

**MINUTES OF MEETING**

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

**TALAVERA COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, January 4, 2017 at 5:00 p.m.** at the Talavera Amenity Center located at 12620 U.S. Hwy 41, Spring Hill, FL 34610.

Present and constituting a quorum:

Betty Valenti	<b>Board Supervisor, Chairman</b>
David Griffin	<b>Board Supervisor, Vice Chairman</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 (via phone)</b>
Tonja Stewart	<b>District Engineer; Stantec Consulting Svcs (via phone)</b>
Scott Brizendine	<b>Associate Director of Financial Services, Rizzetta &amp; Co.</b>
Bre Parker	<b>Financial Analyst, Rizzetta &amp; Co.</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 was no audience present.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors Regular Meeting Held on December 7, 2016 and Continued Meeting held on December 15, 2016**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on December 7, 2016 and Continued Meeting held on December 15, 2016 as presented for the Talavera Community Development District.

*(Both Mr. Steady and Ms. Stewart arrived while the meeting was in progress at 5:01 p.m.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation &  
Maintenance Expenditures for November  
2016**

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for November 2016 (\$39,863.32) as presented for the Talavera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Supplemental Construction  
Account for 2014 Construction  
Requisitions, if any**

There were no requisitions.

**SIXTH ORDER OF BUSINESS**

**Ratification of Change Orders #4-6**

CHANGE ORDER#	CONTRACTOR	AMOUNT
4	The Kearney Companies	\$394,237.40
5	The Kearney Companies	\$10,665.43
6	The Kearney Companies	\$17,315.41

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors ratified Change Orders # 4-6 for the Talavera Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-06,  
Modifying/Correcting Final Assessments**

Mr. Roethke presented Resolution 2017-06 and Mr. Steady reviewed the details of this Resolution with the Board. Ms. Parker reviewed the updated Final Supplemental Special Assessment Allocation Report with the Board.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted Resolution 2017-06 for the Talavera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Completion Agreement,  
Declaration of Consent, True-Up  
Agreement, and Collateral Assignment  
and Assumption Agreement**

Mr. Steady reviewed the details of the Completion Agreement, Declaration of Consent, True-Up Agreement, and Collateral Assignment and Assumption Agreement with the Board. These agreements have not changed substantially, but they do require ratification after being signed at the Bond Closing.

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors ratified the Completion Agreement, Declaration of Consent, True-Up Agreement, and Collateral Assignment and Assumption Agreement for the Talavera Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Dissemination Agreement**

Mr. Roethke presented a Dissemination Agreement from Rizzetta & Co. and Mr. Brizendine reviewed the details of this agreement with the Board.

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the Dissemination Agreement with Rizzetta & Co. at a cost of (\$5,000 annually) for the Talavera Community Development District.

*(Mr. Steady left while the meeting was in progress at 5:06 p.m.)*

**TENTH ORDER OF BUSINESS**

**Presentation of Landscape Report**

Mr. Roethke presented the Field Inspection report to the Board. A discussion ensued regarding several maintenance items.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Amendment to  
Landscape and Maintenance Agreement**

Mr. Roethke presented a proposal from Yellowstone Landscape to add new areas to the current landscape and irrigation maintenance agreement.

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Amendment #2 to the Landscape and Maintenance Agreement with Yellowstone Landscape at a cost of (\$2,093.75) pending confirmation that the installing contractor will honor one-year warranty for the Talavera Community Development District.

**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 with the Board.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Not present.
- B. District Engineer  
No report.
- C. District Manager  
The next regularly scheduled meeting will be held on Wednesday, February 1, 2017 at 9:00 a.m. at the offices of Rizzetta and Co. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

A resident commented that there is some mildew on the swings and one of the spinning items at the playground is not working. There was also a request to have trash cans added to the mail kiosk and playground.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors adjourned the meeting at 5:17 p.m. for the Talavera Community Development District.

  
Assistant Secretary

  
Chairman / Vice Chairman