



Rizzetta & Company

Talavera Community Development District

**Board of Supervisors
Regular Meeting
May 17, 2023**

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

www.talaveracdd.org

**TALAVERA
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.talaveracdd.com

May 15, 2023

Board of Supervisors
Talavera Community
Development District

REVISED AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, May 17, 2023, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the final agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** Landscape Inspection Specialist
 1. Review of the Landscape Inspection Report Tab 1
 - B.** RedTree
 1. Review of the Landscaper Report and Comments
(Under Separate Cover)
 - C.** Solitude
 1. Review of the Aquatics Report Tab 2
 - D.** Clubhouse Manager
 1. Review of the Clubhouse Manager’s Report Tab 3
 2. Consideration of Car Stop Repair Proposal..... Tab 4
 3. Consideration of Pool Sign Repair Proposal Tab 5
 4. Consideration of Cleaning Services Proposals..... Tab 6
 5. Consideration of Front Entrance Lighting Proposals Tab 7
 6. Consideration of Umbrella and Cushion Repairs..... Tab 8
 7. Consideration of Sign Repairs Proposal..... Tab 9
 8. Discussion of the Security System
 - E.** District Engineer
 - F.** District Counsel
 - G.** District Manager
 1. Review of the District Manager’s Report Tab 10
- 4. BUSINESS ITEMS**
 - A.** Consideration of Inspection and Certify Roadway Signage for Traffic Enforcement Proposal..... Tab 11
 - B.** Consideration of Speed Study Proposal Tab 12
 - C.** Presentation of FY 2023-2024 Proposed Budget..... Tab 13
 1. Consideration of Resolution 2023-05, Approving FY 2023-2024 Proposed Budget & Setting Public Hearing Tab 14

- D. Consideration of Resolution to add Sean Craft as an Assistant Secretary Tab 15
 - E. Review of the Updated Parking Policy Tab 16
 - F. Review of the Tennis License Agreement..... Tab 17
 - G. Discussion Regarding RFP for Landscape Maintenance Services
 - H. Review of the Stormwater Erosion Report Tab 18
 - I. Consideration of Pond Erosion Repairs Proposal Tab 19
 - J. Consideration of Engineering Agreement for Ponds Tab 20
 - K. Review of the Voter Registration Statistics Tab 21
- 5. BUSINESS ADMINISTRATION**
- A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 19, 2023 Tab 22
 - B. Consideration of Operations & Maintenance Expenditures for March 2023 Tab 23
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Debby Wallace at dwallace@rizzetta.com.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

Tab 1

TALAVERA

LANDSCAPE INSPECTION REPORT



May 1, 2023
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

SUMMARY & POOL HOUSE

General Updates, Recent & Upcoming Maintenance Event

- Continue to do are best to get as much water as possible on the Saint Augustine on Talavera parkway. If we must put spray stakes out and turn the water on to run the night that they spray stakes are in the ground.

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, this month the turf areas around the clubhouse that were dead last month need to be replaced. In talking to O'Neil Sod, they believe this is from in proper irrigation coverage not hitting the areas. These areas are maybe 30 pieces of sod and needs to be replaced. What direction does the board want to take from here? This can be discussed with redtree in the meeting. Pic 1,1a,1b)**



Talavera Parkway

2. During my inspection a few of the annuals in the front of the community center look to be flagging. Please check out the irrigation coverage to this bed.
3. Make sure the crews are hard edging around drainage units throughout the district. There are a few to the east of the clubhouse main entrance that are getting covered up from not being hard edged around.(Pic 3)



6. Clean the dead from flax lilies in the center island in front of the amenity center under the canary date palm.
7. During my inspection, the saint Augustine has greened up a little from the rains and adding more watering time to the saint Augustine. I have reached out to the county about the variance and have not heard back from I will continue to push them. Redtreee needs to monitor these areas for chinch bugs with the dry conditions.(Pic 7)

4. Provide the district a price to replace the Izora that died from the frost and col weather to the east of the clubhouse with 3 Gallon Red Hot Hibiscus.(Pic 4)



5. Continue to work on the turf weeds treatments to the west of the pool area and t the west of the kid's playground and on the southside of the tennis court.(Pic 5)

8. Throughout Talavera parkway remove the growth on the base of the maple trees from the trunks.
9. Remove the bamboo stakes from the oak trees throughout the common areas on district property.

Talavera Parkway

10. Eradicate the weeds in the oak tree rings on Talavera parkway before the dead end on the south side.

11. During my inspection I visited the 2 cypress trees that were planted by the builder in Segment D at the cull d sac. There is not irrigation that I can see for these trees. My suggestion it to remove them and put Bahia over the rings.(Pic 11)



12. Redtree to look at the tree that has fallen on the outbound side of the Moorish place common area. If this is small dispose of the debris in the conservation. If it is much more provide the district with a price.(Pic 12)



13. During my visit I looked at the drainage structure behind pond 400. This will need to be treated by the aquatics team.(Pic 13)



Tab 2

SOLITUDE

LAKE MANAGEMENT



Talavera CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-05-03

Prepared for:

Lynn Hayes
Rizzetta & Company

Prepared by:

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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SITE ASSESSMENTS

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PONDS 120, 130, 150 _____ 4

PONDS 160, 170, 180 _____ 5

PONDS 190 _____ 6

MANAGEMENT/COMMENTS SUMMARY _____ 7

SITE MAP _____ 8

100

Comments:

Site looks good

The site is in good condition with minimal nuisance weeds, good water clarity and healthy native vegetation.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

105

Comments:

Normal growth observed

The water level dropped and there is some torpedograss and pennywort growth within the water column.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

110

Comments:

Site looks good

The site remains in good condition even though the water level receded.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

120

Comments:

Site looks good

All three cells are completely dry. A is the only one with any native, beneficial vegetation within it.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



130

Comments:

Site looks good

The site is completely dry with no issues.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



150

Comments:

Site looks good

There's some torpedograss on the exposed bank but nothing in the water column to treat. Overall in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 160

Comments:

Normal growth observed
Some Southern Naiad and Chara within the water column are causing what looks like topped out algae and will require treatment.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 170

Comments:

Site looks good
The site is well down from the high water mark but the nuisance vegetation is being controlled well and there's a good amount of native plant species.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 180

Comments:

Site looks good
The site is in good condition with no nuisance weeds in the water column and native gulf Spikerush along the entire perimeter.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 190

Comments:

Site looks good

Much less submersed weeds and algae than last inspection. Looks good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

**Management Summary**

The water levels are still low as we've received little rain compared to what's needed. However, most of the sites still have minimal issues affecting them and nothing serious was noted during the inspection.

Site 105 has probably dropped the most significantly which seems to have triggered some shoreline weed growth that is spread into what little water column is left. This will require herbicide application to control.

Site 160 has some submersed Southern Naiad and Chara, both topping out creating what looks like algae. We need to target submersed weeds for control and that should alleviate any surface issues.

Site 190 is much improved as the slender spikerush that once plagued the site now appears to have better control.

There were no other issues in any of the other sites inspected.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
100	Site looks good	Species non-specific	Routine maintenance next visit
105	Normal growth observed	Shoreline weeds	Routine maintenance next visit
110	Site looks good	Species non-specific	Routine maintenance next visit
120	Site looks good	Species non-specific	Routine maintenance next visit
130	Site looks good	Species non-specific	Routine maintenance next visit
150	Site looks good	Species non-specific	Routine maintenance next visit
160	Normal growth observed	Submersed vegetation	Routine maintenance next visit
170	Site looks good	Species non-specific	Routine maintenance next visit
180	Site looks good	Species non-specific	Routine maintenance next visit
190	Site looks good	Species non-specific	Routine maintenance next visit



Tab 3



Monthly Operations Report April 2023 - (April 4th – May 17th)

Talavera Community Development District (CDD)

18955 Rococo Road, Spring Hill, FL 34610

Phone: 813.536-1445 Email: manager@talaveraclub.com

Clubhouse Operations/Maintenance Update:

Pressure wash Deck, east, west wing and all columns (maintenance)
Pressure wash brick wall (maintenance)
Pressure wash tennis court (maintenance)
Replaced broken bracket on fence (entrance to kid playground) (maintenance)
Wipe all mail box with Spray Cleaner (maintenance)
Checked & secured tight all loose magnet plates gates (maintenance)
Deep carpet cleaning office, kitchen & multi-purpose room (maintenance)
Replace basketball net (maintenance)
Leveling pavers Splash Pad (Circle) (maintenance)
Normal twice a week pickup/replace bags dogs waste station (maintenance)
Detailed cleaning of roadside/large community board (maintenance)
Organized maintenance closet
Normal daily routine for facilities, safety & trash check
Normal daily routine organizing lounge & chairs wipe all tables and trash recovery
Normal daily routine of handling/resolving any residents issues
Checked fire extinguishers (all good until January 2024)
Keep daily records of all duties done & filed
Weekly update/check on community bulletin boards
Send out all needed community updates via email blast.
Inventory of all Cleaning Materials
Put up the fallen ceiling panels West lane (see pictures) (maintenance)

Status of Approved Items on Meeting April 19th

1. Spectrum Additional Line is Installed and the number is (813) 536-0019– Spectrum technician also checked by our office phone only rings once and makes a beep sound, and he showed me the phone line is also used for the door king. (Since we have an additional line, to reach out to Door King and they can use the new available line so we can keep our phone number (813) 536-1445 or leave the new number for our office.)
2. Dog waste station ordered and arriving at 5/8/23 at Talavera, and maintenance install
3. Square terminal approval and ordered – awaiting to be received
4. New playground equipment – has been ordered by Play Tampa – Awaiting to be received and install.
5. Have contacted Mr. Harris from Romaner Graphics – street signs straightened out
6. Round table & games ordered

To be discussed on our CDD meeting of May 17th

1. Checked the Pool Lounge Chairs and (we have 3 ripped took them out we have them stored) and three that are at the pool but need to be replaced. And one broken umbrella. Reached out to Cushion Solutions Inc. (See at ached quote)
2. Checked the Talavera entrance lighting and one lighting fixture is not there, and one is not working, reached out to De Cort Electric & Mike Currie Electric Inc (See at ached quotes)
3. Move car stop in to the correct position and anchor it in the asphalt. At ached quote from Romaner Graphics Mr. Harris
4. Quotes for Cleaning Service: I received Vanguard Cleaning quotes, and waiting for two more quotes.
5. Clubhouse ceiling – see pictures on the storm of April 30th; maintenance did put is back up.
6. Security camera not working because of server failure. Enclosed quotes & Mr. Christopher Beck will be at the meeting
7. Situation on occurring behind Mrs. Erin Weigel address located at 11966 Nouveau Ave.; resident is complaining of 4 wheelers constantly behind on CDD property, loud music, roaring thru the properties including the area where the homes are under construction. Resident called the police but they are not able to do anything because its on CDD property, (enclosed email received)

Upcoming May Events & Food Trucks

Tuesday May 2 - Card & Games

Tuesday, May 2 - Spirit Meeting

Friday, May 5th - Coffee & Donuts

Saturday, May 6^h - Cornhole Tournaments

Saturday, May 6th - Lazer Tag Game

Saturday, May 6th - Food Truck "Hot of the Press"

Thursday, May 11th -Arts & Crafts

Friday, May 12th - Food Truck "Coco Latin Cuisine Food"

Saturday, May 13th – "Mother Day Tea Celebration"

Tuesday, May 16th – Cards & Games

Wednesday May 17th – CDD Meeting

Friday May 19th – Coffee & Donuts

Saturday, May 20th – Paint & Sip

Saturday, May 20th – Food Truck "Engine 53 Pizza"

Tuesday, May 23rd – ARC Meeting

Thursday, May 25 – Crafts

Friday, May 26th – Food Truck "Mini Mouth Full & Shula Burger

Tuesday, May 30th - Arts & Crafts

Exhibits:

Wall (Before Cleaning):



After Cleaning:



Tab 4



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

JOB ESTIMATE

TO: _____
COMPANY NAME: Talavera _____
DATE: 4/6/23 _____

QUOTE: Move car stop in to the correct position and anchor it in the asphalt -
\$175.00

Thank You: Romaner Graphics

Tab 5

Tab 6



Proposal Issued
5/2/2023

2xWeek Cleaning Proposal For:

Talavera Amenity Center

18955 Rococo Rd, Spring Hill, FL 34610

Prepared For:

Evelyn Ocasio Lopez
Manager

**Vanguard Cleaning Systems of
Tampa Bay**

3820 Northdale Blvd suite #304

Tampa, FL 33624

Service Schedule

For Talavera Amenity Center

General Office, Exam Room, Reception, Lobby Areas

Services Performed Each Visit...

- Sign in and out of Logbook, checking for any special attention areas and leave notes for customers regarding supplies or premises if necessary.
- Sweep entranceways and police area immediately adjacent for trash.
- Empty all trash receptacles including recycling containers, remove trash/recyclables to a collection point, and replace liners as needed, and return trash and recycling receptacles to the proper positions.
 - *(Note: Vanguard shall not be responsible for red bags and/or bio-hazardous waste.)*
- Clean all entrance glass including side entrances.
- Vacuum all carpeted areas including walk-off mats.
- Vacuum all floor areas including walk-off mats.
- Damp mop hard surface floors with a neutral disinfectant.
- Clean partition glass, removing all fingerprints and smudges.
- Clean and polish drinking fountains.
- Clean and disinfect counters, sinks and bright work.
- Secure all lights as soon as possible; leave only designated lights on.
- Re-secure all previously locked doors and areas.
- Keep janitorial closet clean and neat.



Services Performed Each Week...

- Dust horizontal surfaces of desktops, tables, cabinets, credenzas, and other similar furnishings.
- Dust all low reach areas including but not limited to chair rungs, moldings, baseboards, windowsills, wood paneling, door jams, etc.
- Dust all office equipment.
- Remove spider webs from ceiling corners.
- Carpeted areas thoroughly vacuumed to include under desks, under waste receptacles, behind doors, around edges and corners.
- Floor areas thoroughly vacuumed to include under desks, under waste receptacles, behind doors, around edges and corners.
- Clean and sanitize all telephones including receivers and cradles.
- Dust window ledges, and tops of partitions.
- Damp wipes all seating and frames in waiting area with a disinfectant.

Services Performed Each Month...

- Dust all blinds.
- Dust all high reach areas (above eye level) including, not limited to door frames, ceiling vents and grills (including heating and air conditioning systems), partitions tops, picture frames, high shelves, cabinet tops, etc.
- Dust all light fixtures.
- Vacuum under all plastic carpet protectors.
- Spot clean walls, waste bin, doors, doorframes, kick plates, light switches, etc.

Lobbies, Waiting Room, Reception, and Nurses Station Areas

Services Performed Each Visit...

- Sweep or dust mop and damp mop floors. Vacuum carpets and walk-off mats
- Clean all interior area and lobby front doors and reception glass.
- Dust lobby furniture and damp wipe or polish as necessary.
- Dust televisions.
- Clean glass tables. Straighten any magazines on tables.
- Damp wipe reception counters, spot clean exterior face of reception area
- Dust window ledges.

Services Performed Each Month...

- Dust/straighten decorative pictures, wall hangings, brochure holders, etc.
- Dust high reach areas including shelves, ledges, vents, and HVAC grills.
- Dust blinds.
- Dust accessible baseboards and other low reach areas including the base of chairs.
- Spot clean walls, doors, kick plates, light switches, etc.

Pharmacy, Records, and Laboratory Areas

Services Performed Each Visit...

- All areas shall be cleaned per client instructions.
- All designated security/privacy procedures shall be followed without fail.



Kitchen / Lunchroom Areas

Services Performed Each Visit...

- Damp wipe tabletops and counters.
- Damp wipe exterior of cabinets as needed.
- Clean and sanitize sinks.
- Empty waste containers, clean as needed and remove waste to the designated area.
- Wipe the wall next to the waste can as needed.
- Damp wipe interior and exterior of microwave ovens.
- Wipe the exterior of refrigerator and vending machines.
- Sweep and mop floor with neutral disinfectant

Restroom Areas

Services Performed Each Visit...

- Restock toilet paper, paper towels, hand soap, and other supplies.
- Empty waste containers, clean as needed and remove waste to the designated area.
- Stall partitions – tops will be dusted, walls spot cleaned and disinfected.
- Clean and sanitize sinks, counters, and restroom fixtures including toilet bowls, toilet seats, and urinals.
- Clean and polish mirrors, glass and chrome.
- Sweep and wet mop floor with germicidal disinfectant.



Pricing & Specifications

Valid for one year from 5/1/2023

<p>For 2xWeek service: \$400 Per Month</p> <p>Invoices will be sent at the beginning of each month for that month's service, payment is due by the 5th of the <u>following</u> month.</p>	<p>Square Footage</p>	<p>500 sq. ft.</p>
	<p>Restrooms</p>	<p>3</p>
	<p>Days Serviced</p>	<p>Fridays and Sunday nights</p>
	<p>Time Serviced</p>	<p>After 7pm</p>



<p><u>Review</u></p> <p>Please review the service & pricing presented in this proposal.</p>	<p><u>Sign</u></p> <p>Sign the Cleaning Service Agreement on the following page.</p>	<p><u>Submit</u></p> <p>Please email the signed Agreement to Vanguard.</p>	<p><u>Start</u></p> <p>We will schedule a walk-through with your service provider and start cleaning your facility.</p>
--------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------





Cleaning Service Agreement

With Vanguard Cleaning Systems & Talavera Amenity Center

The undersigned Client hereby accepts the proposal of AT YOUR SERVICE TEAM ENTERPRISES, INC. (d/b/a VANGUARD CLEANING SYSTEMS OF TAMPA BAY for janitorial services for Client's premises located at:

Talavera Amenity Center

18955 Rococo Rd Spring Hill, Fl 34610

1. Beginning _____ Vanguard Cleaning Systems of Tampa Bay ("Company") will arrange for delivery of the professional commercial cleaning services described on the preceding "Service Schedule" **2xWeek** at a monthly cost of \$400.
2. The client accepts that the services to be provided under the Service Schedule will be delegated by the Company to an independently owned Vanguard Cleaning Systems franchisee. Client agrees to inform Company if dissatisfied with the Service Provider or the services so any appropriate corrections can be made.
3. The price under "Pricing and Specifications" on the Service Schedule is applicable for one year from the date of this Agreement for the services identified in, and to be delivered at the intervals provided in, the Service Schedule. The price is subject to adjustment based upon substantial changes in occupancy or cleaning requirements. Either Client or Company can cancel this Agreement by giving 30 days advance written notice of cancellation to the other party. Cleaning equipment and supplies are included in the price, except for toiletries, liners, and paper supplies, which can be purchased through the Company.
4. Client will be invoiced each month for that month's service, with payment due by the 5th of the following month. Payments not received by the 10th of the month in which they are due are delinquent and subject to a service charge. Company can suspend services pending receipt of late payments without liability. The price excludes any use tax, tax on sales, services or supplies, or other such tax, which are payable by Client. Client will reimburse Company for any taxes paid by Company on Client's behalf.
5. Services are not provided on New Year's Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The price is not pro-rated or reduced for non-performance of scheduled services on the noted holidays.
6. Client will deliver to Company with a signed copy of this Agreement one set of keys for the Service Provider, which will be returned to Client if this Agreement is cancelled. The client understands that the Service Provider cannot make an agreement on Company's behalf.
7. A Pre-Clean can be completed before beginning regular service for the cost of **\$325.**

ACCEPTED:

Talavera Amenity Center

Title

Date Signed

Travis Martin

Vanguard Cleaning Systems of Tampa Bay

Director Of Operations

Title

May 8, 2023

Date Signed



Accounts Payable Form

Please fill out the following information and initial where appropriate:

Billing addresses all invoices should be sent to, if different from location of service:

_____ **Business Name**

_____ **Address** **Suite #**

_____ **City** **State** **Zip**

Name of Accounts Payable Contact Person:

Email Address of Accounts Payable Contact Person for invoicing:
_____ @ _____

Phone # of Contact Person: _____

Preference of how invoices get to you. Please choose one.

Email ___ **OR** **Mail** ___

Preferred payment method?
Check ___ **ACH Direct Deposit** ___

If you chose to pay via ACH, please call Accounting:
Alyson Perkins
813-849-6500 ext.207

I understand all invoices are sent at the beginning of each month for that month's service, payment is due by the 5th of the following month, delinquent by the 10th

I understand a late fee of 5% can be assessed on delinquencies.

Please initial here: _____

I understand our company is responsible for all collections costs for unpaid balances.

Please initial here: _____

Signature of Accounts Payable Contact Person:

_____ **Date:** _____

Tab 7

From: Lynn DeCort <ette75@gmail.com>
Sent: Tuesday, April 25, 2023 4:38 PM
To: Evelyn Ocasio Lopez <eocasiolopez@rizzetta.com>
Subject: [EXTERNAL]Lighting at Spring Hill CDD

Hey Evelyn -

Here's some info about the lighting fixtures up at Talavera.

Our hourly rates are \$150/hour, plus a trip charge based on location. This location would be \$200. We find that the best (and most cost-efficient) way to do jobs like this is to charge time and materials rather than a blanket quote.

Based on my notes for similar lighting replacements that we've done with Debby, each light/post replacement is estimated to take 2 - 3 hours of labor and an estimated cost on the materials is about \$300 per light. That includes the light, post, and assorted wiring and materials needed for each light.

We are more than happy to go up there, evaluate what's going on, and, if possible, make minor repairs. Site visits generally run about 1 to 2 hours, plus trip. If we do that, we can always make a return trip to replace whatever is necessary. These lights are something we would order - it's not something we normally stock - but they generally come in within a week or so.

It's obviously going to be more cost effective to only replace the lights that are out, but since they are not the same light, we cannot guarantee that the warmth will be exactly the same.

I've attached a cut sheet for the lights we generally use for a project like this.

Let me know if you have any questions. I'm reachable via email most of the time, and I should be in the office tomorrow afternoon and most of the rest of the week.

Thanks!

Lynn DeCort
DeCort Electrical Solutions, Inc.
867 W. Bloomingdale Ave., #6953
Brandon, FL 33511
direct 727-410-3997
office 813-690-2730
decortelectric.com | EC13009397

Mike Currie Electric Inc.



Commercial · Residential · Service · St. Lic. # EC-13003201; EC-13007888

PROPOSAL SUBMITTED TO:
Talavera Community
Evelyn Ocasio Lopez
Ph: 813-536-1445
Email: eocasiolopez@rizzetta.com

WORK LOCATION:
Entrance Lighting at
Talavera Pkwy and
US Hwy 41
Spring Hill, FL

Thank you for considering Mike Currie Electric, Inc. for your electrical work. We are pleased to submit our proposal, based on the following qualifications.

This proposal is to investigate and repair, if possible, the entrance lighting located as described above.

We intend for the work to be completed in two parts as described here:

Part 1:

Allowance for 2 men on site up to 2 hours to investigate and repair, if possible, power issues to the broken / missing light at the Entrance side from US 41.

Includes confirming good power at the Exit side light that is not turning on, while on site.

Includes an allowance of up to \$85 in miscellaneous materials, if required, to repair any issues found while on site, to restore power to the lights, if required.

Unused time and material from this allowance, if any, will be credited on the invoice.

Part 1, Allowance Price: \$495.00

If power can be restored or is confirmed to be in good standing, successfully, we will proceed directly to installing new lights.

If we find that power cannot be restored within this proposal, we will stop at this point and advise on recommended repairs or processes.

Part 2:

Supply and install 2 - Tam-lite, 25 Watt, Ground Based, LED lights.

Includes 1 each on the entrance and exit side.

Includes landscape stakes for mounting the lights as well.

Part 2, Lightng Price: \$450.00

Any changes required by owner, GC or Authority having Jurisdiction will be completed by a change order and additional charges.

All final wall, texture and paint repairs, if required, by others.

PROPOSAL PRICE:

\$945.00

PAYMENT SCHEDULE:

100% Due Upon Completion

Note: If paying by Credit Card, 2.5% convenience fee will be added.

TERMS AND CONDITIONS OF SALE

The following terms and conditions apply to the sale of the merchandise listed above:

1 Title to the above merchandise shall remain in the Seller until Invoice is paid in full. In the event that this Invoice is not fully paid within 30 days from the date of delivery, the above listed merchandise may then be re-taken same either with or without legal process but without breach of peace. Notwithstanding the fact that title to the merchandise remains in the Seller until this invoice is fully paid, risk of loss or damage to the merchandise herein passes to the buyer at the time that delivery of the said merchandise is made to a carrier at manufacturer's shipping point or is place upon the Seller's truck for delivery to customer.

2 Payment due upon receipt of Invoice. A service charge of 1.5% per month will be applied to all accounts which are delinquent 30 days past the discount date shown on the invoice.

3 In the event that this invoice is not paid within the time mentioned above and the Seller engages an attorney to enforce collection of this invoice then, and in that event, the customer agrees to pay all expenses costs of litigation including court costs and a reasonable attorney fee to be fixed by the court and customer agrees that it/he/she may be sued in court of competent jurisdiction.

4 With respect to equipment not manufactured by the Seller, the warranty obligations of the Seller shall in all respects conform and be limited to the warranty actually extended to the Seller by its supplier.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS AND IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE (except warranties of title).

The Seller shall not be subject to any other obligation or liabilities whatsoever with respect to equipment manufactured by the Seller or its Suppliers or services rendered by the Seller.

5 All work is warrantied for labor and manufacturer defect up to 1 year from Mike Currie Electric's final day on job. Warranty DOES NOT cover acts of God (i.e. surge, lightning strike, water intrusion, etc.) or any interference after completion of our work by any other party.

6 All work to be installed to the standards of the prevailing National Electrical Code.

7 Mike Currie Electric, Inc. is not responsible or liable in any way, for any part of existing electrical system.

8 Mike Currie Electric, Inc. will be excused for any delay beyond our control. These delays may include, but are not limited to, acts of God, inclement weather, acts of public authority, etc.

9 Any alteration or deviation from the above specifications must be agreed upon by both Seller and Buyer at additional cost to Buyer.

10 In the event that party submitted to is unable or unwilling to commence work within 30 days from date of Acceptance of this proposal, Mike Currie Electric, Inc. reserves right to terminate proposal and/or submit new terms of contract.

11 All wall repair to be done by rough patch only. All final wall repairs and paint by others. All construction has potential for drywall damage. Any damage larger than minor patch, by others.

12 All ditches (if any) backfilled with removed material only. Any final ground repairs by others.

We now accept all major credit cards with an additional 2.5% convenience fee.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and agreed upon by all parties (below) and are hereby accepted.

Contractor or Owner

**Michael Currie, President
Mike Currie Electric, Inc.
License #: EC13003201/13007888**

Date _____

5/2/2023

This Proposal may be withdrawn at any time. Subject to Void after 30 days.

*Mike Currie Electric, Inc. 4311 Grand Blvd., New Port Richey, FL 34652
Phone 727-842-5723 Fax 727-846-7195*

Tab 8



Cushion Solutions Incorporated

802 North Rome Aveune
 Tampa, FL 33606
 Phone: 813-253-2131
 Fax: 480-275-3531
 sales@cushionsolutions.net

Estimate

Date	Estimate No.
4/25/2023	13356

Talavera CDD
 Evelyn Ocasio Lopez
 18955 Rococo Road
 Spring Hill, FL 34610
 813-994-1001 Ext 8024

Description	Reference Number	Qty	Rate	Total
Chair Sling Replacement		6	75.00	450.00T
Umbrella Re-Sew		2	60.00	120.00T
Umbrella Repair TBD (\$15)		1	0.00	0.00T
9ft Fiberglass Market - Grade A **COVER ONLY**		1	150.00	150.00T
Pick Up And Delivery			250.00	250.00T
manager@talaveraclub.com Sales Tax			0.00%	0.00

******* Estimates are only good for 30 days. *******
Please reference estimate number when ordering.

Total \$970.00

******* Work will begin after 50% deposit is received. *******
******* We will ship after balance is paid in full. *******

Tab 9



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

JOB ESTIMATE

TO: _____
COMPANY NAME: Talavera
DATE: 5/9/23

QUOTE: _____

Talavera Stop Signs located at Criollo & Malinche and also Obregan & Malinche, Morish & Cortez all wrong height - 3 @ \$190.00 each	\$570.00
Correcting the twisted speed sign located after the bridge at the new homes area (replace the twisted U channel post)	\$135.00
Broken pool Sign 20"x12" – replace broken sign with new one & install	\$130.00
Replace 2 street signs at Porfirio & Cortez, along with brackets that hold them	\$350.00
	TOTAL: \$1,185.00

Thank You: Romaner Graphics

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 21, 2023 @ 6:00 PM

**District
Manager's
Report**

May 17

2023

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2022</u>
General Fund Cash & Investment Balance:	\$1,053,265
Reserve Fund Cash & Investment Balance:	\$102,323
Debt Service Fund Investment Balance:	\$1,264,870
Total Cash and Investment Balances:	\$2,420,458
General Fund Expense Variance:	\$185,435 Under Budget

Tab 11



Stantec Consulting Services Inc.

6920 Professional Parkway
Sarasota FL 34240-8414

April 7, 2023

Project/File: Talavera

Deborah Wallace
District Manager

Talavera Community Development District

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

Dear Ms. Wallace,

Reference: Talavera Community Development District

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

Task 200 – Field Inspection and Report

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

Stantec will provide a report that includes:

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

Task 300 – Field Compliance Review / Certification

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

Reference: Talavera Community Development District

FEES

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

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

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

ASSUMPTIONS

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

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

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

Sincerely,

Stantec Consulting Services Inc.

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

Attachment: Standard Terms and Conditions and Rate Sheet

Reference: Talavera Community Development District

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

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

Per: Talavera Community Development District
Client Company Name

Print Name & Title

Signature



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



SCHEDULE OF FEES

Effective January 1, 2023

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

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

Tab 12



JACKIE TOLEDO, PE

4303 W Roland St

Tampa, FL 33609

(813) 215-8435

Jackievtoledo@Gmail.com

April 24, 2023

Tonja Stewart
Stantec

**RE: AGREEMENT FOR TRAFFIC ASSESSMENT FOR:
Talavera COD**

I am pleased to submit our proposal to provide an Speed Study for the referenced site, more specifically described as follows:

Site Location:
Pasco County, Florida

Development: Talavera COD

Absent a fully executed form of contract, once signed by you or your authorized representative, this form of agreement for a Traffic Assessment (“the Agreement”) shall for all purposes, constitute a binding contract upon Stantec (CLIENT) and Jackie Toledo, PE (JT). In addition, once signed by you or your representative, this agreement shall serve as the Notice to Proceed with the work identified herein.

JT has prepared a scope of service that includes the task to be completed, schedule compensation, additional services and contract conditions. This scope is for a speed study based on complaints from residents.

I. ABBREVIATED PROJECT DESCRIPTION

JT will conduct a speed study for Talavera Parkway between US 41 and Cortes Creek Blvd ,Maliche Loop between Talavera Parkway East and West and Obregan Drive between Maliche Loop East and West.

II. SCOPE OF SERVICES

Task 1: Traffic Data Collection: Traffic speed and volume counts will be collected on Talavera Parkway, Obregan Drive, and Maliche Loop for a 24 hour period at 4 locations.

Task 2: Crash data: Crash data will be obtained and analyzed for a 12 month period.

Task 3: Traffic Assessment Report: JT will produce a report documenting the observed speeds and determine if potential traffic calming improvements are warranted.

III. CLIENT'S RESPONSIBILITIES

- A. Provide JT with any information, agreements, and/or restrictions that may affect the guidelines or criteria for the project.
- B. The CLIENT shall provide all studies, plans, and survey's necessary to conduct the traffic assessment.
- C. The CLIENT shall provide JT with access to the Site for activities necessary for the performance of the services.

IV. SCHEDULE

Upon receipt of a fully executed copy of this agreement, JT shall perform its services and discharge the obligations imposed upon us in a prompt and timely manner and as discharged the obligations imposed upon us in a prompt and timely manner and as expeditiously as it is consistent with professional skill and care, and the orderly progress of work. We also acknowledge that the CLIENT is to be regularly and routinely consulted in connection with the performance hereunder.

V. DURATION OF CONTRACT

The duration of the contract will be until the report is submitted .

VI. COMPENSATION

The Lump Sum is **\$11,800** to conduct the Traffic Assessment. The Lump Sum does not include any meeting with client/staff. The Methodology is proposed to be coordinated by email and telephone calls. *JT will attend meetings and public hearings, if requested, and an hourly rate of \$200.* JT will not undertake any additional services unless authorized in writing or email by the CLIENT. **The Lump Sum may increase if the Client requires any additional services per Section VIII.**

The lump sum does not include any Reimbursable Expenses directly associated with this project (travel, reproduction, supplies, plans, maps, notices, advertising, and other non-labor reimbursable costs). Reimbursable Expenses will be invoiced at their direct cost plus ten percent (10%) for handling but will not exceed \$1,000 without prior written authorization.

(Note: The proposed lump sums are only valid if both parties sign Agreements by close of business April 28, 2023)

JT shall submit invoices to the CLIENT upon completion of the traffic assessment. Invoices shall be payable upon receipt of invoice. JT reserves the right to suspend all services on the CLIENT'S project if an invoice remains unpaid 15 days after the date of the invoice. If suspended, work will not resume until all outstanding invoices are paid in full. Accounts unpaid 30 days after the invoice date shall be subject to a monthly charge of 1.5% for the unpaid balance at the sole election of JT. In the event any portion of a CLIENT account balance remains unpaid 30 days after the date of invoice, the CLIENT shall pay collection costs, expert witness fees, and other associated fees, including reasonable attorney's fees. If services under this Agreement continue for a period of more than twelve (12) months from the date of this Agreement, the fees contained in the Fee schedule shall be subject to re- negotiation at the sole discretion of JT. In the event of of unsuccessful negotiations following the said 12-month period of service, JT or Stantec shall have the sole and exclusive right of termination of the agreement upon written notice to CLIENT. Any change in such fees shall apply to the unfinished services as of the effective date of such charge.

In the event the referenced project or services of JT called for under this agreement is/are suspended, cancelled or abandoned by the CLIENT, JT shall be given five (5) days prior written notice of such action and shall be compensated for the professional services provided up to the date of suspension, cancellation or abandonment.

VIII. ADDITIONAL SERVICES

Services authorized in writing by the CLIENT other than those specifically listed under Section II Scope of Services and which are agreed to be performed by JT by written addenda to this Agreement shall be considered Additional Services for which CLIENT shall compensate JT at an agreed upon lump sum fee or the JT current hourly rates for the actual personnel involved in the tasks. These additional services could be required, but are not anticipated, by Sarasota County

Scope changes will require an addendum to the contract. A scope, fee and incentive revision shall be required if the CLIENT does any of the following:

- (1) Turning Movement Counts: \$2,000 / for the intersection of two lane roads with two lane roads
- (2) Turning Movement Counts: \$5,000 / for the intersection of two lane roads with four lane roads
- (3) Cube Model Traffic Distribution & Assignment: \$9,500
- (4) Syncro Analysis: \$750 per analysis period per unsignalized intersection
- (5) Syncro Analysis: \$1,500 per analysis period per signalized intersection
- (6) Turn Lane Warrant Analysis: \$250 per movement per intersection
- (7) Redoing Traffic Impact Analysis due to change in development program - Requires Scope Addendum base on percentage of analysis completed.
- (8) Hose Counts - cost plus 15%
- (9) Signal Warrant Analysis - To Be Determined

IX. INDEMNIFICATION

The CLIENT shall indemnify and hold harmless JT and all its employees, officers, and directors and other personnel and JT's sub-consultants from and against any claims, damages, losses and expenses (including reasonable attorney's fees and costs associated with such claims) arising out of or resulting from the performance of services, provided that any such claim, damage, loss or expense is caused in whole or in part by willful act, omission, and/or strict liability of the CLIENT, anyone directly or indirectly employed by the CLIENT (Excep JT).

X. RISK ALLOCATION

In recognition of relative risks, rewards and benefits of the project to both the CLIENT and JT, the risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, the total liability for any claim of any nature whatsoever arising

out of or related to the performance of services under this agreement, as to JT and their employees, offices, and directors shall be limited, in the aggregate amount of any/all such claim(s) to \$11,800 or the total fees for professional services paid by the CLIENT pursuant to the Agreement.

XI. MEDIATION

In the event of a dispute regarding any of the Parties' obligations hereunder, the Parties shall, no less than 90 days prior to the initiation of litigation relating to any such dispute, engage in pre-suit mediation. JT may choose to file suit without pre-suit mediation in disputes pertaining to non-payment where there is no timely, written notice from the CLIENT as to a dispute relating to unpaid invoices.

Unless the parties mutually agree otherwise in writing, the said pre-suit mediation shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to the contract.

The Parties shall share their mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

XII. MISCELLANEOUS PROVISIONS

The Parties expressly waive their rights to claim consequential damages of any kind, nature or species which relate to the performance of obligations by either Party to this Agreement, as well as their employees, officers, and directors.

XIII. REUSE OF DOCUMENTS

All documents prepared or furnished by JT (and JT's independent professional sub-consultants) pursuant to this Agreement are instruments of service in respect of the project and JT shall retain an ownership and property interest therein. The CLIENT may make and retain copies of information and reference in connection with the use of the project by the CLIENT and others; however, such documents shall not be used by the CLIENT or others for any other endeavor without written consent of JT. Any reuse without written verification and adaptation from JT for the specific purpose intended will be at the CLIENT's sole risk and without any liability or legal exposure to JT. The CLIENT shall indemnify and hold harmless JT and JT independent professional associates and subconsultants from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

XIV. FEE SCHEDULE

The Scope in a Lump Sum contract per section VI. The following is a summary:

Task 1: \$8,300

Task 2: \$500

Task 3: \$3,000

Total: \$11,800

Note:

Please note, the task above does not include additional services. Every attempt will be made to avoid additional services. Based upon prior experience, it is not anticipated that additional services will be required. However, until there is an agreed to methodology with the County, there is no guarantee that the City will not require additional services.

Please note, no meetings are included in the traffic assessment scope. All meetings in person are billed at a rate of \$200 per hour.

XV. PROJECTED COST

The Scope in a \$11,800 Lump Sum contract per section VI.

XVI. INSURANCE

JT Carries General Liability Insurance for Errors and Omissions at \$1,000,000. Insurance limits shall not exceed the lump sum contract amount. Any additional Insurance requirements may not require a scope addendum.

XVI. APPLICABLE LAWS

Unless otherwise specified, the laws of the State of Florida shall govern this agreement. In the unlikely event of litigation regarding the Parties obligations hereunder, the Parties expressly agree venue for such litigation shall be conducted in the county in which the Project is situated.

This proposal represents the entire understanding between us with respect to the project and may only be modified in writing, signed by both parties. If you have any questions regarding our fee proposal, please do hesitate to contact us so we can clarify or revise our understanding of the project scope. Thank you again for allowing JT the opportunity to prepare this proposal for you. I look forward to working with you on this

development. Please feel free to contact me with any questions or comments that you may have.

Notice: The signature below authorizes the work herein described to proceed and does so on behalf of the Signatory, and warrants that he/she has authority to sign agreement on behalf of the Signatory and Owner of the land.

Jackie Toledo, PE

Date

Tonja Stewart

Date

Tab 13



Rizzetta & Company

Talavera Community Development District

talaveracdd.org

**Proposed Budget
for Fiscal Year 2023-2024**

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Rizzetta & Company

**Proposed Budget
Talavera Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings		\$ -	\$ -	\$ -	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 1,190,483	\$ 1,190,483	\$ 1,186,649	\$ 3,834	\$ 1,395,580	\$ 208,931	All lots platted and on the tax roll
7	Other Miscellaneous Revenues							
8	Miscellaneous Revenues		\$ -	\$ -	\$ -	\$ -	\$ -	
9								
10	TOTAL REVENUES	\$ 1,190,483	\$ 1,190,483	\$ 1,186,649	\$ 3,834	\$ 1,395,580	\$ 208,931	
11								
15	EXPENDITURES - ADMINISTRATIVE							
16								
17	Legislative							
18	Supervisor Fees	\$ 4,288	\$ 8,576	\$ 12,000	\$ 3,424	\$ 12,000	\$ -	5 Paid Board Members
19	Financial & Administrative							
20	Administrative Services	\$ 2,294	\$ 4,589	\$ 4,589	\$ -	\$ 4,818	\$ 229	
21	District Management	\$ 8,980	\$ 17,959	\$ 17,959	\$ -	\$ 18,857	\$ 898	
22	District Engineer	\$ 10,139	\$ 20,278	\$ 16,000	\$ (4,278)	\$ 20,000	\$ 4,000	
23	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	2019 Series bond responsible for increase to \$6k.
24	Trustees Fees	\$ 10,268	\$ 10,268	\$ 10,941	\$ 673	\$ 10,941	\$ -	US Bank Series 2019 \$4,040.63 + Series 2016 A-1 & Series 2016 A
25	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
26	Assessment Roll	\$ 5,463	\$ 5,463	\$ 5,463	\$ -	\$ 5,736	\$ 273	
27	Financial & Revenue Collections	\$ 2,185	\$ 4,370	\$ 4,370	\$ -	\$ 4,589	\$ 219	
28	Accounting Services	\$ 9,834	\$ 1,967	\$ 19,667	\$ 17,700	\$ 20,650	\$ 983	
29	Auditing Services	\$ -	\$ 3,800	\$ 3,800	\$ -	\$ 3,800	\$ -	Per FY 22/23 Berger Toombs contract \$3,800
30	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 1,050	\$ 600	\$ 1,050	\$ -	Series 2016 A1, A3 \$600- & Series 2019 \$450
32	Public Officials Liability Insurance	\$ 2,732	\$ 2,732	\$ 3,049	\$ 317	\$ 3,049	\$ -	Per Egis Estimate
33	Legal Advertising	\$ 280	\$ 2,500	\$ 3,100	\$ 600	\$ 3,100	\$ -	
34	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 275	\$ 100	\$ 275	\$ -	
35	ADA Website Compliance	\$ 1,538	\$ 1,538	\$ 1,538	\$ -	\$ 1,538	\$ -	Per contract
36	Website Hosting, Maintenance, Backup (and Email)	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 1,200	\$ -	Per contract
37	Legal Counsel							
38	District Counsel	\$ 4,187	\$ 8,374	\$ 10,000	\$ 1,626	\$ 10,000	\$ -	
39								
40	Administrative Subtotal	\$ 69,413	\$ 100,389	\$ 121,151	\$ 20,762	\$ 127,753	\$ 6,602	
41								
42	EXPENDITURES - FIELD OPERATIONS							
43								

**Proposed Budget
Talavera Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
44	Security Operations							
45	Security Monitoring Services	\$ 2,970	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	Securiteam contract \$450/month*12 = \$5,400 yr, DCSI Gate monitori
46	Security Camera Maintenance	\$ -	\$ 1,250	\$ 2,500	\$ 1,250	\$ 2,500	\$ -	
47	Electric Utility Services							
48	Utility Services	\$ 6,805	\$ 13,610	\$ 20,000	\$ 6,390	\$ 20,000	\$ -	
49	Street Lights	\$ 46,951	\$ 100,000	\$ 120,000	\$ 20,000	\$ 120,000	\$ -	\$8,009.17/monthx12 = \$96,110 + 2A-1, 2A-2
50	Garbage/Solid Waste Control Services							
51	Garbage - Residential	\$ 49,268	\$ 110,000	\$ 128,701	\$ 18,701	\$ 151,000	\$ 22,299	2x/wk Trash and 1x/wk RECY - \$15.75 x 798 x 12 = \$150,816
52	Solid Waste Assessment Recreation Facility	\$ 197	\$ 394	\$ 176	\$ (218)	\$ 600	\$ 424	
53	Water-Sewer Combination Services							
54	Utility Services	\$ 2,239	\$ 4,478	\$ 4,600	\$ 122	\$ 4,600	\$ -	Ave bills \$383 x 12 months = \$4596
55	Stormwater Control							
56	Stormwater Assessment	\$ 568	\$ 568	\$ 600	\$ 32	\$ 600	\$ -	
57	Aquatic Maintenance							
		\$ 8,974	\$ 17,948	\$ 26,000	\$ 8,052	\$ 30,000	\$ 4,000	Solitude @ 1,658.25/month = \$19,899 annual per contract + 2A-1 & 2A-2 \$10K
58	Lake/Pond Bank Maintenance	\$ 28,000	\$ 150,000	\$ 202,000	\$ 52,000	\$ 202,000	\$ -	Pond Bank Erosion Project
59	Mitigation Area Monitoring & Maintenance	\$ 3,450	\$ 6,900	\$ 5,110	\$ (1,790)	\$ 6,900	\$ 1,790	Horner \$575/month
60	Aquatic Plant Replacement	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	Per DE
61	Stormwater System Maintenance	\$ -	\$ -	\$ 161	\$ 161	\$ -	\$ (161)	
62	Other Physical Environment							
63	General Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 4,290	\$ 560	Per Egis Estimate
64	Property Insurance	\$ 9,495	\$ 9,495	\$ 10,177	\$ 682	\$ 14,250	\$ 4,073	Per Egis Estimate
65	Rust Prevention	\$ 1,719	\$ 3,438	\$ 4,000	\$ 562	\$ 6,000	\$ 2,000	\$430x12 = \$5160 + add'l areas
66	Entry & Walls Maintenance	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 2,500	\$ 1,400	
67	Landscape Maintenance							
		\$ 54,450	\$ 108,900	\$ 156,900	\$ 48,000	\$ 280,100	\$ 123,200	\$16,675/monthx12 = \$200,100 (inc pond banks) + 2A-1 & 2A-2-\$50k + \$30K pond banks
68	Holiday Decorations	\$ 4,500	\$ 4,500	\$ 5,000	\$ 500	\$ 5,000	\$ -	
69	Irrigation Maintenance & Repairs	\$ 3,600	\$ 7,200	\$ 12,200	\$ 5,000	\$ 12,200	\$ -	\$600/month*12=\$7,200 Irrigation Monitoring & Maint.+ repairs \$5K
70	Landscape - Mulch							
		\$ 13,050	\$ 26,100	\$ 34,900	\$ 8,800	\$ 34,900	\$ -	phases 1D-\$4,500, 2A-1 & 2A-2-\$4,500 + ADA playground mulch \$3,400
71	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	
72	Annuals	\$ 11,421	\$ 15,228	\$ 15,228	\$ -	\$ 15,228	\$ -	\$3,807*4 rotations year = \$15,228
73	Landscape Inspection Services	\$ 4,200	\$ 8,400	\$ 8,400	\$ -	\$ 9,600	\$ 1,200	
74	Fire Ant Treatment	\$ -	\$ -	\$ 3,600	\$ 3,600	\$ 3,600	\$ -	Top Choice application
75	Parks & Recreation							
76	Budgeted Personnel							
		\$ 32,870	\$ 65,740	\$ 77,797	\$ 12,057	\$ 110,769	\$ 32,972	40 hrs Clubhouse Manager, 15 hrs Clubhouse Attendant, 20 hrs Maintenance - Current Contract \$100,297
77	General Management & Oversight	\$ 5,247	\$ 10,494	\$ 10,200	\$ (294)	\$ 11,040	\$ 840	
78	Pool Service Contract	\$ 6,870	\$ 13,740	\$ 12,978	\$ (762)	\$ 13,860	\$ 882	\$1050/month +10%

**Proposed Budget
Talavera Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
79	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
80	Pest Control	\$ 545	\$ 1,090	\$ 1,500	\$ 410	\$ 1,500	\$ -	treatment
81	Clubhouse - Facility Janitorial Service	\$ 4,332	\$ 8,664	\$ 7,850	\$ (814)	\$ 9,300	\$ 1,450	\$654.16/month - \$120/month supplies Office Pride
83	Pool Repairs	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
84	Facility A/C & Heating Maintenance & Repair	\$ 1,200	\$ 2,400	\$ 1,000	\$ (1,400)	\$ 2,500	\$ 1,500	
85	Clubhouse Maintenance & Repairs	\$ 3,057	\$ 6,114	\$ 5,000	\$ (1,114)	\$ 7,500	\$ 2,500	
86	Telephone Fax, Internet	\$ 1,678	\$ 3,356	\$ 3,100	\$ (256)	\$ 3,500	\$ 400	\$258/month*12 = \$3,096
87	Furniture Repair/Replacement	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	Pool chairs and umbrellas
88	Pool/Water Park/Fountain Maintenance	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
89	Playground Equipment and Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
90	Athletic/Park Court/Field Repairs	\$ -	\$ -	\$ 9,400	\$ 9,400	\$ 9,400	\$ -	Drainage System around the Tennis Court \$9K & Maint.Repairs \$400
91	Access Control Maintenance & Repair	\$ 125	\$ 125	\$ 500	\$ 375	\$ 500	\$ -	
92	Dog Waste Station Supplies	\$ 602	\$ 1,204	\$ 500	\$ (704)	\$ 1,500	\$ 1,000	Pet Waste Station Bags & Supplies
93	Office Supplies	\$ 915	\$ 1,830	\$ 2,000	\$ 170	\$ 2,000	\$ -	
94	Road & Street Facilities							
95	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
96	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	
97	Street Sign Repair & Replacement	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	
98	Bridge Repairs & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
99	Contingency							
100	Miscellaneous Contingency	\$ 9,258	\$ 18,516	\$ 32,590	\$ 14,074	\$ 32,590	\$ -	Incidentals
101	Capital Outlay	\$ 24,615	\$ 49,230	\$ 54,000	\$ 4,770	\$ 54,000	\$ -	Audio Upgrades \$19K + Speed Study \$11K + Parkway Landscape Modification
102								
103	Field Operations Subtotal	\$ 346,512	\$ 800,253	\$ 1,065,498	\$ 265,245	\$ 1,267,827	\$ 202,329	
104								
106								
107	TOTAL EXPENDITURES	\$ 415,925	\$ 900,642	\$ 1,186,649	\$ 286,007	\$ 1,395,580	\$ 208,931	
108								
109	EXCESS OF REVENUES OVER EXPENDITURES	\$ 774,558	\$ 289,841	\$ -	\$ 289,841	\$ -	\$ -	
110								

**Proposed Budget
Talavera Community Development District
Reserve Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Annual Budget for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1					
2	REVENUES				
3	Interest Earnings	\$ -	\$ -	\$ -	
4	Interest Earnings				
5	Special Assessments				
6	Tax Roll*	\$ 100,000	\$ 100,000	\$ -	
7	Other Miscellaneous Revenues				
8	Miscellaneous Revenues	\$ -	\$ -	\$ -	
9					
10	TOTAL REVENUES	\$ 100,000	\$ 100,000	\$ -	
11					
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	
13					
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 100,000	\$ 100,000	\$ -	
17					
18	EXPENDITURES				
19					
20	Contingency				
21	Capital Reserves	\$ 100,000	\$ 100,000	\$ -	
22	Capital Outlay	\$ -	\$ -	\$ -	
23					
24	TOTAL EXPENDITURES	\$ 100,000	\$ 100,000	\$ -	
25					
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	

Talavera Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2016A-1	Series 2016A-3	Series 2019	Budget for 2023/2024
REVENUES				
Special Assessments				
Net Special Assessments	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
TOTAL REVENUES	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
EXPENDITURES				
Administrative				
Financial & Administrative				
Debt Service Obligation	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
Administrative Subtotal	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
TOTAL EXPENDITURES	\$244,466.88	\$259,801.92	\$288,440.53	\$792,709.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00		\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$842,590.70

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discounts (4%) are a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,495,580.00
Collection Cost and Early Payment Discount @	2%	\$31,820.85
Early Payment Discount @	4%	\$63,641.70
2023/2024 Total		\$1,591,042.55

2022/2023 O&M Budget	\$1,286,649.00
2023/2024 O&M Budget	\$1,495,580.00

Total Difference:	\$208,931.00
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2016A-1 Debt Service - SF 60'/65' - Phase 1A-1 & 1A-2	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65'- Phase 1A-1 & 1A-2	\$1,715.26	\$1,993.79	\$278.53	16.24%
Total	\$2,715.26	\$2,993.79	\$278.53	10.26%
Series 2016A-1 Debt Service - SF 75' - Phase 1A-1 & 1A-2	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75'- Phase 1A-1 & 1A-2	\$1,715.26	\$1,993.79	\$278.53	16.24%
Total	\$2,865.26	\$3,143.79	\$278.53	9.72%
Series 2016A-3 Debt Service - SF 60'/65' - Phase 1A-3, 1B1, 1E, 1B2	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'/65' - Phase 1A-3, 1B1, 1E, 1B2	\$1,715.26	\$1,993.79	\$278.53	16.24%
Total	\$2,715.26	\$2,993.79	\$278.53	10.26%
Series 2016A-3 Debt Service - SF 75' - Phase 1A-3 & 1E	\$1,150.00	\$1,150.00	\$0.00	0.00%
Operations/Maintenance - SF 75' - Phase 1A-3 & 1E	\$1,715.26	\$1,993.79	\$278.53	16.24%
Total	\$2,865.26	\$3,143.79	\$278.53	9.72%
Series 2019 Debt Service - SF 60' - Phase 2B	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - SF 60'- Phase 2B	\$1,715.26	\$1,993.79	\$278.53	16.24%
Total	\$2,715.26	\$2,993.79	\$278.53	10.26%
Series 2019 Debt Service - SF 65' - Phase 1C, 1D, 2A1, 2A2	\$1,082.98	\$1,082.98	\$0.00	0.00%
Operations/Maintenance - SF 65'- Phase 1C, 1D, 2A1, 2A2	\$1,715.26	\$1,993.79	\$278.53	16.24%
Total	\$2,798.24	\$3,076.77	\$278.53	9.95%
Series 2019 Debt Service - SF 75' - Phase 1C & 2A1	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 75'- Phase 1C & 2A1	\$1,715.26	\$1,993.79	\$278.53	16.24%
Total	\$2,965.26	\$3,243.79	\$278.53	9.39%

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,495,580.00
COLLECTION COSTS @	2%	\$31,820.85
EARLY PAYMENT DISCOUNT @	4%	\$63,641.70
TOTAL O&M ASSESSMENT		<u>\$1,591,042.55</u>

LOT SIZE	Phase	Q&M	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT					
			SERIES 2016 A-1 ⁽²⁾	SERIES 2016 A-3 ⁽¹⁾⁽²⁾	SERIES 2019 ⁽³⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	TOTAL O&M	2016 A-1 DEBT SERVICE ⁽⁴⁾	2016 A-3 DEBT SERVICE ⁽⁵⁾	2019 DEBT SERVICE ⁽⁶⁾	TOTAL ⁽⁷⁾	
60/65-1A1	Single Family 60' / 65'	Phase 1A-1 & 1A-2	169	169	0	0	1.00	169.00	21.18%	\$336,950.11	\$1,993.79	\$1,000.00	\$0.00	\$0.00	\$2,993.79
751A1	Single Family 75'	Phase 1A-1 & 1A-2	79	79	0	0	1.00	79.00	9.90%	\$157,509.23	\$1,993.79	\$1,150.00	\$0.00	\$0.00	\$3,143.79
60/65-1A3	Single Family 60' / 65'	Phase 1A-3, 1B1, 1E, 1B2	206	0	206	0	1.00	206.00	25.81%	\$410,720.26	\$1,993.79	\$0.00	\$1,000.00	\$0.00	\$2,993.79
751A3	Single Family 75'	Phase 1A-3 & 1E	62	0	61	0	1.00	62.00	7.77%	\$123,614.83	\$1,993.79	\$0.00	\$1,150.00	\$0.00	\$3,143.79
652B	Single Family 60'	Phase 2B	40	0	0	40	1.00	40.00	5.01%	\$79,751.51	\$1,993.79	\$0.00	\$0.00	\$1,000.00	\$2,993.79
60/65FP	Single Family 65'	Phase 1C, 1D, 2A1, 2A2	215	0	0	215	1.00	215.00	26.94%	\$428,664.35	\$1,993.79	\$0.00	\$0.00	\$1,082.98	\$3,076.77
75FP	Single Family 75'	Phase 1C & 2A1	27	0	0	27	1.00	27.00	3.38%	\$53,832.27	\$1,993.79	\$0.00	\$0.00	\$1,250.00	\$3,243.79
TOTAL			798	248	267	282		798.00	100%	\$1,591,042.55					

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

(\$95,462.55)

Net Revenue to be Collected

\$1,495,580.00

⁽¹⁾ Reflects 1 (one) Series 2016 A-3 prepayment.

⁽²⁾ Reflects the number of total lots with Series 2016 debt outstanding.

⁽³⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2016A-1 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁵⁾ Annual debt service assessment per lot adopted in connection with the Series 2016A-3 bond issue. Assessment levels prior to Series 2016A-3 amortization include interest only, Pasco County collection costs and early payment discount costs.

⁽⁶⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽⁷⁾ Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Miscellaneous Revenues: The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Stormwater Assessment: The assessment fee is imposed by Pasco County for stormwater services benefiting from property located within the County.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Stormwater Systems Maintenance: The District will incur expenses related to the stormwater systems maintenance.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Rust Prevention: The District will incur expenses related to ongoing maintenance and repair services for rust treatments.

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Holiday Decorations: The District may incur expenses for the installation and removal of District holiday decorations.

Irrigation Maintenance & Repairs: The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscape Inspection Services: The District may contract for field management services to provide landscape maintenance oversight.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Furniture Repair & Replacement: Expense related to any facilities such as pool, tennis, basketball etc.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball, playground, etc.

Dog Waste Station Supplies & Maintenance: Expenses related to dog waste station repairs and supplies.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Roadway Repair & Maintenance: Expenses related to repair and maintenance of roadways that are owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Street Sign Repair & Replacement: Expenses related to the repair and maintenance of roadway street signs owned by the District.

Bridge Repair & Maintenance: Expenses related to repair and maintenance of bridges that are owned by the District if any.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 14

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALAVERA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Talavera Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

- 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office,**” c/o Rizzetta & Company, Inc., 3434 Colwell Ave. Suite 200, Tampa, FL 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more

installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2023
HOUR: 6:00 p.m.
LOCATION: Talavera Amenity Center
18955 Rococo Road
Spring Hill, FL 34610

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

ATTEST:

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

Tab 15

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TALAVERA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. Marco Kremser is appointed Chairman.

Section 2. Richard Henderson is appointed Vice Chairman.

Section 3. Bill O’Donovan is appointed Assistant Secretary.
Lee Thompson is appointed Assistant Secretary.
Pam Plehal is appointed Assistant Secretary.
Sean Craft is appointed Assistant Secretary.
Debby Bayne-Wallace is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17h DAY OF May, 2023.

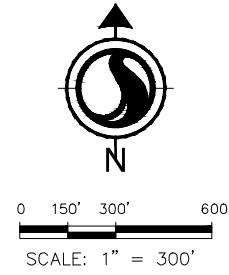
**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 16



SCALE: 1" = 300'

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

- CDD BOUNDARY
- TOW-AWAY ZONES

Notes

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD

File Name	Dwn.	Chkd.	Desgn.	YY.MM.DD
215611931-X06-PARKING EXHIBIT DWG	VN	TLS	VN	21.03.24

Permit-Seal

Client/Project

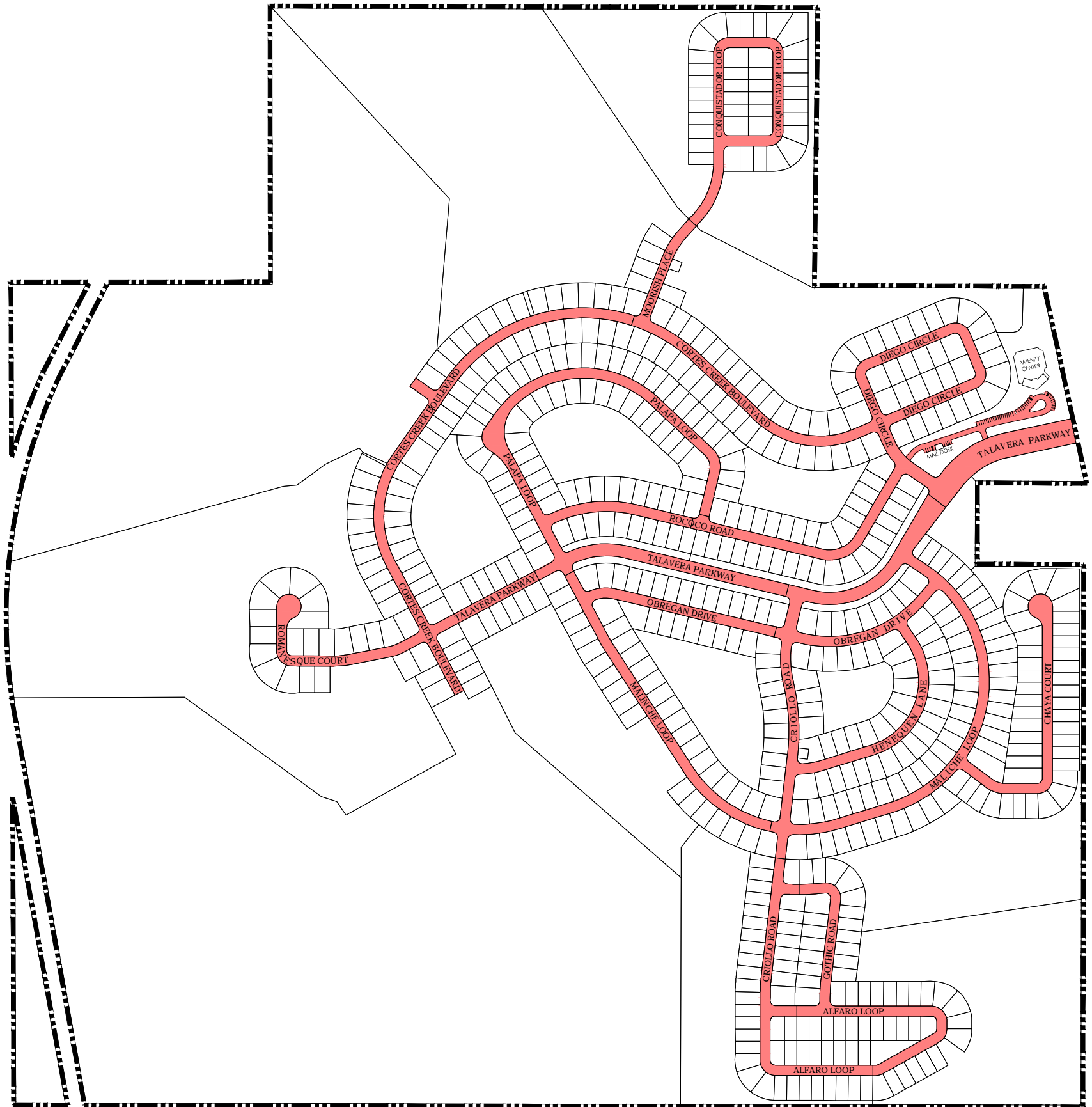
**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

Pasco County, Florida

Title

PARKING EXHIBIT

Project No. 215611931	Scale 1" = 300'
Drawing No. X06	Sheet 1 of 1
	Revision 0



Tab 17

**NON-EXCLUSIVE LICENSE AGREEMENT BY AND BETWEEN THE TALAVERA
COMMUNITY DEVELOPMENT DISTRICT AND SLAMMER TENNIS WORLD, LLC,
REGARDING THE USE OF THE DISTRICT'S AMENITY FACILITIES**

THIS LICENSE AGREEMENT (" Agreement") is made and entered into this day of 1/29, 2020, by and between:

TALAVERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, and with offices at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "District"), and

SLAMMER TENNIS WORLD, LLC, a Florida limited liability company, with a mailing address of 5230 Land O'Lakes Boulevard, PO Box 288, Land O'Lakes, Florida 34639 (the "Licensee").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and/or maintains various recreation facilities, including, but not limited to an Activity Center, within the boundaries of the District (the "Amenity Facilities"); and

WHEREAS, Licensee currently provides a tennis program/lessons and has asked the Board of Supervisors of the District for permission to provide such classes at the Amenity Facilities/Tennis Court (the "Services"); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Amenity Facilities for the purposes of providing the Services, provided that such use does not impede the District's operation of the Amenity Facilities as a public improvement; and

WHEREAS, in order for the District to recover certain additional costs it will incur in the provision of the License (e.g. electricity and cleaning costs), the Licensee shall pay the District five dollars (\$5.00) an hour for the use of the Tennis Court.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.
2. **LICENSE.** The District hereby grants and conveys to the Licensee a non-exclusive license to enter a specific portion of the Amenity Facilities for the purposes of providing the Services (the "License"). Licensee agrees it shall provide Services to the District's Members only.

"Members" for purposes of this Agreement shall have that meaning as defined in the District's Rules & Regulations, as amended and revised from time to time (the "Rules"). At the District's request, Licensee shall provide a list of a full roster of Members who utilize Licensee's Services to the District Manager, as such list may change from time to time. This list must contain member names and addresses for verification of Member status. Licensee also acknowledges that, pursuant to the Rules, any Member under the age of twelve (12) must be accompanied by an Adult while at the Amenity Facilities in order to participate in the Services.

3. **HOURS AND AREA.** Licensee shall coordinate Services directly with the District Manager or his/her on-site management designee. Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the District Manager and his/her on-site management designee, who shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Amenity Facilities where such Services may be provided.

4. **USE OF AREA.** Licensee shall not have exclusive use of the Amenity Facilities, but shall have exclusive use of the Tennis Court for operation of the Services during the hours approved by District Manager. However, Licensee's use shall not interfere with the operation of the Amenity Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Amenity Facilities shall be subject to the rules and policies of the District, including but not limited to the Amenity Facility Rules, and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

5. **FEES.** In consideration of the provision of the License, Licensee hereby agrees to pay the District five dollars (\$5.00) an hour for the use of the Tennis Court.

6. **TERM.** This Agreement shall commence upon the date and time first written above, and shall continue in effect until terminated by either party hereto.

7. **PROFESSIONAL JUDGMENT.** Licensee represents that it is qualified to provide the Services and to provide certified, trained and qualified instructors. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee's users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

8. **CARE OF PROPERTY.** The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Amenity Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Amenity

Facilities or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph.

9. **REVOCATION.** The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

10. **ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

11. **INSURANCE AND INDEMNITY.** Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Licensee will indemnify, save, and hold the District harmless and shall defend the District from all loss, damage, or injury, including all judgments, liens, liabilities, debts, and obligations resulting directly from the negligent or intentional acts or omissions of Licensee's officers, directors, agents, assigns, or employees, which cause harm to persons or property, specifically including but not limited to all acts or omissions of Licensee's officers, directors, agents, assigns, or employees. Licensee agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

12. **RECOVERY OF COSTS AND FEES.** In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

13. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

15. **ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

17. **NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District:

Talavera CDD
5844 Old Pasco Road, Suite 100 Wesley
Chapel, Florida 33544
Attn: District Manager

With a copy to:

Burr & Forman LLP
One Tampa City Center
201 N. Franklin St.
Suite 3200
Tampa, Florida 33602
Attn: Scott Steady

If to the Licensee:

Slammer Tennis World, LLC
5230 Land O'Lakes Boulevard
PO Box 288
Land O'Lakes, Florida 34639

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Among other

requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the District's Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

19. **SEVERABILITY.** Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

(Signatures page follows.)

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**TALAVERA COMMUNITY
DEVELOPMENT DISTRICT**

Jordan Lansford
SECRETARY

Betty Valenti
CHAIRMAN/VICE CHAIRMAN

Witness:

SLAMMER TENNIS WORLD, LLC

(Print Name) Marvin Tyler

By: Marvin Tyler
Name: _____
Title: Owner + Founder

Tab 18

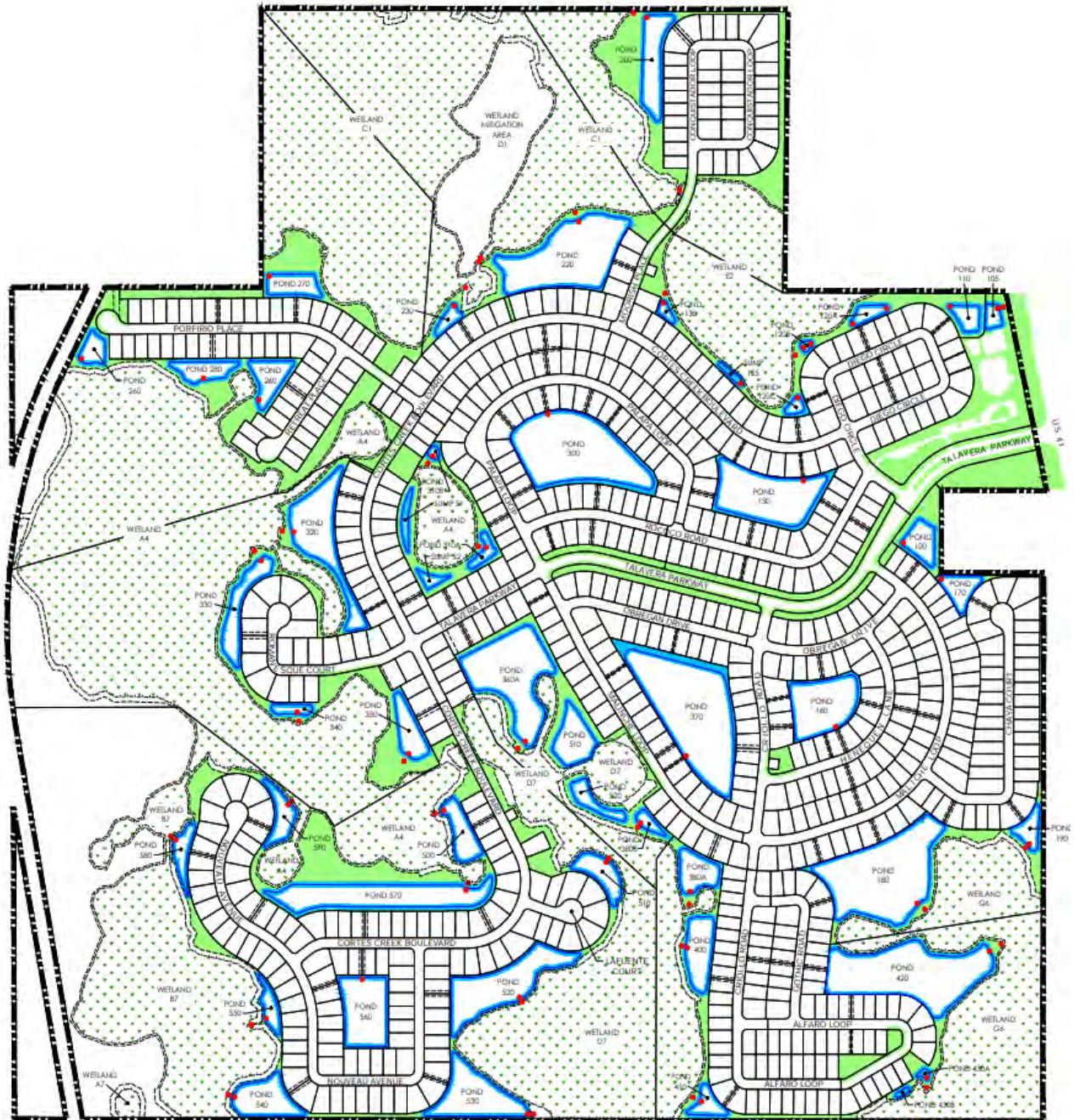
Talavera CDD Stormwater System & Erosion Report



Conducted by:

Derek Wagner

April 12th, 2023



Pond #150



Pond 150 was noted to be in very good overall condition. Very few invasive vegetation was noted and high amount of good jointed spike rush coverage along the shoreline to help prevent erosion. A lot of fences are installed and a high amount of resident activity which may eventually lead to more slope erosion.

Pond #220





Pond 220 has good overall water quality and the vegetation coverage along the shoreline is very good. The east and south shorelines were noted of having very heavy erosion behind the lots, especially on the swales. There has been previous attempts at fixing some areas by what appears to be homeowners. Would highly recommend that the east and south shorelines be fixed with permanent shoreline stabilization.

Pond #200



Pond 200 has an extreme amount of invasive vegetation such as cattails present. There is also a very severe amount of erosion behind the homes along the east shoreline. Most areas of erosion extend upwards to 6 feet back into the shoreline. Would recommend this area be fixed immediately utilizing a permanent erosion repair solution.

Pond #320



Pond 320 has an extreme amount of invasive vegetation such as cattails and torpedo grass around the entire perimeter of the pond. The water clarity in this pond is great and the shoreline is very stable around the entire perimeter.

Pond #300



Pond 300 is in relatively good overall condition. The shoreline is stable behind the homes and there is a good quantity of jointed spike rush established around the perimeter. There is a good amount of torpedo grass present within the jointed spike rush that should be addressed before it take over the plants.

Pond #570



Pond 570 has great overall water clarity, however overall is extremely shallow which will most likely eventually lead to algae and vegetation growth. There are some areas of the pond that has accumulated sediment which will need to be addressed at some point. It was hard to see the true amount of shoreline erosion due to the amount of high grasses along the perimeter.

Pond #160



Pond 160 is in relatively good overall condition. The shoreline is stable behind the homes and there is a good quantity of jointed spike rush established around the perimeter. There is a good amount of torpedo grass present within the jointed spike rush that should be addressed before it take over the plants. There are a lot of fences on the back of the lots and the slopes are significant to where slope erosion will most likely occur eventually.

Pond #180





Pond 180 has extremely turbid water clarity most likely due to the ponds bottom sediment layer consisting of high levels of clay particles. The vegetation around the perimeter of the pond is in relatively good concentrations. There are numerous areas where there are cattails starting to grow and should be addressed. The slope above the plants has multiple locations of erosion starting and can be easily remediated with simple fill dirt, erosion fabric and sod.

Pond #420



Pond 420 has an abundance of jointed spike rush around the perimeter. There is a significant amount of shoreline erosion occurring above the plants and behind the lots. It would be advised that a long term erosion stabilization technique be used to control the erosion occurring.

The following ponds are all in great standing condition and have no current vegetation or erosion issues. It is advisable that we continue to monitor these ponds going forward to ensure that all stay stable.

105	110	120A	120B	120C	125	130
100	170	190	230	270	260	280
260	310A	310B	330	340	350	500
590	580	550	540	530	560	520
510	518	S20	410	430B	430A	190

Critical Status (fix recommended within 6 months)

Moderate Status (fix recommended within 18 months)

Low Status (fix recommended within the next 2-4 years)

Pond #	Type(s) of Erosion/Issue Present	Recommended Solution(s)	Associated Costs (Budgeting purposes)	Projected Lifespan
180	Slope Erosion	Fill Dirt, TRM, Sod	\$22,500.00	15+ years
	Invasive Vegetation	Spray and Removal	\$2,880.00	N/A
200	Step Erosion - East Shoreline	Geotube - 480 ft	\$22,320.00	30+ years
	Invasive Vegetation	Spray and Removal	\$7,950.00	N/A
220	Step Erosion - East & South	Geotube - 810 ft	\$37,665.00	30+ years
320	Invasive Vegetation	Spray and Removal	\$7,950.00	N/A
420	Step Erosion - West & South	Geotube - 745 ft	\$34,642.50	30+ years
570	Accumulated Sediment	Excavation of pond bottom	\$34,750.00	30+ years

High Amounts of Herbicide Overspray &
 Overall very poor vegetation manager Monthly Maintenance \$1,875.00/month

Tab 19

Crosscreek Environmental Inc.

Estimate

111 61st Street East
Palmetto, FL 34221

Date	Estimate #
5/9/2023	10159

Name / Address
Talavera CDD C/O Rizzetta and Company 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Description	Qty	Rate	Total
Supply and installation of all labor, equipment and materials needed to install 7' FW404 woven geotec tube to repair and control erosion at the following locations B.E.S.T. installation will include following scope of work: * Prep work of lake bank for installation of B.E.S.T. geotextile tube. * Grading of repaired area to match existing slope. * Installation of Floratam sod to stabilize and repair any area disturbed by installation of B.E.S.T. geotextile tube. * Extending of corrugated drain pipes within work area to waters edge.			
Pond #200	480	46.50	22,320.00
Pond #220	810	46.50	37,665.00
Pond #420	745	46.50	34,642.50
Pond #180 - Repair of all upper slopes of pond shoreline utilizing compacted fill dirt, TRM, and matching sod. All areas to be properly stapled and secured to existing slopes. Sod to be watered in before project is finished.	1	22,500.00	22,500.00
Herbicide treatment & manual removal of all invasive vegetation around the entire perimeter of the following ponds. All debris to be taken offsite for disposal			
Pond #180	1	2,880.00	2,880.00
Pond #200	1	7,950.00	7,950.00
Pond #320	1	7,950.00	7,950.00
Please sign and return if accepted		Total	

Crosscreek Environmental Inc.

Estimate

111 61st Street East
Palmetto, FL 34221

Date	Estimate #
5/9/2023	10159

Name / Address
Talavera CDD C/O Rizzetta and Company 3434 Colwell Ave, Ste 200 Tampa, FL 33614

Description	Qty	Rate	Total
<p>Pond 570 - Mechanical removal of all accumulated sediment contained within the limits of the pond. All sediment to be compacted and sloped around the exsisting pond. Sediment to be covered and secured with TRM and matching sod.</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p> <p>**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.</p>	1	34,750.00	34,750.00
Please sign and return if accepted		Total	\$170,657.50

Tab 20

ENGINEERING SERVICES AGREEMENT

This Engineering Services Agreement (“Agreement”) is made and entered into as of _____, 2023, by and between:

Talavera Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida (the “District”); and

Brletic Dvorak, Inc., a Florida corporation, providing professional engineering services (“Engineer” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, (the “Act”) as amended; and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, finance, constructing, reconstructing, acquiring, and/or maintaining certain public improvements and services within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District previously solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer or its predecessors submitted a proposal to serve in this capacity; and

WHEREAS, the District’s Board of Supervisors (the “Board”) ranked Engineer or its predecessors as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ the Engineer to perform engineering services related to observation and recommendation of the ponds in the community

WHEREAS, the Engineer shall serve as the District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of his services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the Parties and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Article 1. Scope of Services

- A. The Engineer will provide general engineering services, including:
 - i. Review the SWFWMD ERP files for the community applicable to the pond and drainage design.
 - ii. Perform a site visit to review the ponds in the community.
 - iii. Provide a written report with observations and recommendations based on the review of the SWFWMD ERP files and site observations.

Article 2. Representations. The Engineer hereby represents to the District that:

- A. It has the experience and skill to perform the services required to be performed by this Agreement.
- B. It shall design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements.
- C. It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District.
- D. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

Article 3. Method of Authorization. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized (“**Work Authorization**”). Authorization of services or projects under this Agreement shall be at the sole option of the District.

Article 4. Compensation. It is understood and agreed that the payment of compensation for services under this Agreement shall not to exceed \$4000 without written authorization using the hourly compensation rates outlined in **Exhibit A** attached hereto.

Article 5. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District’s travel policy.
- B. Expense of reproduction, postage, and handling of drawings and specifications.

Article 6. Term of Agreement. It is understood and agreed that this Agreement is for professional engineering services. It is further understood and agreed that the term of this

Agreement will be from the time of execution of this Agreement until terminated pursuant the terms herein.

Article 7. Special Consultants. When authorized in writing by the District, additional special consulting services may be utilized by the Engineer and paid for on a cost basis.

Article 8. Books and Records. The Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by the Engineer for a period of at least four (4) years from and after completion of any services hereunder. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to the Engineer.

Article 9. Ownership of Documents.

- A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by the Engineer pursuant to this Agreement (“Work Product”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- B. The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for the Engineer in the District’s sole discretion, to retain possession for a longer period of time. Upon early termination of the Engineer’s services hereunder, the Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. The Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project.
- C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

Article 10. Accounting Records. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall

be available to the District or its authorized representative for observation or audit at mutually agreeable times.

Article 11. Reuse of Documents. All documents including drawings and specifications furnished by the Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by the Engineer will be at the District’s sole risk and without liability or legal exposure to the Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

Article 12. Estimate of Cost. Since the Engineer has no control over the cost of labor, materials, or equipment or over a contractor’s(s’) methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but the Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

Article 13. Insurance. Subject to the provisions of this Article, the Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$2,000,000

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, the Engineer shall, without interruption, and at the District’s option, maintain the insurance for at least three (3) years after the one-year anniversary of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

Article 14. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Article 15. Compliance with Governmental Regulations. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

Article 16. Compliance with Professional Standards. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances, and at the time and place where the services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE. Any designs, drawings, reports, or specifications prepared or furnished by the Engineer that contain errors, conflicts, or omissions will be promptly corrected by the Engineer at no cost to the District.

Article 17. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four (4) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to this Agreement. The Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or four (4) years after completion of all work under this Agreement.

Article 18. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold harmless the District, its officers, supervisors, agents, staff, and representatives from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Engineer and other persons employed or utilized by the Engineer in the performance of this Agreement. To the extent a limitation on liability is required by Section 725.06 of the *Florida Statutes* or other applicable law, liability under this section shall in no event exceed the sum of Two Million Dollars (\$2,000,000) and Engineer shall carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents. The Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

Article 19. Public Records. The Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in the Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential

and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. The Engineer acknowledges that the designated Public Records Custodian for the District is Sandra Demarco.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FL 33514.

Article 20. Notices. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be emailed, delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the District: Talavera Community Development District
c/o Rizzetta and Company
3434 Colwell Avenue,
Suite 200
Tampa, FL 33514
Attn: District Manager

With a copy to: Burr & Forman LLP
201 N. Franklin Street, Suite 3200
Tampa, FL 33602
Attn: District Counsel

B. If to the Engineer: Brletic Dvorak, Inc.
536 4th Ave. S, Unit 4
St. Petersburg, FL 33701
Attn: Stephen Brletic
sbrletic@bdiengineers.com

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

Article 21. Employment Verification. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement. Additionally, Engineer agrees to comply with Section 448.095(2), Florida Statutes, and represents that Engineer is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

Article 22. Controlling Law. The Parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall be in Pasco County, Florida.

Article 23. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as the Engineer deems appropriate, pursuant to Article 7 herein.

Article 24. Conflicts of Interest. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

Article 25. Subcontractors. The Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of the Engineer shall be deemed to have made all of the representations and warranties of the Engineer set forth herein and shall be subject to any and all obligations of the Engineer hereunder. Prior to any subcontractor providing any services, the Engineer shall obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. The Engineer shall be responsible for all acts or omissions of any subcontractors.

Article 26. Independent Contractor. The District and the Engineer agree and acknowledge that the Engineer shall serve as an independent contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

Article 27. Termination. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as the Engineer receives notification by the District to terminate this Agreement, the Engineer shall not perform any further services unless directed to do so by the Board. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential or other damages of any kind (including, but not limited to, lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

Article 28. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the Parties and formally approved by the Board.

Article 29. Recovery of Costs and Fees. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Article 30. Agreement. This Agreement reflects the negotiated agreement of the Parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both Parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

Article 31. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

Article 32. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Engineer represents that in entering into this Agreement, the Engineer has not been designated as a "scrutinized company" under the statute and, in the event that the Engineer is designated as a "scrutinized company", the Engineer shall immediately notify the District whereupon this Agreement may be terminated by the District.

[Signature Page to Follow]

In Witness Whereof, The Parties have executed this Agreement as of the day and year written above.

Attest:

**Talavera
Community Development District**

Secretary/Assistant Secretary

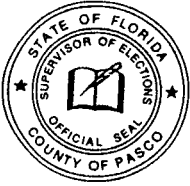
Chair of the Board of Supervisors

BRLETIC DVORAK, INC.

Witness
Print Name: _____

By: _____
Its: _____

Tab 21



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Debby Wallace, District Manager
District Office
3434 Colwell Ave
Suite 200
Tampa FL 33614

Dear Debby Wallace:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

• Concord Station Community Development District	3,223
• Connerton East Community Development District	141
• Copperspring Community Development District	708
• Lakeside Community Development District	1,388
• Long Lake Reserve Community Development District	547
• Mitchell Ranch Community Development District	512
• Talavera Community Development District	1,316

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

Tab 22

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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, April 19, 2023, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

Present and Constituting a Quorum:

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

Also Present Were:

Debby Wallace	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Scott Steady	District Counsel, Burr Forman, PA
Tonja Stewart	District Engineer, Stantec Consulting Services (Via conference call)
Evelyn Ocasio	Clubhouse Manager, Rizzetta & Company, Inc.
John Burkett	RedTree Landscape Systems
Peter Lucadano	RedTree Landscape Systems

Audience Members

FIRST ORDER OF BUSINESS Call to Order

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

SECOND ORDER OF BUSINESS Audience Comments on Agenda items

The Board heard audience comments pertaining to the possibility of adding equipment to the meeting space which would allow the HOA to record and broadcast their meetings, as well as comments pertaining to the possibility of allowing overnight parking of recreational vehicles in the amenities center parking lot, also comments related to school buses lining both sides of the community streets.

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

The Board had a brief discussion regarding pond erosion and would like to obtain a second opinion from another engineering firm.

On a Motion by Mr. Henderson and seconded by Mr. Kremser, with all in favor, the Board of Supervisors approved getting a second engineering firm's opinion on the pond erosion, for the Talavera Community Development District.

B. District Engineer

Ms. Stewart led a brief discussion about drainage issue behind the streetlight and said now it is the time for treatment, cleaning, and regular maintenance. There is also a drainage issue near the tennis courts that will be repaired as soon as the area starts getting regular rain.

She informed the Board that the information for the two handicap signs were sent to the vendor.

On a Motion by Mr. Kremser and seconded by Mr. O'Donovan, with all in favor, the Board of Supervisors approved the installation of two handicap signs not to exceed \$1000, for the Talavera Community Development District.

Ms. Stewart has not received a response from Cross Creek about the pond erosion. She is going to seek out other vendors.

Mr. Kremser volunteered to serve as a Board liaison to conduct a walk-through of the community ponds with Ms. Stewart.

On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board of Supervisors approved Mr. Kremser to conduct a walkthrough of the community ponds with Ms. Stewart, for the Talavera Community Development District.

87 **C. Presentation of Landscape Specialist Inspection Report**

88 The Board reviewed the report.

89
90 The Board had a brief discussion about the annual bed cloth proposal and
91 decided to table the proposal until the October meeting.

92
93 **D. Presentation of Landscaper Comments**

94 Mr. Burkett presented his report to the Board. RedTree is in support of the
95 decision to take time off the water schedule on Talavera Boulevard and
96 redirecting that water up front in response to recent watering restrictions. The
97 Board did not have any comments or questions.

98
99
100 He informed the Board that the installation of the Island Renovation Project will
101 begin in May, and they will spot treat weeds on Talavera Boulevard.

102
103 Mr. Lucadano informed the Board the outstanding proposal for copper leaf is
104 covered under warranty and will be completed at the same time as the
105 installation.

106
107 Mr. Henderson expressed concern about the bottle brush blocking the
108 monument during the evening hours and needs to be addressed. RedTree will
109 investigate the issue.

110
111 **E. Presentation of Aquatics Report**

112 The Board reviewed the aquatics report and had no questions or comments.

113
114 **F. Clubhouse Manager's Report**

115 Ms. Lopez presented her report to the Board.

116
117 The Board had a brief discussion about the damaged stop sign and would like
118 Ms. Lopez to check with the sign manufacturer to see if it is under warranty. If
119 it is not under warranty, they want other proposals to compare to Romaner's
120 proposal. The Board authorized Ms. Lopez to have the street signs
121 straightened out with repairs not to exceed \$1000.

122
123 The Board had a brief discussion about the new dog waste stations and gave
124 approval to Ms. Lopez ordering the waste stations and have maintenance
125 install it.

126
127 On a Motion by Mr. Kremser and seconded by Mr. O'Donovan, the Board of Supervisors
128 approved the purchase of a Square terminal for the clubhouse, for the Talavera
129 Community Development District.

131 The Board held a brief discussion about the security monitoring proposal and
132 would like to table this proposal until the October meeting.
133

134 On a Motion by Mr. O'Donovan and seconded by Mr. Kemser, the Board of Supervisors
135 approved the additional clubhouse phone line, for the Talavera Community Development
136 District.

137
138 On a Motion by Mr. Kemser and seconded by Mr. Henderson, with all in favor, the Board
139 of Supervisors approved the playground equipment replacements, for the Talavera
140 Community Development District.

141
142 The Board held a brief discussion about pressure washing an area of the
143 fencing. The Board would like to confirm this is CDD property and not HOA or
144 the residents' before moving forward with this.
145
146

147 On a Motion by Mr. Kremser and seconded by Mr. Plehal, the Board of Supervisors
148 approved the addition of round tables and games to the amenities not to exceed \$500, for
149 the Talavera Community Development District.

150
151 Ms. Lopez informed the Board she has notified WREC about the streetlight
152 outages within the community. They said they would be out shortly to address
153 the outages.
154

155 The Board held a brief discussion about the hours of operations for the tennis
156 court. Ms. Lopez will check the length of the current contract with the
157 independent contractor using the court on Saturday mornings and the
158 amenities rules and regulations.
159

160 **G. District Manager's Report**

161 Ms. Wallace reminded the Board the next scheduled meeting will be
162 Wednesday, May 17, 2023 at 6:00 pm at the Talavera Amenity Center located
163 at 18955 Rococo Road, Spring Hill, Florida 34610.
164

165 Ms. Wallace informed the Board she will be presenting the proposed budget
166 for the next FY at the May meeting.
167

168 She also advised the Board for the next FY meeting schedule it would be a
169 good idea to have more daytime meetings to help accommodate to more
170 vendors and staff.
171
172

173 Mr. Kremser stated that he would like to see a short-term wish list from the
174 Board members regarding their spending priorities in the next FY and that a
175 reserve study will be needed in the next one to two years.

176
177 The Board reviewed the website audit and had no questions or comments.

178
179 The Board held a brief discussion on the traffic safety and speed study. They
180 expressed their frustration about the proposal from September 2021 only
181 covering one street and being expensive. They would like Ms. Stewart to get a
182 revised proposal requesting to cover the specific areas the Board is concerned
183 about. She will also check with other districts to look for an easier solution.

184

185 **FORTH ORDER OF BUSINESS Business Items**

186

187 The Board would like to terminate Office Pride and receive proposals for other
188 cleaning services for the May 17, 2023 meeting.

189

190 **FIFTH ORDER OF BUSINESS Consideration of the Minutes of the Board**
191 **of Supervisors Regular Meeting held on**
192 **March 15, 2023.**

193

194 Ms. Wallace presented the March 15, 2023. Regular Meeting Minutes and
195 inquired if there were any amendments.

196

197 On a Motion by Mr. Kremser and seconded by Mr. Henderson with all in favor, the Board
198 of Supervisors approved the March 15, 2023 Regular Board of Supervisor Minutes, for the
199 Talavera Community Development District.

200

201 **SIXTH ORDER OF BUSINESS Consideration of Operation and**
202 **Maintenance Expenditures for**
203 **February 2023**

204

205 Ms. Wallace presented the Operation and Maintenance Expenditures for
206 February 2023, totaling \$65,078.32.

207

208 On a Motion by Mr. Henderson and seconded by Mr. Kremser, with all in favor, the Board
209 of Supervisors ratified the Operation and Maintenance Expenditures for February 2023
210 (\$65,078.32), as presented, for the Talavera Community Development District.

211

212 **SEVENTH ORDER OF BUSINESS Supervisor Request**

213

214 There were no supervisor requests at this time.

215

216 **EIGHTH ORDER OF BUSINESS** **Adjournment**

217

218 Ms. Wallace stated that if there was no further business to come before the
219 Board of Supervisors, then a motion to adjourn would be in order.

220

221 On a Motion by Mr. Kremser and seconded by Mr. Henderson, with all in favor, the Board
222 of Supervisors adjourned the meeting at 8:48 p.m., for the Talavera Community
223 Development District.

224

225

226

227

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 23

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

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

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

www.talaveracdd.org

Operation and Maintenance Expenditures

March 2023

For Board Approval

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

The total items being presented: **\$ 90,274.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Avalon Air And Heating LLC	100171	021623 Avalon	Air and Heating Service Call 02/23	\$ 1,200.00
Burr & Forman, LLP	100177	1376672	General Legal Services 02/23	\$ 1,155.00
Charter Communications	030923-1	0051822022123 03/23 Auto Draft	Account 9741-01 03/23	\$ 281.14
Coastal Waste & Recycling, Inc.	3032023	SW0000263924 ACH	Monthly Waste Collection 02/23	\$ 10,130.50
Gladiator Pressure Cleaning, Inc.	100169	21695	Pressure Cleaning Service 02/23	\$ 2,575.00
Horner Environmental Professionals, Inc.	100178	218894	Chemical Application Mitigation Area 01/23	\$ 575.00
Marco Kremser	100179	MK031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00
Nvirotect Pest Control Service, Inc.	100170	285791	Pest Control Renewal Fee 02/23	\$ 125.00
Nvirotect Pest Control Service, Inc.	100180	289701	Pest Control Treatment 03/23	\$ 70.00
Office Pride	100181	Inv-135398	Janitorial Supplies 03/23	\$ 654.16

Talavera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Office Pride	100181	Inv-136789	Janitorial Supplies 03/23	\$ 42.37
Pamela Plehal	100182	PP031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00
Pasco County Board of County Commissioners	100183	Inv 22121521	Solid Waste Billing 11/22	\$ 197.71
Pasco County Utilities	100175	18051082 02/23	Pasco Utilities 02/23	\$ 354.43
PC Consultants	100184	108077	Service Call and Labor 03/23	\$ 65.00
PC Consultants	100184	108080	Service Call and Labor 03/23	\$ 65.00
Quality Sod & Landscape Solutions, LLC	100185	17472	Sod Installation 03/23	\$ 24,615.00
RedTree Landscape Systems, LLC	100172	12762	Mulch Installation 01/23	\$ 1,800.00
RedTree Landscape Systems, LLC	100186	12889	Monthly Landscape Maintenance 03/23	\$ 16,675.00
Richard L Henderson Jr	100187	RH031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00

Talavera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100168	INV0000077999	District Management Fees 03/23	\$ 4,682.09
Rizzetta & Company, Inc.	100173	INV0000078120	Personnel Reimbursement 03/23	\$ 3,548.22
Rizzetta & Company, Inc.	100174	INV0000078180	Reimbursements for cellphone 02/23	\$ 50.00
Rizzetta & Company, Inc.	100176	INV0000078612	Personnel Reimbursement 03/23	\$ 3,723.37
Rust Off, LLC.	100188	38827	50 Gallons RX-10 Chemical For Rust Control 02/23	\$ 299.00
Securiteam, Inc.	100189	16573	Virtual Security Guard Quarterly 04/23 to 06/23	\$ 1,350.00
Solitude Lake Management, LLC	100190	PSI-58176	Monthly Lake & Pond Services 03/23	\$ 1,658.25
Stantec Consulting Services, Inc.	100191	2052532	Engineering Services 02/23	\$ 3,296.50
Suncoast Pool Service, Inc.	100192	9138	Pool Service 03/23	\$ 1,240.00
Times Publishing Company	100193	0000275796 03/08/23	Account #121610 Legal Advertising 03/23	\$ 109.60

Talavera Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
William O'Donovan	100194	BOD031523	Board Of Supervisor Meeting 03/15/23	\$ 200.00
Withlacoochee River Electric Cooperative, Inc.	03242023-1	WREC Electric Summary 02/23 240 Auto Draft	Electric Summary 02/23	<u>\$ 8,936.97</u>
Report Totals				<u>\$ 90,274.31</u>