

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, June 7, 2017 at 9:01 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Betty Valenti	Board Supervisor, Chairman
David Griffin	Board Supervisor, Vice Chairman
Brian Soldano	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager; Rizzetta & Company, Inc.
Tonja Stewart	District Engineer; Stantec Consulting Services

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Montagna asked if there were any audience comments. Audience comments were entertained regarding pool passes and the HOA meeting. A discussion ensued.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting held on May 3, 2017

There was a correction made to the 7th Order of Business.

<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 May 3, 2017 as amended for the Talavera Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for April 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 April 2017 (\$20,352.03) as presented for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Supplemental Construction Account for 2016 Construction Requisitions, if any

There were no Construction Requisitions to present at this time.

SIXTH ORDER OF BUSINESS

Ratification of Change Orders, if any

There were no Change Orders to present at this time.

SEVENTH ORDER OF BUSINESS

Presentation of Landscape Report

Ms. Montagna presented the May landscape report to the Board. Ms. Valenti stated that the Sylvester Palms look stressed. She also stated that the Palm tree in the median looks yellow. Ms. Montagna stated she will reach out to Tyree Brown and Yellowstone.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Confederate Jasmine

Ms. Montagna presented Yellowstone's and Cornerstone's proposals for Confederate Jasmine. She stated that Yellowstone's was a total cost of \$16,748.00 and Cornerstone's proposal totaled \$5,900.00. Discussion ensued.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the proposal from Cornerstone for the Confederate Jasmine at a cost of \$5,900.00 for the Talavera Community Development District.

NINTH ORDER OF BUSINESS

Presentation of Pond Report

Ms. Montagna presented the May pond maintenance report to the Board. The Board requested that washouts and erosion be noted in the monthly pond reports. Ms. Valenti stated that she sends the report to the construction manager. Ms. Stewart will work with Aquatic Systems to make sure the reports are done correctly.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.
- B. District Engineer
Ms. Stewart held a full discussion regarding pond erosion and hydro seeding.
- C. District Manager
Ms. Montagna announced that the next regularly scheduled meeting will be held on Wednesday, July 5, 2017 at 6:00 p.m. at the Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, FL 34610. She stated that the Board requested that the July meeting be moved from 5:00 p.m. to 6:00 p.m. to allow the residents to attend and discuss the fiscal year 2017/2018 budget.

Ms. Montagna announced that there were 93 registered voters in the District as of April 15, 2017.

Ms. Montagna presented a security proposal from Securiteam. Attached as (Exhibit "A"). Discussion ensued regarding security at the pool. Ms. Montagna asked for a motion to authorize District staff to obtain security for Monday through Saturday from 1:00 p.m. to 8:00 p.m. at a not-to-exceed cost and to authorize District Chairman to work with staff. Discussion ensued. The Board decided to enter into contract early with Rizzetta Amenity Services for an onsite staff person, five days a week to include weekends and be off on Mondays and Tuesdays. The suggested shift would be from 11:00 a.m. to 7:00 p.m. to start as soon as possible.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Montagna asked if there any Supervisor requests. There were none.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Montagna stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

<p>On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors adjourned the meeting at 9:53 a.m. for the Talavera Community Development District.</p>

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

June 7, 2017 Minutes of Meeting

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Assistant Secretary

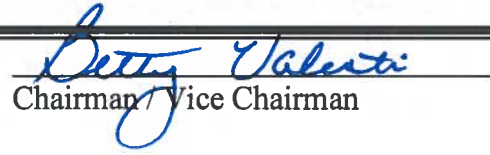

Chairman / Vice Chairman

Exhibit A



Amenity Center VSG

M/I Homes

Talavara Amenity Center
Spring Hill, FL

Prepared by:
Securiteam
Rob Cirillo
Rob@mysecuriteam.com
813.909.7775

Summary of Qualifications

Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, The US Coast Guard, Wal-Mart, Black & Decker, National Gypsum, Kinder-Morgan and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- Excellent rating by the BBB
- 24/7/365 live tech support

Key Personnel

Rob Cirillo – Founder & CEO

- 25 Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Technical Team

- Installers and Service Technicians average over 6 years of experience

Community Security Specialists

- We protect dozens of communities in and around the Tampa bay area. Through experience, we have developed field tested integrated security solutions that are ideal for amenity centers, clubhouses community entrances and common areas.

Available Services include:

- Virtual Security Guard
- Guest Wi-Fi Access
- Background Music
- Access Control System
- Burglary and Fire Alarms
- Super HD & 4K Surveillance Systems

Better, Smarter Surveillance from Securiteam and Avigilon



Avigilon is the leading intelligent video surveillance solution on the market by providing true preventative protection through smarter analytics technology, built on high definition platform.

With a backbone built on sharper HD video, Avigilon offers a smarter analytics solution that is unparalleled in the industry. Through the use of high definition video analytics, pattern-based analytics algorithms and teach by example capabilities, Avigilon is leading the industry in providing preventative protection through superior self-learning video analytics technology.

Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



Virtually eliminates the frequent false alarms from conventional video motion detection



Through the use of scene adaptive intelligence and over 250,000 analytical profiles, Avigilon analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, **The Avigilon technology can identify the difference between a person, a bird and wind blown leaves where Simple video motion can not.**

The Securiteam Difference

Super HD Image quality



Securiteam Super HD 4.1 Megapixel technology offers more than twice the detail of HD 1080p and 10X Analog

Improved Night-time images



Next-Generation **Matrix Infra-Red** technology uniformly illuminates the scene at night.

Better Images in variable lighting scenes

Wide Dynamic Range technology balances bright and dim areas of the scene



TALAVERA – AMMENITY CENTER

VIRTUAL SECURITY GUARD

4	Avigilon 3 Megapixel Wide Dynamic Range Dome Camera
3	Avigilon 5 Megapixel WDR Bullet Camera with Video Analytics
3	400ft IR Illuminator
1	9 camera power supply with surge protection
1	Custom Video Monitoring Station
1	Custom Built Rackmount Server
1	6 Terabyte Surveillance Grade Hard Drive
1	22" LCD Monitor
3	4" Outdoor Speaker with Transformer - White
1	6" Outdoor Speaker with transformer
1	Atlas 240 Amp Mixer Amplifier
1	Rackmount kit for AA120 & AA240
1	Wall Mount Equipment Rack - Swing Front
1	Facility Closing Announcer
1	Avigilon Control Center Software with Video Analytics (4-Camera License)
3	Avigilon Control Center Software with Video Analytics (Camera License)
1	Network Audio Interface
1	Smartphone App for daytime loudspeaker announcements
0.2	Intercom Cable 22/4 OAS 500'
0.2	Security Cable
0.75	Category 5 Cable
0.5	Security Cable
1	16-Port 10/100 Base-T(x) PoE Switch
1	24-Port Cat5e Patch Panel
10	Patch Cables

PROJECT SUMMARY

TOTAL (plus applicable taxes)

\$21,782.00

- **50% down and balance upon substantial completion**
- **Remote Video Monitoring Service fee: \$425 per month**
- **Customer to supply: AC power and high speed internet to Securiteam specifications**

Product Details



Avigilon 3 Megapixel Wide Dynamic Range Dome Camera

Avigilon's 3 MP H.264 camera offers high-resolution wide dynamic range for monitoring large areas with a wide range of illumination in higher-than-HD detail with fluid motion. The 3 MP H.264 dome camera is ONVIF compliant for no-hassle integration with Avigilon Control Center and P-Iris support allows the camera to maximize image quality in all lighting conditions.

<http://avigilon.com/#/products/video-surveillance/cameras/hd-domes/h-264-hd-dome-cameras/3-mp-h-264-hd-dome-camera/>



Avigilon 5 Megapixel WDR Bullet Camera with Video Analytics

Embedded with self-learning video analytics, the H4 bullet cameras are designed to integrate seamlessly with Avigilon Control Center (ACC) and third party VMS software and provide object detection and classification capabilities. http://4a54f0271b66873b1ef4-ddc094ae70b29d259d46aa8a44a90623.r7.cf2.rackcdn.com/assets/Uploads/en_US/H4A-BO3.pdf



400ft IR Illuminator

Provides illumination for CCTV in total darkness. Features include: 198 LED's, Auto-Activated, IP66 Water resistant, Indoor/outdoor.



9 camera power supply with surge protection

Professional power supply with 9 surge protected and isolated camera inputs



Custom Video Monitoring Station

Interface for video and access control systems. Exceeds manufactureres specifications and allow for remote testing and diagnostics



Custom Built Rackmount Server

Custom built windows based server for hosting surveillance, access control and/or other application software.



6 Terabyte Surveillance Grade Hard Drive



4" Outdoor Speaker with Transformer - White

- Rounded, stylish design
- Horizontal-swivel mounting bracket
- Weather-resistant design
- 70/25V selectable transformer

<http://www.specotech.com/index.php/products/audio/speakers/surface-mount?format=raw&task=download&fid=341>



6" Outdoor Speaker with transformer

- Great aesthetics and superb sound at a great price point.
- Designed with premium specifications and stylishly cut cabinets, these weather resistant speakers deliver the performance and quality our customers have come to expect from Speco Technologies.
- Extreme performance in extreme weather conditions for an extremely affordable price.

<http://www.specotech.com/index.php/products/audio/speakers/surface-mount?format=raw&task=download&fid=15107>



Atlas 240 Amp Mixer Amplifier

The AA240 is a 240 Watt six input channel mixer amplifier engineered with unique features to assist the contractor or installer in today's commercial business audio environment. It is designed for distributed paging and background music (BGM) systems, small to medium speech privacy systems, and in applications where music on hold (MOH) plus paging is required. With five microphone/line inputs and one stereo line input, the AA240 will accommodate a variety of input sources including paging microphones, CD players, and digital music receivers.

<http://https://www.atlasied.com/f/2170/Data%20Sheet.pdf>



Wall Mount Equipment Rack - Swing Front

ICC's new Wall Mount Swing Frame Rack is a cost effective solution for installations where floor space is limited available in 12U rack mount spaces (RMS) with 18" deep measuring from front to rear. This is an ideal application for an equipment or telecommunications room for supporting voice, data, audio, video and security equipment such as patch panels, routers, switches and other 19" wide equipment. The swing-out mounting rail allows access to the back of mounted equipment and makes troubleshooting fast and easy.



Facility Closing Announcer

Allows for custom facility closing notifications



Avigilon Control Center Software with Video Analytics (4-Camera License)

The Avigilon Control Center Software uses next generation video analytics to proactively protect your facility. These features include people detection another rules based analytics that can identify a threat and send an alert realtime. Includes 1 license.

<http://avigilon.com/#/products/video-analytics/video-analytics/>



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Network Audio Interface

- H.264 & Dual-stream video compression
- Support HD-TVI/Analog/IP camera triple hybrid
- Full channel 1080P@30fps real-time recording
- HDMI and VGA output at up to 1920x1080P resolution
- Long transmission distance over coax cable
- Support up to 4ch synchronous playback

<http://https://files.secureserver.net/0s05Ff7jGsquW3>



Smartphone App for daytime loudspeaker announcements

Allows for the onsite manager to utilize the sound system for daily announcements



Intercom Cable 22/4 OAS 500'

2246 STR OAS 500' BX GRY



Security Cable

12 Gauge - 2 conductor sound wire for high end audio transmission. Type CL2 for installation through walls and ceilings.



16-Port 10/100 Base-T(x) PoE Switch
16x10/100 Base-T(x) with PoE(Half/Full power)
Compatible with IEEE802.3af PoE standard
48V/DC per port output; 15.4W Max per port
Max. PoE Power (250 Watts)



24-Port Cat5e Patch Panel

- Rack mount 24-port Gigabit ready panel
- Cat5e patch panels deliver a steady 350Mhz connection to copper Gigabit switches
- Ideal solution for Ethernet, Fast Ethernet and Gigabit applications



Patch Cables