
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 special meeting of the Board of Supervisors of Talavera Community Development District was held on **Monday, October 17, 2016 at 9:00 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	Board Supervisor, Chairman
David Griffin	Board Supervisor, Vice Chairman
Dan Waibel	Board Supervisor, Assistant Secretary
Brian Soldano	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary <i>(via phone)</i>

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Counsel; Burr Forman, PA
Tonja Stewart	District Engineer; Stantec Consulting
Scott Brizendine	Associate Director of Financial Services, Rizzetta & Co.
Robbie Cox	MBS Capital Markets
Cynthia Wilhelm	Nabors, Giblin, & Nickerson, Bond Counsel

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 Minutes of Board of Supervisors Regular Meeting Held on September 14, 2016

Ms. Valenti mentioned a typo in the 7th order of business.

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved, as amended, the minutes of the Board of Supervisors' Regular Meeting held on September 14, 2016 as presented for the Talavera Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for August 2016

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August 2016 (\$12,633.81) as presented for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Supplemental Construction Account for 2014 Construction Requisitions #57, 59, 62, 64-67 (see recap)

REQUISITION NO.	PAYEE	AMOUNT
SUPP 57	Burr Forman LLP	\$1,332.50
SUPP 59	Stantec Consulting Services	\$1,626.50
SUPP 62	Burr Forman LLP	\$4,567.24
SUPP 64	Burr Forman LLP	\$9,144.10
SUPP 65	CRS Building Corporation	\$4,855.00
SUPP 66	Talavera CDD	\$550.00
SUPP 67	The Kearney Companies, LLC	\$967,948.58

On a Motion by Mr. Griffin, seconded by Mr. Waibel, with all in favor, the Board of Supervisors ratified Supplemental Construction Requisition #57, 59, 62, 64-67 for the Talavera Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Engineer's Report

Mr. Steady reviewed the bond issuance process with the Board.

Ms. Stewart presented the Engineer's Report for the 2016 Project and reviewed the details with the Board.

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors accepted the Engineer's Report for the 2016 Project for the Talavera Community Development District.

(Mr. Soldano arrived while the meeting was in progress at 9:10 am)

SEVENTH ORDER OF BUSINESS

Presentation of Assessment Methodology Report

Mr. Brizendine presented and reviewed the Series 2016 Assessment Methodology with the Board. Mr. Cox added comments regarding the details of this report.

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

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Bond Delegation Resolution

Mr. Roethke presented Resolution 2017-01 and reviewed the details of this Resolution with the Board, including the exhibits of the Bond Purchase Contract, Supplemental Trust Indentures, Preliminary Limited Offering Memorandum, and Continuing Disclosure Agreement.

On a Motion by Mr. Waibel, seconded by Mr. Griffin, with all in favor, the Board of Supervisors adopted Resolution 2017-01 for the Talavera Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Third Amendment to the Acquisition and Construction Funding Agreement

Mr. Roethke presented the Third Amendment to the Acquisition and Construction Funding Agreement and Mr. Steady reviewed the details of this agreement with the Board.

On a Motion by Mr. Soldano, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Third Amendment to the Acquisition and Construction Funding Agreement between Talavera CDD and M/I Homes for the Talavera Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Change Orders (see recap)

CHANGE ORDER#	CONTRACTOR	AMOUNT
2	Kearney	\$28,982.37

On a Motion by Mr. Griffin, seconded by Mr. Waibel, with all in favor, the Board of Supervisors ratified Change Order #2, as amended, for the Talavera Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the landscape maintenance report to the Board. A discussion ensued regarding several landscape issues.

TWELFTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the pond maintenance report to the Board.
Ms. Stewart discussed aquatic plantings and erosion repairs.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Re-Designating Treasurer of the District

Mr. Roethke presented Resolution 2017-02 to the Board, which will re-designate Bill Rizzetta as the treasurer of the District.

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors adopted Resolution 2017-02 for the Talavera Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Contract for Professional District Services

Mr. Roethke presented a contract to the Board for Professional District Services. This item has been tabled.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Stewart discussed drainage inspections and nuisance vegetation treatment with the Board.

Ms. Stewart asked District Management to ensure the landscape vendor is mowing all the way to the conservation lines within the District.

C. District Manager

The next regularly scheduled meeting will be held on Wednesday, November 2, 2016 at 9:00 a.m. at the office of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544..

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Valenti requested to include the common area deeds on the CDD website.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Griffin, seconded by Mr. Soldano, with all in favor, the Board of Supervisors adjourned the meeting at 9:44 a.m. for the Talavera Community Development District.


Assistant Secretary


Chairman / Vice Chairman