

MINUTES OF MEETING

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

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, March 1, 2017 at 9:01 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
Brian Soldano	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Joe Roethke	District Manager; Rizzetta & Company, Inc.
Scott Steady	District Counsel; Burr Forman, PA
Tonja Stewart	District Engineer; Stantec Consulting Svcs (via phone)
Angel Montagna	District Manager; Rizzetta & Company, Inc.
Brian Mahar	Yellowstone Landscape

Audience

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 comments.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting Held on January 4, 2017

<p>On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on January 4, 2017 as presented for the Talavera Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Consideration of the Operation &
Maintenance Expenditures for December
2016 and January 2017**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for December 2016 (\$14,028.54) and January 2017 (\$27,432.03) as presented for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Supplemental Construction
Account for 2016 Construction
Requisitions: # 1, 2 A-1, 2 A-3, 2, 70**

REQUISITION NO.	PAYEE	AMOUNT
CUS 1	The Kearney Companies, LLC	\$69,615.25
SUPP 2, A-1	M/I Homes	\$2,313,590.52
SUPP 2, A-3	M/I Homes	\$47.96
CUS 2	The Kearney Companies, LLC	\$116,145.55
SUPP 70	The Kearney Companies, LLC	\$232,696.40

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified 2016 Supplemental Construction Requisitions #1, 2 A-1, 2 A-3, 2, 70 for the Talavera Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Change Orders

There were no change orders.

SEVENTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the Field Inspection report to the Board. Mr. Mahar reviewed any issues presented in the report with the Board.

Ms. Valenti requested a quote for OTC palm injections. A discussion ensued regarding treatments for mole issues and weed issues.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscape
Enhancement Proposals**

Mr. Roethke presented several landscape proposals to the Board. The Board requested a revised proposal on the Bahia seeding.

The irrigation proposal will be revisited at the next meeting.

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved the proposal from Yellowstone Landscape for plant relocation at a cost of (\$636.00) for the Talavera Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the pond maintenance report to the Board.

TENTH ORDER OF BUSINESS

**Consideration of Pond Maintenance
Renewal Contract**

Mr. Roethke presented a renewal contract for pond maintenance to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved renewal contract from Aquatic Systems for pond maintenance at a cost of (\$595 per month) pending an agreement drafted by District Counsel for the Talavera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Fourth
Amendment to the Acquisition and
Construction Funding Agreement**

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

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Fourth Amendment to the Acquisition and Construction Funding Agreement by District Counsel for the Talavera Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Re-designating Treasurer of the District**

Mr. Roethke presented Resolution 2017-07 to the Board, which will re-designate Scott Brizendine as the treasurer of the district.

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors adopted Resolution 2017-07 for the Talavera Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Re-designating Assistant Secretary
of the District**

Mr. Roethke presented Resolution 2017-08 to the Board, which will re-designate Angel Montagna as the Assistant Secretary of the district.

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors adopted Resolution 2017-08 for the Talavera Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

**1. Consideration of Settlement Proposal
from Moretrench**

Mr. Steady reviewed a proposed settlement from Moretrench to the Board. A discussion ensued and Mr. Steady entertained various questions from the Board. Ms. Stewart added comments regarding her background research on this issue.

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors authorized Board Chair to work with District Counsel and Developer to agree to a settlement amount with Moretrench for the Talavera Community Development District.

- B. District Engineer
Ms. Stewart discussed erosion and aquatic plantings within the District. The District will need to budget for future erosion issues in the upcoming Fiscal Years. Ms. Stewart will continue to monitor these issues.
- C. District Manager
The next regularly scheduled meeting will be held on Wednesday, April 5, 2017 at 5:00 p.m. at the Talavera Amenity Center located at 12620 U.S. Hwy 41, Spring Hill, FL 34610.

Mr. Roethke introduced Angel Montagna to the Board, who will be the District Manager for Talavera CDD going forward.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 9:43 a.m. for the Talavera Community Development District.


Assistant Secretary


Chairman / Vice Chairman