execution of these presents, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto covenant and agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Grant of License. Licensors do hereby grant, and Licensee hereby accepts, a non-exclusive revocable license to erect and maintain a fence within the Easement. In the event the District needs temporary access to the Easement, the District shall provide 14 calendar days written notice to the Licensee, that the fence will need to be removed until such time as the District no longer requires access. The Licensee shall be responsible to reinstall the removed fence. In the event the Licensee does not remove the fence, then the District shall remove the fence and any costs associated with such removal may be added to the Licensee's District's Operation and Maintenance assessment, if the costs are not paid by the Licensee.

3. Term. The term of this Agreement shall commence on the Effective Date and shall expire twenty (20) years later (the "Term"). Notwithstanding any other provision in this Agreement to the contrary, the Licensors may in its sole discretion, unilaterally cancel this Agreement in its entirety pursuant to paragraph 7 below.

4. Maintenance and Repair. Licensee shall maintain in good condition and repair, the fence within the Easement. No other improvements or structures within the Easement shall be permitted.

5. Indemnification. Licensee will defend, reimburse and hold harmless Licensors, and its officers, directors, employees, agents and servants, from and against any and all claims, actions, suits, proceedings, demands, judgments, damages, losses, obligations, liabilities, costs and expenses (including fees and expenses of attorneys and consultants) (collectively, "**Claims**") in connection with loss of life, bodily injury and/or damage to property arising from or out of any occurrence in, upon the Easement, except to the extent caused by the intentional misconduct or negligent act or omission of Licensors, its agents employees or servants.

6. Attorney Fees. If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of alleged dispute, breach, default, claim or misrepresentation arising out of or in connection with any of the provisions of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney and paralegal fees, court costs, and costs of experts and investigation, whether at trial, upon appeal, or during investigation by such prevailing party in prosecuting such claim or establishing such defense and

other reasonable costs incurred in that action or proceeding, in addition to any other relief to which it may be entitled.

7. Termination. This Agreement is terminable at the will of Licensor at its sole discretion upon ninety (90) days written notice sent to Licensee's address as set forth above.

8. Controlling Law. The terms of this Agreement shall be construed and governed in accordance with the internal laws, but not the laws of conflicts, of the State of Florida. Each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereto consents that the only proper jurisdiction and venue shall be the state courts in Pasco County, Florida, for a resolution of all disputes arising out of the construction, interpretation or enforcement of any term or provision of this Agreement, and each party (on behalf of itself and the future owners of its property and their respective heirs, grantees, transferees, legal representatives, successors and assigns, as applicable) hereby waives the claim or defense that such courts constitute an inconvenient forum.

9. Headings. Headings in this Agreement or in the Exhibits which are made a part of this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

10. Severability. In the event any provision hereof shall be finally determined by a court to be invalid or unenforceable, the remaining provisions hereof shall remain in full force and effect.

11. Notices. Unless otherwise expressly agreed herein, all notices, requests, and demands to or upon the parties (and the future owners and their respective heirs, grantees, transferees, legal representatives, successors and assigns) shall be deemed to have been given and made when delivered to the addresses as shown in the preamble to this Agreement or such other address as may be hereafter designated in writing by one party to the other either: 1) by hand delivery or by courier service, or 2) the day after the notice is delivered to a nationally recognized overnight delivery service for overnight delivery.

12. WAIVER OF JURY TRIAL. NO PARTY TO THIS AGREEMENT, NOR THEIR RESPECTIVE HEIRS, GRANTEES, TRANSFEREES, LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, AS APPLICABLE, SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS AGREEMENT. NONE OF THE FOREGOING WILL SEEK TO CONSOLIDATE ANY SUCH ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT OR HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS SECTION HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS. NEITHER PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO THE OTHER PARTY THAT THE PROVISIONS OF THIS SECTION WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

13. Recording. This Agreement shall be recorded in the public records of Pasco County, Florida and shall run with the land and be binding on successors and assigns.

14. Execution and Counterparts. To facilitate execution, the parties agree that this Agreement may be executed and telecopied or e-mailed to the other party and that the executed telecopy or electronic copy (including pdf) shall be binding and enforceable as an original. This Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single Agreement.



IN WITNESS WHEREOF, the parties hereto have executed this Agreement in manner and form sufficient to be bound, as of the date set forth above.

**Witness:**

**Licensor:**

TALAVERA COMMUNITY DEVELOPMENT  
DISTRICT

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_, \_\_\_\_\_ of Talavera Community Development District, a Chapter 190 F.S. a special purpose government entity ("CDD"), on behalf of the CDD. He/she is ☐ personally known to me or ☐ has produced (type of identification) as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

*[Signatures continue on following page.]*

**Witness:**

**Licensee:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Name: Timothy & Jennifer Harris

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this (date) by \_\_\_\_\_, who is ☐ personally known to me or ☐ who has produced (type of identification) as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**Legal Description**

(See Attached)

**TALAVERA MASTER ASSOCIATION, INC.**

**FENCE & LANDSCAPING ALTERATION APPLICATION ADDENDUM**


NOTE: This form must be signed by the homeowner and returned along with the original Alteration Application BEFORE any work is started. Should work commence prior to obtaining appropriate authorization, the Association and/or Developer shall not be responsible for any drainage issues or property damage to this Lot or any adjoining Lot.

**Prior to submitting the request for a fence or landscaping, it would be wise for the Lot Owner to consider the soil conditions and drainage design for his/her lot. In most cases the home site drains to swales at the midpoint between each home. The installation of a fence or landscaping in this area will reduce the ability of the swale to drain water from the lot and can increase puddling and muddy soil conditions. Fence must be installed in a manner that will keep the fence off the ground in order to allow proper water flow.**

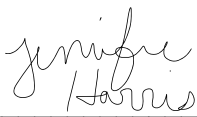
Landscaping should never be placed in swales. This will not only create drainage problems, but most landscaping will be negatively affected by the wet conditions in the swales. It is a good idea when planning landscaping to mound the bed up so the landscaping material is planted in ground that is at least a few inches higher than the sod. Even higher mounds may be necessary for plant materials that are water sensitive. Please check with the utility companies before planting anything in the front yard as there are various utility lines installed in this area.

As a precaution, please remember that all fences must be installed with the posts on the **inside** of the homesite so that the "finished" side is on the outside.

I/we, Timothy and Jennifer Harris, understand the above and will take proper precautions when installing my fence or landscaping.

  
\_\_\_\_\_  
Homeowner

2/22/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Homeowner

2/22/22  
\_\_\_\_\_  
Date

18905 Henequen Lane  
\_\_\_\_\_  
Address



Where Quality Comes First!  
Serving the Entire Tampa Bay Area

(813) 215-4706

www.FenceProTampaBay.com  
1618 Land O' Lakes Blvd., Lutz, FL 33549  
Alan@FenceProTampaBay.com

Presented to:

Jennifer Harris

7905 Henequin Lane

Prattville

335-785-6995

Jenn.J.HARRIS@HOTMAIL.COM

Timothy P. Harris (813) 215-4706

Job Description:

PVC/Vinyl 6'14" Aluminum Color TAN

Chain Link - Wood Gates 1

Cap: ☒ Flat ☐ New England ☐ Federation ☐ Gothic

Hardware: ☒ Stainless ☐ Self Closing ☐ Pool/Code

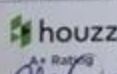
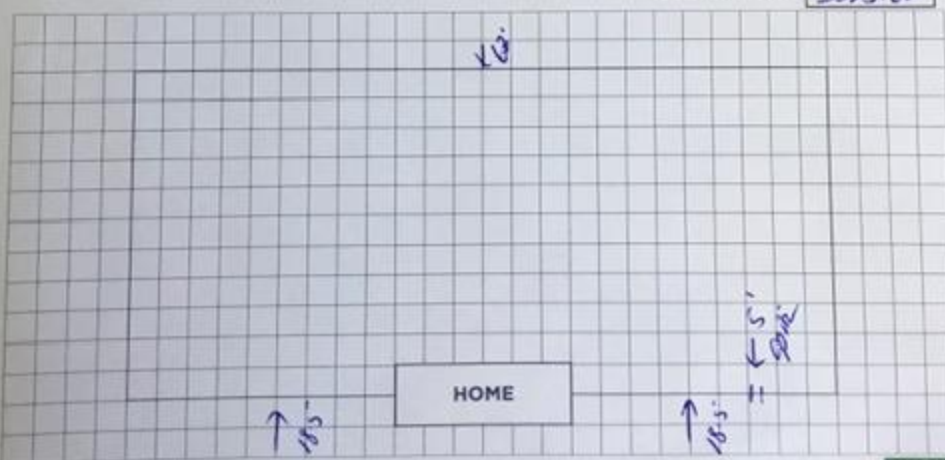
100' Feet of Fence Your Fence will be 6'14" High PVC/Vinyl Privacy  
AND OVER BONUS PICKS WITH ONE Gate.

- ▶ No outside contractors - Our installers are our employees.
- ▶ We handle 811-No Dig.
- ▶ All materials are made in the U.S.A.
- ▶ No Deposit - Payment is due at completion.
- ▶ Vinyl and Aluminum - Limited Lifetime material and a 1 Year Labor Guarantee.
- ▶ All posts are set in concrete.
- ▶ All gates will have heavy duty stainless steel hardware.
- ▶ If we break a pipe, we fix it.
- ▶ 25% charge if installation is canceled after material is ordered and project is scheduled.
- ▶ We can help you with your H.O.A. process.
- ▶ Homeowners are responsible for H.O.A. application fee.
- ▶ We are fully Licensed, Insured and Bonded.
- ▶ License# 096917 & 096918



Cash, Check  
or Money Order

TOTAL with Tax & Fees \$895.00



NOTE  
X - Neighbor  
|| - Gate  
|| - Double Gate  
|| - Window  
\\ - Drop down 4 feet



SUBMITTED BY

4/11/12

OWNER'S ACCEPTANCE

DATE

ALL MATERIALS ARE OWNED BY FENCE PRO TAMPA BAY UNTIL PAID IN FULL. IF NOT PAID IN FULL UPON COMPLETION FENCE PRO TAMPA BAY HAS PERMISSION TO REMOVE FENCE AND GATES FROM PROPERTY. BINDING CONTRACT WHEN CONFIRMATION EMAIL IS RECEIVED OR THIS QUOTE IS SIGNED. WE ACCEPT CHECK, MONEY ORDER AND ALL MAJOR CREDIT CARDS (3% CONVENIENCE FEE). IF WE HAVE TO CUT ROOTS OR CEMENT THERE WILL BE A \$25.00 PER HOUR CHARGE. FENCE PRO SIGNS MUST REMAIN ON YOUR FENCES.

PLOT PLAN  
LOT 19, BLOCK 3  
TALAVERA PHASE 1A-2  
PASCO COUNTY, FLORIDA.

SKETCH ONLY  
NOT A BOUNDARY SURVEY

SEC. 04, TWP. 25 S, RNG. 18 E.

BEARING BASIS:

EASTERLY BOUNDARY OF SUBJECT PLAT BEING N 00°05'38" E

**PRELIMINARY DRAWING:**

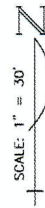
THIS PLAN IS FOR PERMITTING PURPOSES  
ONLY, NOT FOR CONSTRUCTION. VERIFY  
ALL DIMENSIONS BEFORE ANY CONSTRUCTION.

**LEGEND:**

— = PROPOSED DRAINAGE FLOW  
(00.00) = PROPOSED GRADE  
E-00.00 = EXISTING GRADE

**NOTES:**

LOT GRADING TYPE = B  
PROPOSED PAD ELEVATION = 81.79'  
FRONT SET BACK = 20'  
SIDE SET BACK = 7.5'  
REAR SETBACK = 15'



THIS SURVEY IS SUBJECT TO ANY FACTS THAT  
MAY BE DISCLOSED BY A FULL AND ACCURATE  
TITLE SEARCH. ALSO SUBJECT TO SETBACKS,  
EASEMENTS AND RESTRICTIONS OF RECORD.

UNDERGROUND FOOTER, STEM WALL, AND  
UNDERGROUND UTILITIES ARE NOT LOCATED OR  
SHOWN.

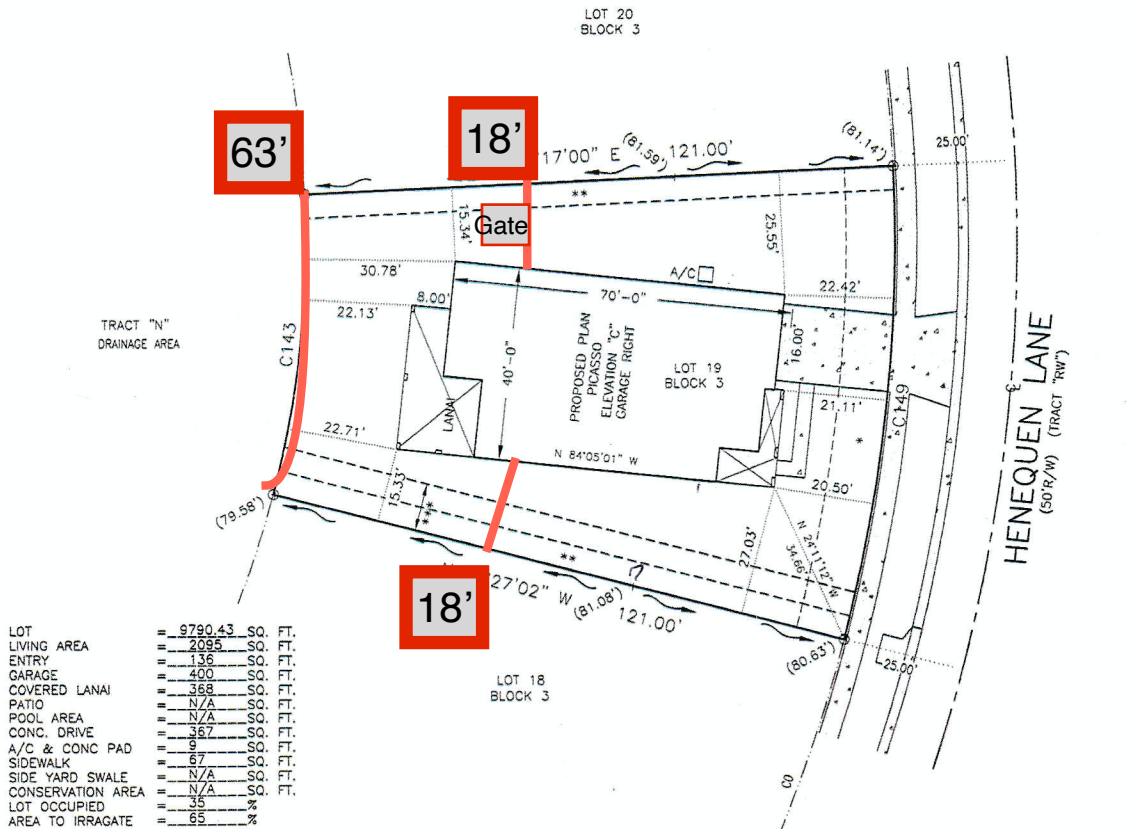
DO NOT SCALE THIS PRINT. DIMENSIONS AND  
NOTES TAKE PRECEDENCE.

DESCRIPTION NOT CONTAINING PLAT BOOK AND  
PAGE INDICATES THAT PLAT IS IN  
PRELIMINARY STAGE AND IS SUBJECT TO  
CHANGE AND/OR REVISION.

CERTAIN DATA SHOWN HEREON BASED ON  
ENGINEERING PLANS PROVIDED BY CLIENT.

STRUCTURE TIES SHOWN HEREON DENOTES  
MEASUREMENT FROM FORM BOARDS/FOUNDATION  
TO PROPERTY LINE.

\* = 10' UTILITY EASEMENT  
\*\* = 5' DRAINAGE EASEMENT  
\*\*\* = 10' DRAINAGE & IN/EGRESS EASEMENT



**DESCRIPTION:**

LOT 19, BLOCK 3, MAP OR PLAT ENTITLED "TALAVERA PHASE 1A-2",  
AS RECORDED IN PLAT BOOK 73, PAGES 89 THROUGH 94, OF THE  
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C0	329.00'	335.24'	320.93'	S 43°44'28" W	58°23'00"
C143	208.00'	62.68'	62.44'	N 05°54'59" E	17°15'57"
C149	329.00'	99.14'	98.77'	S 05°54'59" W	17°15'57"

**PROPOSED:**

LOWEST FLOOR ELEVATIONS:  
LIVING AREA: 82.46'  
GARAGE AREA:  
ELEVATIONS REFERENCED TO  
NORTH AMERICAN VERTICAL  
DATUM OF 1988. MEAN SEA  
LEVEL= 00.00 FT.

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL NO. 12101C 0209 F EFFECTIVE DATE: 9/26/14

**LEGEND:**

(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, CL= CENTERLINE, A/C= AIR CONDITIONER, B/C= BACK OF CURB, C/S= CONCRETE SLAB, CH= CHORD, CHB= CHORD BEARING, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COV= COVERED, E/P= EDGE OF PAVEMENT, ESM/T= EASEMENT, F/C= FENCE CORNER, FCM= FOUND CONCRETE MONUMENT, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FPP= FOUND PINCHED PIPE, LFE= LOWEST FLOOR ELEVATION, MAS= MASONRY, OR= OFFICIAL RECORD BOOK, PB= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, R= RADIUS, SIR=SET 1/2" IRON ROD & CAP No. 4493, SN&D= SET NAIL & DISK, TBM= TEMPORARY BENCHMARK, U/P= UTILITY POLE, W/F= WOOD FENCE, (R)= RADIAL



**JOHN R. BEACH & ASSOCIATES, INC.**  
SURVEYORS AND MAPPERS  
911 WEST ST. PETERSBURG DRIVE  
OLDSMAR, FLORIDA 34677  
(813) 854-1276 FAX (813) 855-8370

Drawn By: SMS  
Checked By: JRB  
Scale: 1"=30'

Square Feet: 9790.43 ± M/I HOMES

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

Date: PLOT PLAN 4/28/17 JBS

JOHN R. BEACH  
FLORIDA REG. LAND SURVEYOR No. 2984 LB#4493

Revisions:

## Tab 4

This document prepared by:  
Cristen H. Martinez, Esq.  
MARTINEZ LAW, P.A.  
18115 US 41 N, Suite 600  
Lutz, Florida 33549

## **EASEMENT AGREEMENT**

**THIS EASEMENT** is given this 20th day of April 2022 by TALAVERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created under Florida Law, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“Grantor”), to KIM WEIDLICH and EARL WEIDLICH, a married couple, whose mailing address is 12742 Lussier Lane, Spring Hill, Florida 34610-4523 (“Grantee”). As used herein, the term “Grantor” shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the “Property” (as hereinafter defined) and the term “Grantee” shall include any successor or assignee of Grantee.

### **WITNESSETH**

**WHEREAS**, Grantor is the fee simple owner of that certain real property situated in Pasco County, Florida, and more specifically described in Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, Grantee is the fee simple owner of that certain real property situated in Pasco County, Florida and more specifically described in Exhibit “B” attached hereto and incorporated herein (the “Benefitted Parcel”); and

**WHEREAS**, Grantor has agreed to grant and convey to Grantee, and any successor in title to the Benefitted Parcel, a permanent, non-exclusive access easement over, on, upon, and across the Property for the specific and limited purpose of an access easement for a single residential dwelling unit.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee upon the Property described on Exhibit “C”, where thereupon it is labeled as “30’ ACCESS EASEMENT WITH 12’ WIDE CRUSHED AGGREGATE, OR EQUIVALENT, DRIVE”, which easement shall run with the land and be binding upon the Grantor.



The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement Agreement.

2. Purpose. It is the purpose of this Easement to grant a permanent, non-exclusive access easement over, on, upon, and across the Property described on Exhibit "C", where thereupon it is labeled as "30' ACCESS EASEMENT WITH 12' WIDE CRUSHED AGGREGATE, OR EQUIVALENT, DRIVE" for the purpose of ingress and egress to and from a single residential dwelling unit for the owner of the Benefitted Parcel. Grantor hereby grants to Grantee the right, privilege, and license to use the northernmost five (5) feet of the property described in Exhibit "C" to construct, install, inspect, alter, improve, maintain, repair, remove, and rebuild a gate and fence, and attain ingress and egress to the Property for the purposes of exercising the rights and privileges granted herein.

Grantee agrees that any and all work performed on the Property and in association with the purposes of this Easement shall be done in a good, safe, workmanlike manner and in accordance with applicable federal, state, and local statutes, rules, regulations, and ordinances.

Grantor reserves the right to use or authorize others to use the Property in any manner not inconsistent with or which will not unreasonably interfere with the rights granted herein, provided, however, that Grantor shall not disturb the gate and fence in any way without prior written approval from the Grantee.

3. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Easement.

4. Grantee's Liability Insurance. Grantee shall maintain liability insurance that will cover their use of the Property described in Exhibit "C".

5. Maintenance. The crushed aggregate or equivalent drive shall be maintained by Grantee and any successor in title of the Benefitted Parcel. In the event that the drive on the Property is not maintained in a safe and orderly condition, consistent with the overall Talavera Community, Grantor may undertake to remedy such deficiency after providing Grantee at least thirty (30) days written notice, and submit any invoices or other billing as received to Grantee, or their successor, for the reasonable and necessary expenses incurred to remedy the deficient maintenance.

6. Duration. This Easement shall remain in full force and effect in perpetuity.

7. Modification. This Easement Agreement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns, or successors-in-interest, which shall be filed in the Official Records of Pasco County, Florida.

8. Covenants Running with the Land. The agreements, rights, benefits, and burdens created by this Easement Agreement shall be appurtenant to and shall run with the land and are binding upon and inure to the benefit of the successors in title to the Property and Benefitted Parcel.

9. Attorneys' Fees. In the event either party to this Easement Agreement brings suit to enforce any provisions hereof or for damages, the prevailing party in any such suit shall be entitled to recover from the other party, in addition to any damages or other relief granted as the result of such suit, all costs and expenses of such suit and a reasonable attorneys' fee, through all levels of litigation, including appeal.

WITNESS the signature of the Grantor on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Witness #1  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
TALAVERA COMMUNITY  
DEVELOPMENT DISTRICT  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness #2  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2022, appeared \_\_\_\_\_, as \_\_\_\_\_ of TALAVERA COMMUNITY DEVELOPMENT DISTRICT who is personally known to me or who has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument.

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_

WITNESS the signature of the Grantee on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Witness #1

Print Name: \_\_\_\_\_

\_\_\_\_\_  
KIM WEIDLICH

\_\_\_\_\_  
Witness #2

Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2022, appeared  
KIM WEIDLICH, who is personally known to me or who has produced \_\_\_\_\_  
\_\_\_\_\_ as identification, and who executed the foregoing instrument.

\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires: \_\_\_\_\_

WITNESS the signature of the Grantee on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Witness #1

Print Name: \_\_\_\_\_

\_\_\_\_\_  
EARL WEIDLICH

\_\_\_\_\_  
Witness #2

Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2022, appeared  
EARL WEIDLICH, who is personally known to me or who has produced \_\_\_\_\_  
\_\_\_\_\_ as identification, and who executed the foregoing instrument.

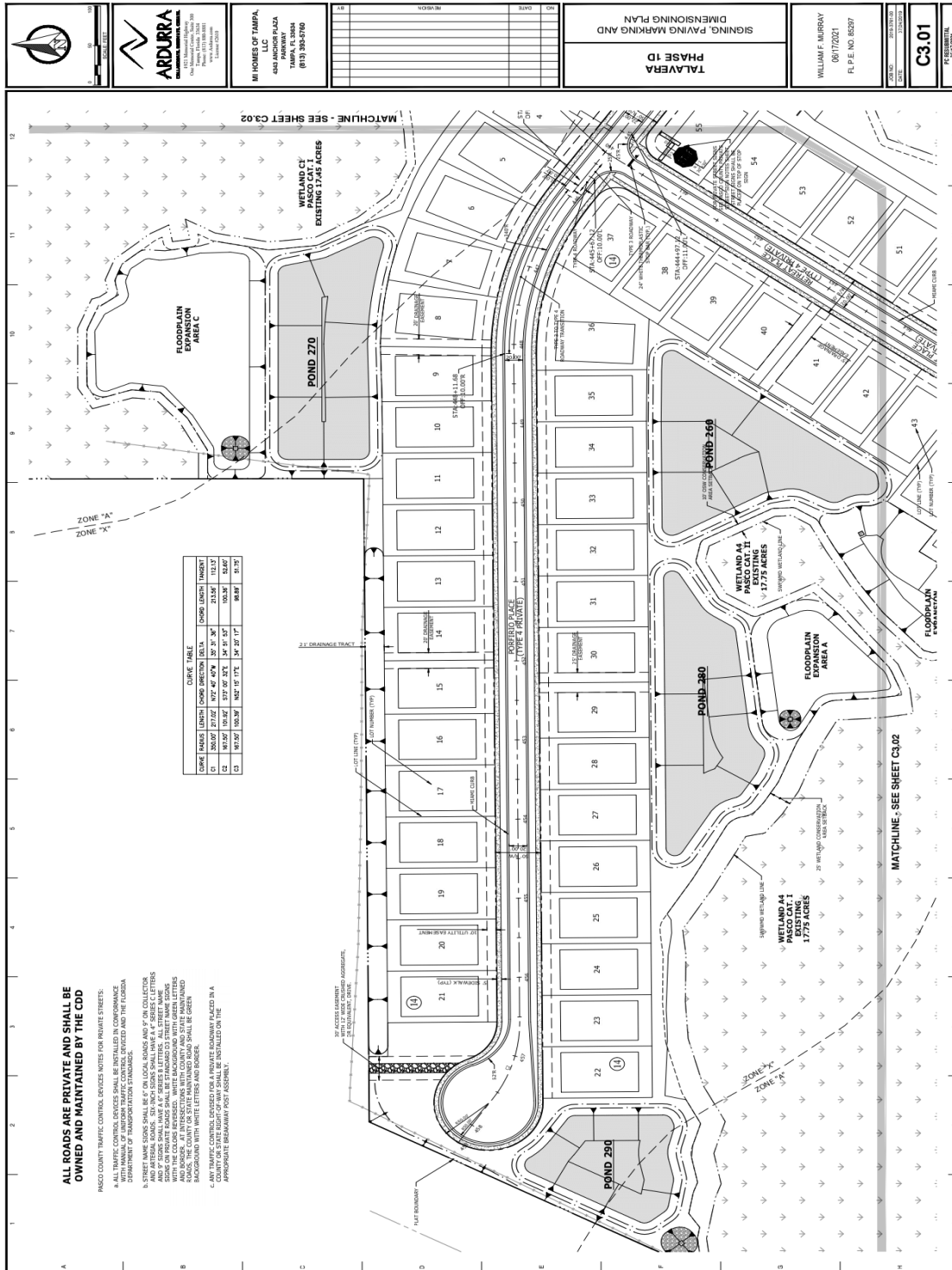
\_\_\_\_\_  
Notary Public, State of Florida

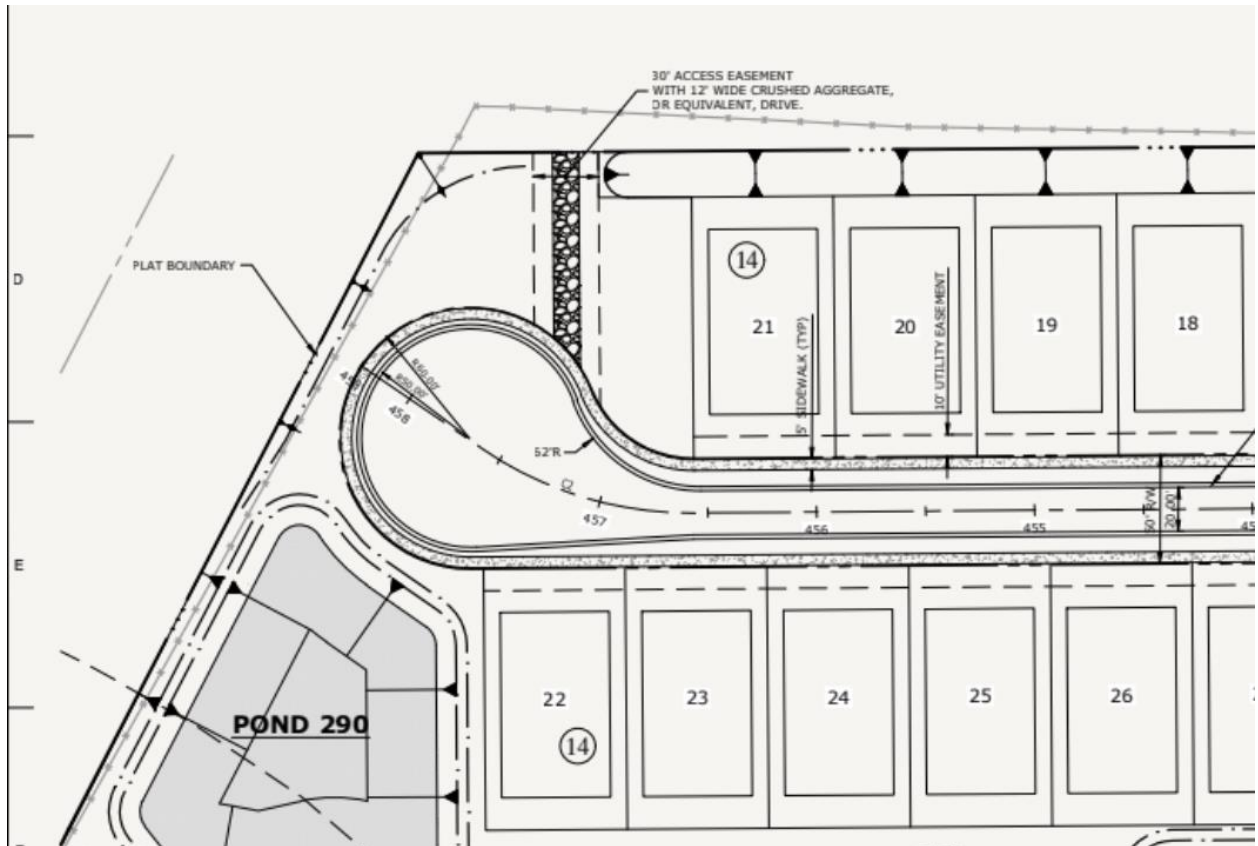
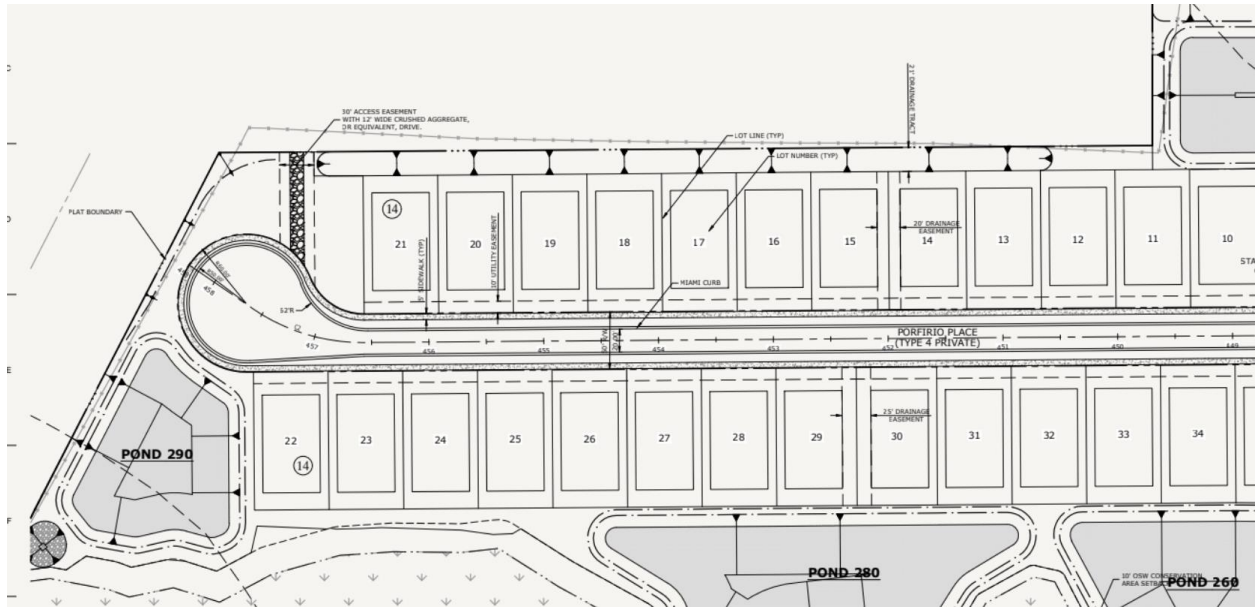
My Commission Expires: \_\_\_\_\_

**Exhibit A:**  
**(The Property Description)**

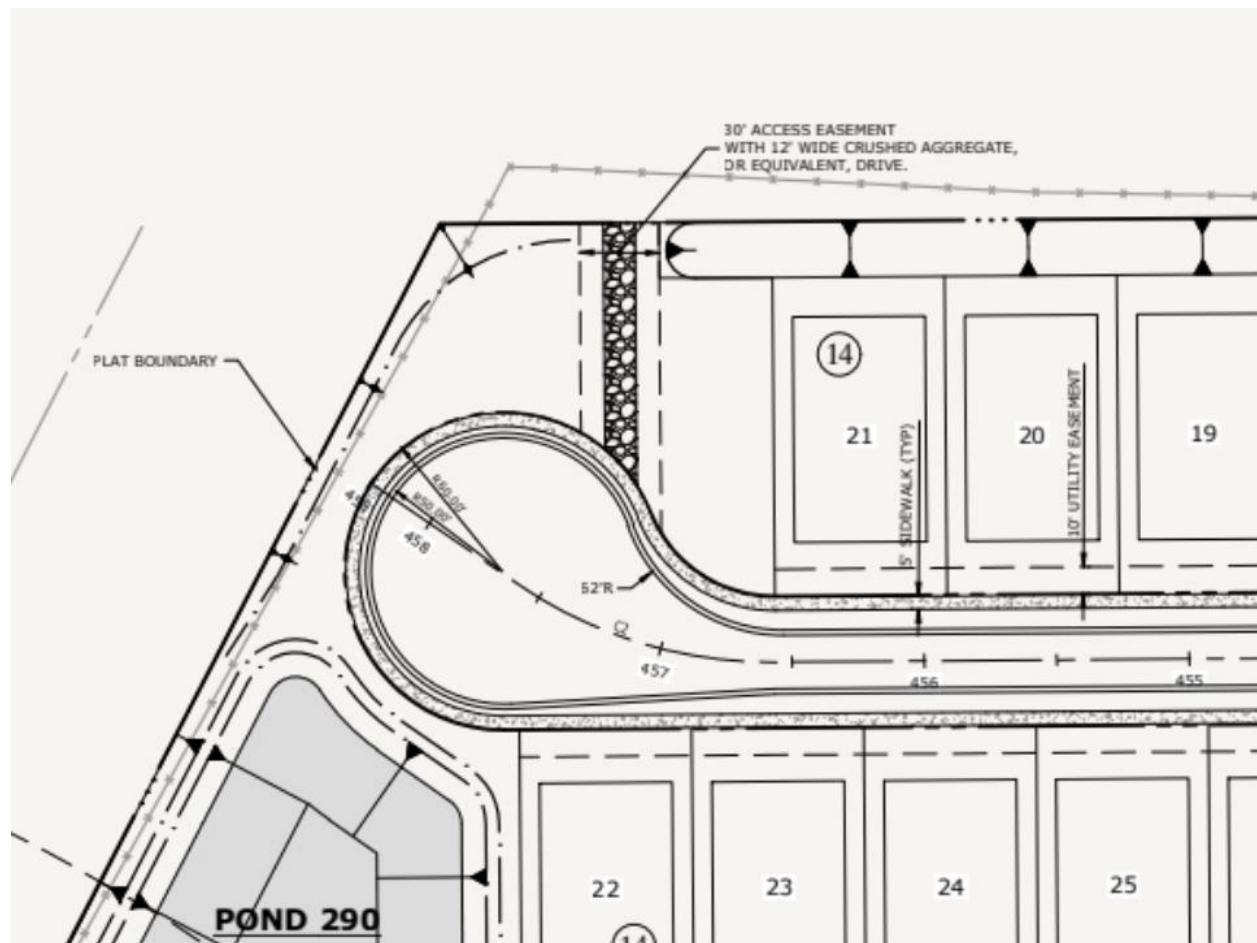
**Exhibit B:**  
**(Benefitted Parcel Description)**

# Exhibit C:









## Tab 5

This instrument prepared  
by and return to:

Scott I. Steady, Esquire  
Burr & Forman, LLP  
201 North Franklin Street, Suite 3200  
Tampa, FL 33602

### **QUIT CLAIM DEED**

THIS INDENTURE is made this \_\_\_\_ day of April, 2022, by **M/I HOMES OF TAMPA, LLC, a Florida limited liability company**, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantor"), in favor of **TALAVERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes**, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, does hereby remise, release and quitclaim to Grantee and Grantee's successors and assigns forever, all of the right, title, interest, claim and demand of Grantor, if any, in and to the following described lot, piece or parcel of land situate, lying and being in Pasco County, Florida:

All of tracts 1, 2, 3 and RW as described in Talavera Phase 1D, according to the map or plat thereof recorded in Plat Book 86, Pages 87-92, of the Public Records of Pasco County, Florida.

TO HAVE AND TO HOLD the same together with any appurtenances thereunto belonging or in anywise appertaining made; provided this quit claim is made "AS IS" without any representations or warranties, express or implied.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed and sealed these presents the day and year first above written.

WITNESSES:

M/I HOMES OF TAMPA, LLC,  
a Florida limited liability company

\_\_\_\_\_

Printed Name: \_\_\_\_\_

\_\_\_\_\_

Printed Name: \_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

“Grantor”

[CORPORATE SEAL]

STATE OF FLORIDA                    )  
COUNTY OF HILLSBOROUGH        )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of April, 2022 by \_\_\_\_\_, \_\_\_\_\_ of M/I HOMES OF TAMPA, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is ☐ personally known to me or ☐ has produced (type of identification) as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

## **Tab 6**

# SOLITUDE

LAKE MANAGEMENT



## Talavera CDD Waterway Inspection Report

---

**Reason for Inspection:** Monthly required

**Inspection Date:** 2022-04-08

**Prepared for:**

Lynn Hayes  
Rizzetta & Company

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

**TABLE OF CONTENTS**

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS100,105/110,1	3
PONDS130/230,150,1	4
PONDS220,300,310A	5
PONDS 310B	6
<b>MANAGEMENT/COMMENTS SUMMARY</b>	7
<b>SITE MAP</b>	8



100

**Comments:**

Site looks good

Both sites are in good condition with minimal nuisance species and a good amount of gulf spikerush and duck potato.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



105/110

**Comments:**

Site looks good

Both sites contain a good amount of native gulf spikerush and minimal nuisance aquatic species like torpedograss and pennywort.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



120A-C

**Comments:**

Site looks good

Some native, juvenile fleabane is growing on the usually are basin due to the recent rains. Site A contains a good portion of gulf spikerush.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





130/230

**Comments:**

Site looks good

Both sites have some native, juvenile fleabane popping up, along with some various rushes. Neither has any nuisance species issues.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



150

**Comments:**

Site looks good

The site has some gulf spikerush decay from the cold weather but it has already starting to rebound.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



170

**Comments:**

Site looks good

The site is in good condition with some small stands of gulf spikerush and duck potato dotting the perimeter and minimal nuisance vegetation.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific





**Site: 220****Comments:**

Normal growth observed

Some seasonal patches of torpedograss have emerged and should be targeted during the next visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

**Site: 300****Comments:**

Normal growth observed

Some seasonal torpedograss patches have emerged among the native gulf spikerush should be sprayed

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss

**Site: 310A / S2****Comments:**

Site Looks Good

Both sites are in good condition with minimal nuisance species and a little water in each.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



**Site:** 310B / S1**Comments:**

Site looks good

Both sites are in good condition.  
310B is almost dry.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

**Management Summary**

There is not too much going on as we head into the spring and warmer pastures. 100, 150, 170, 220 & 300 were the only ponds with a significant amount of water in them; These are also the sites with the most native vegetation in them. Mostly stands of duck potato and gulf spikerush. The the other sites were either dry or water was just recently re-introduced to them.

Sites 220 & 300 both contains some patches of some seasonal torpedograss growth that looks like it can be simply sprayed during the next visit.

There was no algae noted on any of the sites and no other issues to bring to attention.

Thank You For Choosing SOLitude Lake Management.

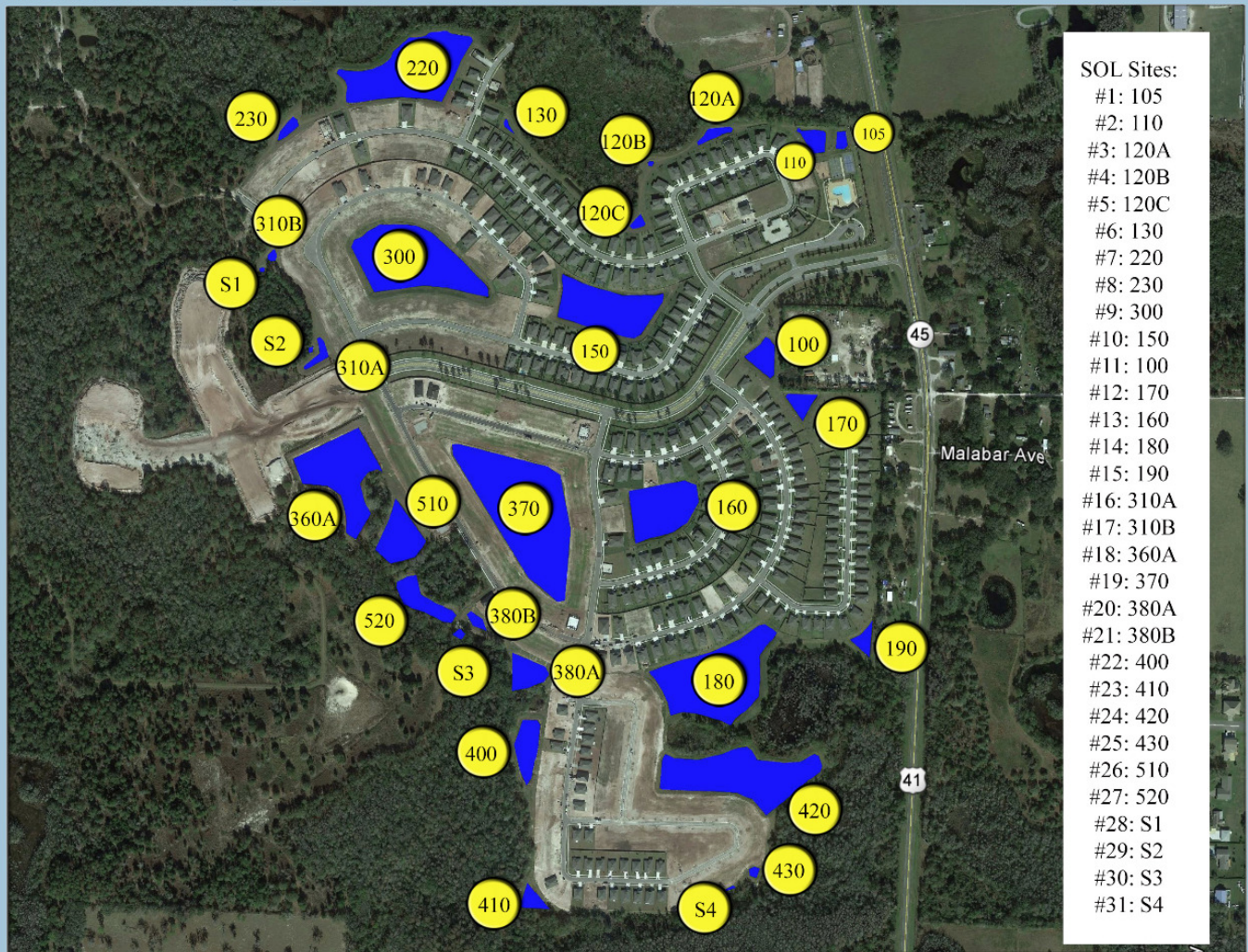


Site	Comments	Target	Action Required
180	Site looks good	Species non-specific	Routine maintenance next visit
190	Site looks good	Species non-specific	Routine maintenance next visit
380A	Site looks good	Species non-specific	Routine maintenance next visit
380B	Site looks good	Species non-specific	Routine maintenance next visit
400	Site looks good	Species non-specific	Routine maintenance next visit
410	Site looks good	Species non-specific	Routine maintenance next visit
420	Normal growth observed	Torpedograss	Routine maintenance next visit
430	Normal growth observed	Torpedograss	Routine maintenance next visit
520		Species non-specific	Routine maintenance next visit
S3 / S4	Site looks good	Species non-specific	Routine maintenance next visit

**SOLITUDE**  
LAKE MANAGEMENT  
A Rentokil Company  
Restoring Balance. Enhancing Beauty.

## Talavera CDD Spring Hill, Florida

Call 888.480.LAKE



## **Tab 7**



## **SERVICES CONTRACT**

CUSTOMER NAME: Talavera CDD - % Lynn Hayes, Rizzetta & Co.

PROPERTY NAME: Talavera CDD - Spring Hill, FL

CONTRACT DATE: April 5, 2022

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Midge Fly Treatments

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$1,355.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLITUDE Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLITUDE Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Talavera CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



### **SCHEDULE A – MIDGE FLY SERVICES**

SPECIFICATIONS: Midge Fly Larvicide Treatments for **Pond #300** at Talavera CDD located in Spring Hill, FL (3.47 Acres)

#### **Quantity**

- 1 Midge Fly Treatment(s):** Series of Three (3) treatments (approximately 10-14 days apart).

Notes:

- *This Biological Larvicide has no effect on midges or mosquito's which have reached the pupa stage prior to the treatments. As Aquatic midges can travel some distance and are attracted to light, we suggest turning off or reducing outside lighting to reduce swarming around inhabited locations. Solitude cannot guarantee the complete control of the midges.*

#### **General Qualifications:**

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SŌlitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SŌlitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



- treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the forgoing at his expense.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLITUDE Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLITUDE Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

## Tab 8



# TALAVERA

---

## FIELD INSPECTION REPORT



April 4, 2022  
Rizzetta & Company  
Jason Liggett - Field Services Manager



Rizzetta & Company  
Professionals in Community Management



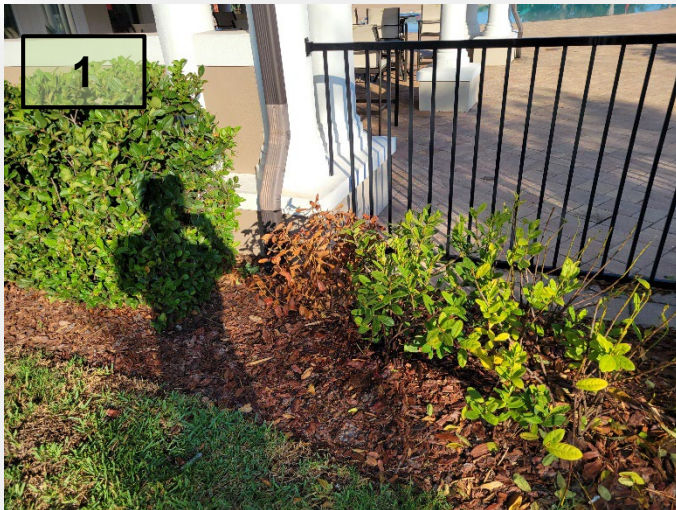
# SUMMARY & POOL HOUSE

## General Updates, Recent & Upcoming Maintenance Event

- ❖ Note to the contractor not to skip mowing services. If the contractor feels that no mowing is needed contact district staff to discuss.
- ❖ Redtree to treat the Bahia on Talavera parkway with a selective herbicide. During my inspection I didn't notice any treatment of the weeds.

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

1. During my inspection, the recently install ixora on the southeast side of the community center had some of them dead. Replace these under warranty.(Pic 1)



pool area are dead and will need to be replaced under warranty. Redtree needs to ensure that these are doing well.

5. Diagnose and treat the declining bird of paradise on the southwest die of the amenity center. Will this come back?
6. Lift the oak tree up in the parking lot area in the thumbnail island to the west of the amenity center.
7. Remove the weeds in the jasmine beds on at the entrance and exit monuments to the community.

2. During my inspection, the drain basin in the back near the southeast corner of the tennis court still has not been repaired. We have asked RedTree to repair this basin. This was on the report for January.(Pic 2>)
3. Treat the ant mounds in the turf area near the basketball court. Once eradicated rake down the mounds.
4. During my inspection some the recently installed ixora on the northwest side of the



# Talavera Parkway

8. Redtree to remove the dead from the mondo grass and liriopse on the berm going down 41. This is a carryover and needs to be completed.(Pic 8)

9. Redtree during each visits to police the annuals beds for weeds and detail these out.

10. Remove the dead from the liriopse on the inbound and outbound side of liriopse anywhere they exist. They currently have a dead layer at the base of them.

11. Treat the weeds around the paver area in the center island at the amenity center parking lot

12. During my inspection there was no noticeable turf weed treatment to the irrigated Bahia down Talavera parkway. While we do have a lot of areas that are weeds, we still need to treat the areas to prevent further weeds coverage throughout the boulevard.

13. Remove the dead from the African iris throughout Talavera parkway.

14. Redtree to remove the weeds from the Confederate jasmine going down Talavera parkway.

15. Improve the soft edging of the beds on Talavera Parkway we need to make sure we are keeping a defined bed line down the parkway.

16. Monitor the recovery of the trees on Talavera Parkway.

17. Lift the low hanging trees near the mail kiosk with the recent growth they are hanging in the way.

18. Has RedTree complete all the fertilizer per the scope of service for February and march?





## **Tab 9**

## **Tab 10**



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**CLUBHOUSE: SOD REPLACEMENT PROPOSAL**  
FOR  
**TALAVERA CDD**

**Attention: Mr. Jason Liggett – Field Services Manager**

**April 11, 2022**

Target Areas: Pink highlighted areas below.



Scope of Work

- Kill all noted areas with contact herbicide twice within a week's interval.
- Flag all irrigation heads in target area.
- Cut out dead turf areas with sod cutter.
- Debris removal, hauling fees and dumping fees.
- Grading of target area.
- Installation of grade "A" muck-grown floratam sod.
- Rolling new sod upon completion for even establishment.
- Full sod warranty for lifetime of landscape maintenance contract between the District and RedTree Landscape Systems. Exclusions include lack of water source, theft, vandalism or acts of God.

**(27,350) sq. ft. X \$0.85 per sq. ft.: \$23,247.50**

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

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



## **Tab 11**

The Talavera Landscape Committee met at the amenity center on Saturday, April 2nd 2022 at 9am. 2 committee members were in attendance along with CDD member Marco Kremser.

Bill O'Donovan  
Dave Doreo  
Rick Henderson (not present)

Meeting was called to order at 9am and concluded at 10:15.

Items discussed;

We reviewed and discussed our opinions of the new landscaper REDTREE. We all agreed that there is a marked improvement at the main entrance however we have many issues that need to be addressed. We have not met recently as it was winter and giving REDTREE time to acclimate.

A: It appears REDTREE has not been cutting/mowing the ponds regularly yet. Many ponds have weeds a foot or more high. They should be mowed at as needed and every week come rainy season (may-sept).  
NEEDS TO BE ADDRESSED ASAP

B: Trees near mail boxes need trimming as they are low hanging and are a safety hazard. (3rd request)

C: There are still many dead plant by the entrance and amenity center.

D: Mulch is needed in play ground as per guidelines 4-6 inch bed

E: We suggest a 6x6 drain be installed along north side of tennis courts. Needed to prevent run off and stop pond wall erosion and needs grading and sod.

F: Dead and damaged shrubs by Obregon/Rococo (bus stop).

G: The issue with moles has greatly improved.

H: Finally we recommend that the drip lines for the trees around the ponds be hind the courts be turned off as well as any other mature trees that have drip lines.

Respectfully Talavera Landscape Committee

## **Tab 12**

# TALAVERA

## COMMUNITY DEVELOPMENT DISTRICT



**Standard Operating Procedures/  
Manager Guide +  
Recreational Facilities  
Rules & Regulations**



## Monthly Operations Report – April 2022 (Mar.5<sup>th</sup>-April.8<sup>th</sup>)



**Talavera Community Development District (CDD)**  
18955 Rococo Road, Spring Hill, FL 34610  
**Phone:** 813-536-1445 **Email:** [manager@talaveraclub.com](mailto:manager@talaveraclub.com)

### Clubhouse Operations/Maintenance Updates

- More pressure washing in needed areas around/outside the clubhouse (Maintenance)
- Fixed/Reinstalled wall-mounted feminine hygiene garbage can (Maintenance)
- Reapplied new corkboard & black felt interior to front & back of CH/small community board
- Sanded & repainted CH/small community board black (Maintenance)
- Pressure washed all needed areas in the tennis court (Maintenance)
- Installed new basketball nets (Maintenance)
- Repaired tennis gate (2nd time since January 2022) (Maintenance)
- Sprayed all weeds around the pool deck & clubhouse (Maintenance)
- Repaired/painted manager's office wall (Maintenance)
- Used poly foam caulk filler & deck sand to refill all uneven gaps/potential trip hazards at kid's splash pad
- Ordered all needed purchases for upcoming clubhouse events
- Prepped for Kid's Game Day
- Had successful International Woman's Day Giveaway
- Postponed 3V3 basketball tournament
- Helped Spirit Committee with prep of Spring Festival event
- Helped Spirit Committee with needed purchases for next couple future events
- Normal daily routine for facility, safety & trash checks
- Normal daily routine of handling/resolving any resident issues
- Weekly update/check on community bulletin boards
- Send out all needed community updates via email blasts

### Full Community Walkthroughs/Checks

- 4/1-4/30 – Routine trash pickup (Alternate zones every day/week)
- 4/1 – Safety/hazard checks & blow debris around clubhouse/amenities
- 4/6 – Check/treat for ants/wasps
- 4/8 – Safety checks & blow debris around clubhouse/amenities
- 4/13 – Check/treat for ants/wasps
- 4/15 – Safety checks & blow debris around clubhouse/amenities



Rizzetta & Company

- 4/20 – Check/treat for ants/wasps
- 4/22 - Safety checks & blow debris around clubhouse/amenities
- 4/27 – Check/treat for ants/wasps
- 4/29 - Safety checks & blow debris around clubhouse/amenities

*[Safety/hazard checks would include but not limited to playground, basketball court, tennis courts & any outside district amenities]*

### **Pool & Pool Deck Checks**

- 4/1-4/30 – Daily neatening of furniture, checking trash/trash bags & wipe down/clean all tables when needed (Multiple times a day needed during the spring & summer months as well)

### **Vendor Services Performed And/Or Site Visits**

- **DCSI**
  - Added final gate stopper to SW amenity gate
- **Securiteam**
  - Troubleshoot & fixed voice down system at clubhouse/pool deck

### **Upcoming Events & Food Trucks**

- Remainder of April/Part of May
- Apr 9, Saturday (10am-1pm):  
Shula Burger  
Sugar Shack Donut Cafe
- Apr 15, Friday:  
Crab Daddy's Surf & Turf K's Cups
- Apr 23, Saturday:  
Kawaii Bubble Tea Wheelin N Grillin (11am-2pm):
- Apr 29, Friday:  
Coco's Latin Cuisine Food Truck K's Cups
- May 7, Saturday:  
Breaking Bread BBQ
- May 13, Friday:  
Kawaii Bubble Tea Wich Press Food Truck



Rizzetta & Company

### **Board of Supervisor's Requests**

- N/A

### **Resident Requests**

- After-hours study group & after-hours rental (6/3) [Coincidences with manager recommended changes to 'Facility Rental Agreement']

### **Items for Board Review**

- Attached manager recommend changes to 'Facility Rental Agreement'
- Attached after-hours study group (Mr. Martinez)
- Attached tennis court evaluation/walkthrough with clubhouse manager by Welch Tennis

**[Last Updated: 4/8/2022]**



Rizzetta & Company

**TALavera COMMUNITY DEVELOPMENT DISTRICT ("District")**

**FACILITY RENTAL AGREEMENT**

(25 Person Capacity)

Today's Date: \_\_\_\_\_ Date reserved: \_\_\_\_\_

Type of Event: \_\_\_\_\_ Number of Guests: \_\_\_\_\_

Amenity Area Reserved: \_\_\_\_\_ Time Reserved: \_\_\_\_\_

o **Resident:** Up to five (5) hours: \$50.00 Rental Fee and \$200 Deposit

o **Non Resident:** Up to five (5) hours \$100.00 Rental Fee and \$300 Deposit

o **Governmental Unit:** Up to five (5) hours \$50.00 Rental Fee and \$100 Deposit

Patron's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone \_\_\_\_\_

Email Address: \_\_\_\_\_

**Deposit:** Date Received: \_\_\_\_\_ Check #: \_\_\_\_\_

**Rental Fee:** Amount: \$ \_\_\_\_\_ Date Received: \_\_\_\_\_ Check # \_\_\_\_\_

**Please read and initial each line.**

1. Your reserved times include set up and clean up time. \_\_\_\_\_
2. Please DO NOT arrive earlier than specified reserved time. \_\_\_\_\_
3. The facility shall be left in the same condition it was prior to the event. \_\_\_\_\_
4. The facility cleaning will include vacuuming floors, wiping down furnishings used, removal of all garbage and general party clean-up. \_\_\_\_\_
5. No wet bathing suits are permitted inside the facility. \_\_\_\_\_
6. Renter must supply all party products. This includes: plates, napkins, cups, etc. \_\_\_\_\_
7. All guests and minors must be supervised at all times. \_\_\_\_\_
8. No glitter, confetti or silly string is allowed in any District facility. \_\_\_\_\_
9. No helium balloons are permitted. No Exceptions. \_\_\_\_\_

10. No smoke machines permitted. \_\_\_\_\_

11. Tacks, adhesive putty, scotch tape or any other wall damaging material will NOT be permitted for use for decorating purposes. You may use painter's tape for wall hangings and decorations. \_\_\_\_\_

12. Lit decorative candles are not permitted in District facility. \_\_\_\_\_

13. I am aware that using the District facilities for monetary purposes is NOT permitted. This includes but is not limited to: Fundraisers, home based parties, exchange of goods and services, etc. \_\_\_\_\_

14. I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my guests or event. I also agree to be responsible for the conduct of my guests and understand that the rental of the above-mentioned room does not include use of the full facility. \_\_\_\_\_

15. I agree to give notice of cancellation at least A WEEK in advance or my rental fee will be forfeited. \_\_\_\_\_

16. I understand failure to uphold any portion of this agreement may result in the forfeit of my deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose all privileges if the above regulations are not followed. \_\_\_\_\_

17. The use of the pool facilities and all other amenities are NOT included in the rental of the room. Inability to use these areas due to inclement weather, maintenance, capacity restrictions, etc. will NOT result in the return of rental fee. Other Patrons are still permitted to use the amenities during a rented event. \_\_\_\_\_

18. TALAVERA COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY for private parties. \_\_\_\_\_

**I HAVE FULLY READ AND UNDERSTAND ALL OF THE ABOVE RULES AND REGULATIONS CONCERNING MY FACILITY RENTAL AT TALAVERA COMMUNITY DEVELOPMENT DISTRICT.**

\_\_\_\_\_  
Talavera Patron Signature

\_\_\_\_\_  
CDD Representative

## Monthly Operations Report – April 2022 – Manager Recommendations



**Talavera Community Development District (CDD)**  
18955 Rococo Road, Spring Hill, FL 34610  
**Phone:** 813-536-1445 **Email:** manager@talaveraclub.com

### Facility Rental Agreement Additions/Amendment Recommendations

- Add a minimum of 2 weeks in advance for any rentals (at manager's discretion) & a maximum of 4-months in advance (Not to conflict with future community events)
- Add an "after hours" rental price for parties between 4-9pm or 5-10pm.
  - Based on previous communities and current research/comparison, the typical rate would be an additional \$75-125 for staff to be on-site after typical clubhouse hours or shifts.
  - Would both NR & Residents be eligible for after-hours parties?
- Attached as well is the current 'Facility Rental Agreement' & current 'Recreational Facility Rules & Regulations' (Page 6-7 for rental portion)



Rizzetta & Company

I am Mr. William Martínez an Ordained Minister of Conexión Church of Tampa, FL and a resident of Talavera Community residing at 18541 Malinche Loop. I will like to request the use of the Talavera Community Activity Room once a month in Particular on a Wednesday or Thursday from 7-10 PM for the purpose of Bible Study Group of residents of Talavera. I would coordinate every month with the Talavera Club Manager based on availability.

If there is any question, please call me 813-858-1689.

Sincerely

William Martinez  
813-858-1689

**Manager Notes:**

Board would have to:

- Waive fee/choose to charge
- Approve either staff on site or them securing the room/clubhouse

**March 31<sup>st</sup> Tennis Court Evaluation/Walkthrough with Clubhouse Manager by  
Welch Tennis:**

- Good chance a contaminate was in the original asphalt (causes rust spots)
- Request Redtree to do lower/tighter edging on S/SW Side of grass on outside of tennis court fence (Allow water to come off the courts more efficiently and not sit)
- Have maintenance do less pressure washing to avoid peeling or be extremely cautious on power & pressure levels (Recommends resurface every 2-3 years instead)
- New crank needed on tennis court (don't leave handle out there to allow re-adjustments) (Already ordered; will see if Maintenance can install to save district money)



## **Tab 13**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 18, 2022 @ 6:00 PM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 4 Betty Valenti, Seat 5 David Griffin):** November 8, 2022
- **General Election Qualifying Period:** Noon, June 13, 2022 – Noon, June 17, 2022 to submit your paperwork to the Pasco County Supervisors Elections Office

## District Manager's Report

April 20

# 2022

T  
A  
L  
V  
E  
R  
A  
  
C  
D  
D

#### FINANCIAL SUMMARY

2/28/2022

General Fund Cash & Investment Balance: \$776,088

Reserve Fund Cash & Investment Balance: \$60,657

Debt Service Fund Investment Balance: \$1,235,328

**Total Cash and Investment Balances: \$2,072,073**

**General Fund Expense Variance: \$111,749 Under Budget**