

**MINUTES OF MEETING**

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

**TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

The Regular and Final Budget Public Hearing meetings of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, August 12, 2015 at 9:11 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum:

Betty Valenti	<b>Board Supervisor, Chairman</b>
David Griffin	<b>Board Supervisor, Vice Chair</b>
Dan Waibel	<b>Board Supervisor, Assistant Secretary</b>
Brian Soldano	<b>Board Supervisor, Assistant Secretary</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Joe Roethke	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>District Counsel; Burr Forman, PA</b>
Tonja Stewart	<b>District Engineer; Stantec Consulting Services (via phone)</b>
Brooke DeVito	<b>Financial Analyst; Rizzetta &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Roethke called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present for comments or questions.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular and Audit Meetings held on June 10, 2015 and Continued Meeting held on June 24, 2015**

Mr. Thompson pointed out an error to the sixth order of business. Mr. Roethke will have this corrected.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved, as amended, the minutes of the Board of Supervisors' Regular and Audit meetings held on June 10, 2015 and Continued Meeting held on June 24, 2015 as presented for the Talavera Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation & Maintenance Expenditures for May & June 2015**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for May 2015 (\$3,718.81), and June 2015 (\$4,999.47) as presented for the Talavera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Supplemental Construction Account for 2014 Construction Requisition #31**

REQUISITION NO.	PAYEE	AMOUNT
SUPP 31	Moretrench Gigliotti	\$51,747.66

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified Supplemental Construction Requisition #31 for the Talavera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Change Orders (see recap)**

CHANGE ORDER#	CONTRACTOR	AMOUNT
13	Moretrench Gigliotti	82,756.29
14	Moretrench Gigliotti	18,634.79

This item was tabled until the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Recommendation of  
Audit Review Committee**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the recommendation of Audit Review Committee, appointing Grau & Associates as Auditor for Fiscal Year 2014/2015 for the Talavera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Austin Outdoor  
Proposal for Landscape Maintenance**

Mr. Roethke presented a proposal to the Board from Austin Outdoor for landscape & irrigation maintenance.

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the proposal from Austin Outdoor for landscape and irrigation maintenance at a cost of \$3,948.25 per month for the Talavera Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal from CRS for  
Clubhouse, Pool, and Hardscape  
Construction**

Mr. Roethke presented proposals from CRS for clubhouse construction, pool construction and hardscape construction.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved proposal from CRS for clubhouse, pool, and hardscape construction, pending confirmation that the costs are below the construction bid threshold for Talavera Community Development District.

**TENTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2015/2016  
Budget**

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors opened the public hearing for Talavera Community Development District.

Mr. Roethke reviewed the budget for Fiscal Year 2015/2016 with the Board. There was no audience present and no changes were made to the budget.

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors closed the public hearing for Talavera Community Development District

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-08,  
Adopting Final Budget Fiscal Year  
2015/2016**

Mr. Roethke presented Resolution 2015-08 to the Board, which will adopt the final budget for Fiscal Year 2015/2016.

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors adopted Resolution 2015-08 for Talavera Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Developer Funding  
Agreement**

Mr. Roethke presented a Developer Funding Agreement for Operations and Maintenance costs for Fiscal Year 2015/2016.

On a Motion by Mr. Soldano, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the Developer Funding Agreement for Fiscal Year 2015/2016 for Talavera Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Public Hearing for 2015 Bond Issuance  
i. Consideration of Resolution 2015-09,  
Levying Special Assessments**

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors opened the public hearing for Talavera Community Development District.

Mr. Steady reviewed Resolution 2015-09 with the Board, which will levy special assessments.

Ms. Stewart reviewed the Engineer's Report with the Board and noted that there were no significant changes to the report.

Ms. DeVito presented the updated Assessment Allocation Report to the Board and highlighted any changes that were made.

Mr. Steady added additional comments regarding the Assessment Allocation Report and also discussed this current public hearing process for levying assessments. Mr. Griffin as a representative of M/I Homes, agreed with the nature of the Special Assessments as presented.

On a Motion by Mr. Thompson, seconded by Mr. Waibel, with all in favor, the Board of Supervisors motioned to levy special assessments for Talavera Community Development District

On a Motion by Ms. Valenti, seconded by Mr. Saldano, with all in favor, the Board of Supervisors adopted Resolution 2015-09 for Talavera Community Development District

On a Motion by Mr. Saldano, seconded by Mr. Griffin, with all in favor, the Board of Supervisors closed the public hearing for Talavera Community Development District

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-10,  
Meeting Schedule**

Mr. Roethke presented Resolution 2015-10 to the Board, which will set the meeting schedule for the next fiscal year, 2015/2016.

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors adopted Resolution 2015-10 for Talavera Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Steady discussed changes in the Bill of Sale from the Acquisition Agreement that was approved at the last meeting.

Mr. Steady informed the Board that two documents will be recorded regarding the lien that will be placed on this property.

**B. District Engineer**

No report

**C. District Manager**

Mr. Roethke reminded the Board that the next regularly scheduled meeting will be held on Wednesday, September 9, 2015 at 9:00 a.m.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjourned**

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, at 9:49 a.m. the Board of Supervisors adjourned the meeting for the Talavera Community Development District.

  
Assistant Secretary

  
Chairman / Vice Chairman