

**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, October 4, 2017 at 6:00 p.m.** at the Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, Florida 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>

Also present were:

Angel Montagna	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>District Counsel, Burr Forman, P.A.</b>
Tonja Stewart	<b>District Engineer, Stantec Consulting Services</b>

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**

There were no audience comments on agenda items.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors Meeting held on September 6, 2017**

Ms. Montagna asked if there were any changes to the meeting minutes. It was stated that Moretrench was misspelled.

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' Meeting held on September 6, 2017 as amended for the Talavera Community Development District.

45 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation &**  
46 **Maintenance Expenditures for August**  
47 **2017**  
48  
49

50 Ms. Montagna presented the Operation and Maintenance Expenditures for August 2017. A  
51 brief discussion ensued regarding the vacant lot.  
52

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August 2017 (\$40,970.01) as presented for the Talavera Community Development District.

53  
54 **FIFTH ORDER OF BUSINESS** **Ratification of Requisitions for**  
55 **Supplemental Construction Account 2016**  
56 **#CUS 4, 8 and 9**  
57

58 Ms. Montagna presented the Requisitions for Supplemental Construction Account 2016  
59 #CYS 4, 8 and 9. She stated that they were all under \$100,000.00.  
60

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors ratified the Requisitions for Supplemental Construction Account 2016 #CUS 4, 8 and 9 as presented for the Talavera Community Development District.

61  
62 **SIXTH ORDER OF BUSINESS** **Presentation of Landscape Report**  
63

64 Ms. Montagna presented the September landscape report to the Board. Discussion ensued  
65 regarding the maintenance of the entry monuments. The Board requested a proposal form  
66 Cornerstone to maintain all of landscape in Talavera with the same scope that Yellowstone is  
67 using currently.  
68

69 **SEVENTH ORDER OF BUSINESS** **Consideration of Yellowstone's**  
70 **Landscape Enhancement Proposal**  
71

72 Ms. Montagna presented a landscape enhancement proposal from Yellowstone  
73 Landscape for Item #4 on the July Inspection Report. This item was previously approved.  
74

75 **EIGHTH ORDER OF BUSINESS** **Presentation of Aquatics Report**  
76

77 Ms. Montagna presented the September aquatics maintenance report to the Board.  
78 Discussion ensued regarding midge fly treatment.  
79  
80  
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82 **NINTH ORDER OF BUSINESS** **Discussion Regarding Grau & Associates**  
83 **Engagement Letter**  
84

85 Ms. Montagna presented Grau & Associates engagement letter for the District's 2017 Audit.  
86 She stated that Grau had increased their fees from what was originally quoted.  
87

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Grau & Associates Engagement Letter for the District's 2017 Audit for the Talavera Community Development District.

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89 **TENTH ORDER OF BUSINESS** **Discussion Regarding Parking Policies**  
90

91 Mr. Steady gave the Board an update regarding the Parking Policies. He will bring them  
92 back to the next meeting.  
93

94 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-01, Re-**  
95 **designating an Assistant Secretary**  
96

97 Ms. Montagna stated that this resolution was no longer needed. The Board tabled this item.  
98

99 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

- 100  
101 A. District Counsel  
102 Mr. Steady presented a Bill of Sale for Phase 1A-3 water and wastewater facilities  
103 from M/I Homes to the District. Attached as (Exhibit "A"). Mr. Steady stated that  
104 he has updated Moretrench.  
105

On a Motion by Mr. Soldano, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the issuance of a Bill of Sale from M/Homes to the District for Phase 1A-3 water and wastewater facilities for the Talavera Community Development District.

- 106  
107 Mr. Steady presented a Bill of Sale for Phase 1A-3 water and wastewater facilities  
108 from the District to Pasco County. Attached as (Exhibit "B").  
109

On a Motion by Mr. Griffin, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved the Bill of Sale from the District to Pasco County for Phase 1A-3 water and wastewater facilities for the Talavera Community Development District.

- 110  
111 B. District Engineer  
112 Ms. Stewart gave the Board an update on the condition of the District's ponds. She  
113 stated that the aquatic planting should be starting soon. Ms. Stewart stated that she  
114 would be providing a proposal for the Board's review at their next meeting.  
115 Discussion ensued regarding the erosion and the landscape company.  
116

117

118

C. District Manager

119

Ms. Montagna announced that the next regularly scheduled meeting will be held on Wednesday, November 1, 2017 at 9:00 a.m. at the office of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

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**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

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Ms. Montagna asked if there any Supervisor requests. Ms. Valenti stated that the Spirit Committee has a lot of projects to do. She discussed the refrigerator, ice machine, cabinetry and use of the smallest office. Ms. Valenti stated that TMA would fund these projects with contributions and they would be completed over 12 to 24 months.

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved all projects to be completed by the Spirit Committee with funds being contributed by TMA for the Talavera Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Griffin, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 7:01 p.m. for the Talavera Community Development District.

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Assistant Secretary

  
Chairman / Vice Chairman

# Exhibit A

Exhibit B

BILL OF SALE

PROJECT: Talavera Phase 1A-3

PCU PROJECT NO.: 03-245.14

PROJECT LOCATION: 1.4 miles north of SR 52 and Highway 41 Intersection on west side of Highway 41.

M/I Homes of Tampa, LLC (Grantor), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto The Talavera Community Development District (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Talavera Phase 1A-3 (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Grantee, and its successors and assigns, to their use forever.

And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 29th day of September 2017.

Signed, sealed and delivered in the presence of:

GRANTOR:



Name: R. Scott Griffith  
(Print)



Name: KARA SIKORSKI  
(Print)

By: 

Name: Mark J. Spada

Title: Vice President



**STREET LEGEND**

- PHASE 1A-1: 1/2" x 1/2" grid
- PHASE 1A-2: 1/4" x 1/4" grid
- PHASE 1A-3: 1/8" x 1/8" grid
- PHASE 1A-4: 1/16" x 1/16" grid
- PHASE 1A-5: 1/32" x 1/32" grid

**LOT LEGEND**

- PHASE 1A-1: 1/2" x 1/2" grid
- PHASE 1A-2: 1/4" x 1/4" grid
- PHASE 1A-3: 1/8" x 1/8" grid
- PHASE 1A-4: 1/16" x 1/16" grid
- PHASE 1A-5: 1/32" x 1/32" grid

**LOTS BY PHASE**

Phase	Area (sq. ft.)	Units
PHASE 1A-1	1,125,000	144
PHASE 1A-2	1,125,000	144
PHASE 1A-3	1,125,000	144
PHASE 1A-4	1,125,000	144
PHASE 1A-5	1,125,000	144
<b>TOTAL</b>	<b>5,625,000</b>	<b>720</b>

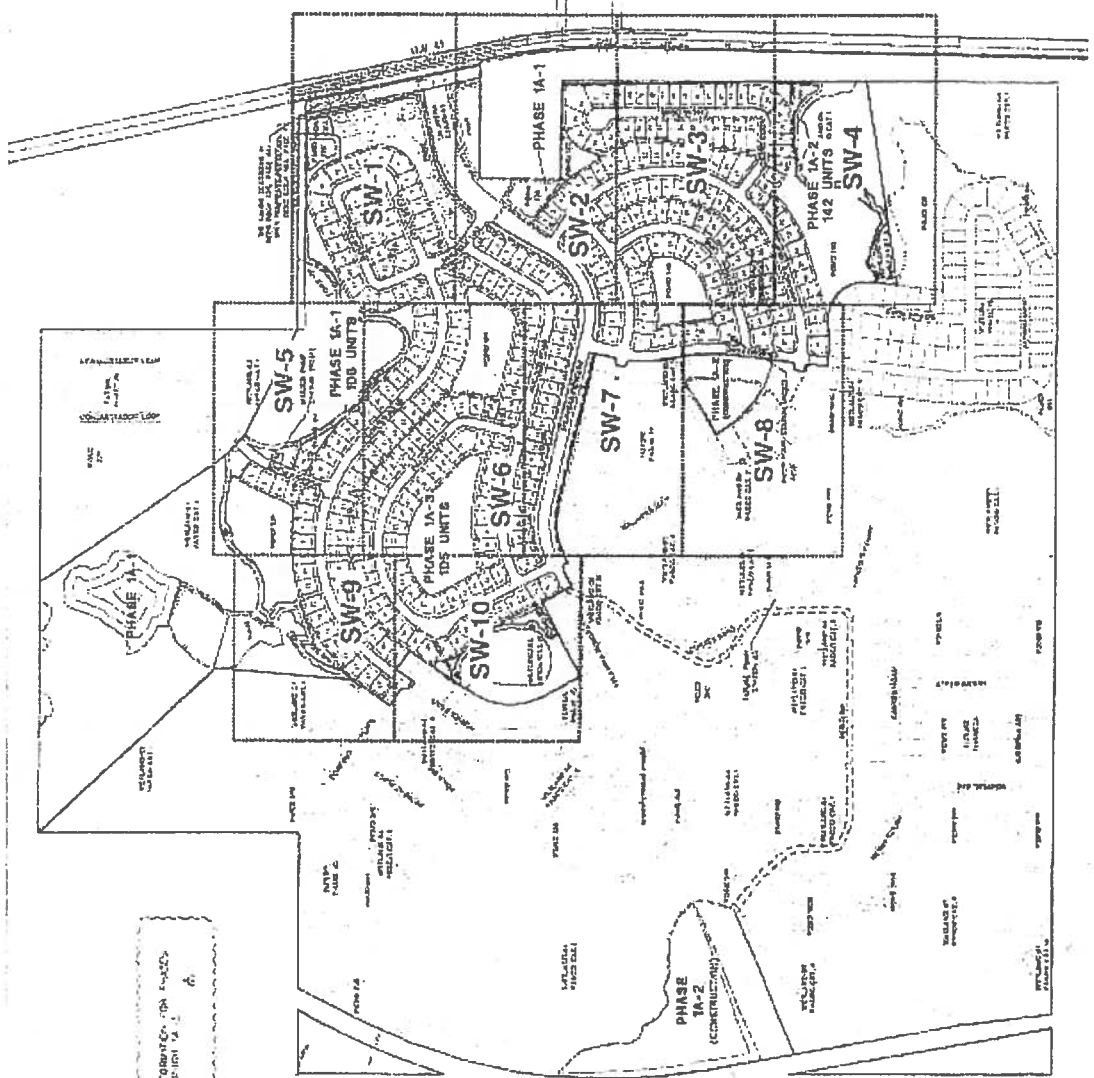


Exhibit A

**PHASE 1A-1**

10000 CROSS CREEK BLVD, SUITE M  
TAMPA, FL 33647

10000 CROSS CREEK BLVD, SUITE M  
TAMPA, FL 33647

10000 CROSS CREEK BLVD, SUITE M  
TAMPA, FL 33647

**SANITARY SEWER AND WATER  
DISTRIBUTION KEY MAP**

**TALavera (Phase 1-A)**  
FOR  
S.R. 82 DEVELOPMENT, LLC.  
10028 CROSS CREEK BLVD, SUITE M  
TAMPA, FL 33647

**K i n g**  
ENGINEERING ASSOCIATES, INC.  
10000 CROSS CREEK BLVD, SUITE M  
TAMPA, FL 33647  
TEL: 813-971-1111  
FAX: 813-971-1112  
WWW.KINGENGINEERING.COM

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/15/10	ISSUED FOR PERMIT
2	02/10/10	REVISED PER PHASE 1A-2
3	03/10/10	REVISED PER PHASE 1A-3
4	04/10/10	REVISED PER PHASE 1A-4
5	05/10/10	REVISED PER PHASE 1A-5

ENGINEER'S ESTIMATE

PROJECT: TALAVERA PHASE 1A-3

SCHEDULE A - WATER DISTRIBUTION

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
EA	1	CONNECT TO EXISTING 8" MAIN	\$ 1,358.83	\$ 1,358.83
EA	2	CONNECT TO EXISTING 6" MAIN	\$ 1,091.44	\$ 2,182.88
LF	2480	8" C900 DR 18 PVC	\$ 15.40	\$ 37,884.00
LF	2380	6" C900 DR 18 PVC	\$ 10.82	\$ 25,761.60
EA	20	8" JOINT RESTRAINTS	\$ 101.58	\$ 2,031.60
EA	11	6" JOINT RESTRAINTS	\$ 71.98	\$ 791.78
EA	8	8" GATE VALVE AND BOX	\$ 1,394.88	\$ 11,157.28
EA	2	6" GATE VALVE AND BOX	\$ 928.62	\$ 1,857.04
EA	1	8" MJ TEE	\$ 407.00	\$ 407.00
EA	5	6" 22-1/2" MJ BEND	\$ 207.23	\$ 1,036.15
EA	2	6" X 6" MJ REDUCER	\$ 233.94	\$ 467.88
EA	7	FIRE HYDRANT ASSEMBLY	\$ 3,784.23	\$ 26,489.61
EA	1	PARK SERVICE - SHORT	\$ 262.38	\$ 262.38
EA	57	SINGLE SERVICE - SHORT	\$ 262.38	\$ 14,965.68
EA	16	SINGLE SERVICE - LONG	\$ 324.76	\$ 4,071.25
EA	16	DOUBLE SERVICE - LONG	\$ 382.26	\$ 5,083.75
EA	1	CONNECT TO EXISTING 12" MAIN	\$ 1,512.63	\$ 1,512.63
EA	1,215	12" C900 DR 18 PVC	\$ 28.31	\$ 34,396.65
EA	10	12" JOINT RESTRAINTS	\$ 159.29	\$ 1,592.80
EA	3	12" GATE VALVE AND BOX	\$ 2,460.86	\$ 7,382.65
EA	1	12" MJ CROSS	\$ 1,002.61	\$ 1,002.61
EA	2	12" X 8" MJ REDUCER	\$ 338.70	\$ 677.40
		SUBTOTAL - SCHEDULE A		\$ 183,953.03



ENGINEER'S ESTIMATE

PROJECT: TALAVERA PHASE 1A-3

SCHEDULE B - SANITARY SEWER

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	1,016	8" PVC SDR-26 (0'-6")	\$ 16.35	\$ 16,595.25
LF	437	8" PVC SDR-26 (6'-0")	\$ 16.77	\$ 7,328.49
LF	278	8" PVC SDR-26 (8'-10")	\$ 17.07	\$ 4,745.46
LF	203	8" PVC SDR-26 (10'-12")	\$ 18.89	\$ 3,834.87
LF	360	8" PVC SDR-26 (12'-14")	\$ 21.42	\$ 7,711.20
LF	92	8" PVC SDR-26 (14'-16")	\$ 25.21	\$ 2,319.32
LF	301	8" PVC SDR-26 (16'-18")	\$ 36.62	\$ 11,022.62
LF	547	8" C900 DR 18 PVC (18'-20")	\$ 81.25	\$ 40,013.76
LF	243	8" C900 DR 18 PVC (20'-22")	\$ 111.57	\$ 27,111.51
LF	32	8" C900 DR 18 PVC (22'-24")	\$ 131.91	\$ 4,221.12
EA	5	4' SANITARY MANHOLE (0'-6")	\$ 1,076.22	\$ 5,381.10
EA	2	4' SANITARY MANHOLE (6'-0")	\$ 2,105.93	\$ 4,211.86
EA	1	4' SANITARY MANHOLE (8'-10")	\$ 2,399.26	\$ 2,399.26
EA	1	4' SANITARY MANHOLE (10'-12")	\$ 2,787.65	\$ 2,787.65
EA	1	4' SANITARY MANHOLE (12'-14")	\$ 3,080.97	\$ 3,080.97
EA	2	4' SANITARY MANHOLE (16'-18")	\$ 4,485.24	\$ 8,970.48
EA	3	4' SANITARY MANHOLE (18'-20")	\$ 6,228.75	\$ 18,686.25
VF	3	MANHOLE DROP CONNECTION	\$ 457.80	\$ 1,373.87
EA	6	SINGLE SERVICE (C900)	\$ 1,108.24	\$ 6,649.20
EA	7	DOUBLE SERVICE (C900)	\$ 1,227.29	\$ 8,591.03
EA	30	SINGLE SERVICE	\$ 603.88	\$ 18,116.40
EA	10	DOUBLE SERVICE	\$ 715.31	\$ 7,153.10
EA	85	PLUG AND SERVICE MARKER	\$ 12.04	\$ 1,023.40
		SUBTOTAL - SCHEDULE B		\$ 228,602.24

# Exhibit B

BILL OF SALE

PROJECT: Talavera Phase 1A-3

PCU PROJECT NO.: 03-245.14

PROJECT LOCATION: 1.4 miles north of SR 52 and Highway 41 Intersection on west side of Highway 41.

Talavera Community Development District (Grantor), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, transfer, and deliver unto Pasco County (Grantee) the following:

All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment (listed in Exhibit B) constructed in and for the development of Talavera Phase 1A-3 (Name of Project), located in the public rights-of-way and easements contained within the property described in the attached Exhibit A (which includes a legible legal description and sketch of the property on which the improvements are located). The said water and wastewater facilities are tabulated on the attached Exhibit B.

To have and to hold the same to Grantee, and its successors and assigns, to their use forever.

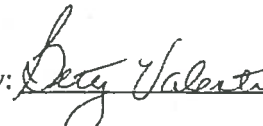
And the Grantor hereby covenants with the Grantee that the Grantor is the lawful owner of the said goods, that they are free from all encumbrances, that the Grantor has good right to sell the same as aforesaid, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed, and hereunto set my hand, on this 29<sup>th</sup> day of September, 2017.

Signed, sealed and delivered in the presence of: GRANTOR:


  
\_\_\_\_\_

Name: Brandon Paton  
(Print)

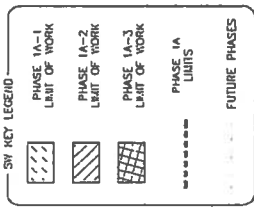
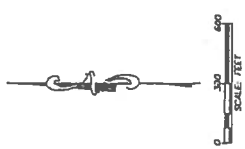
By:   
\_\_\_\_\_

Name: Betty Valenti

Title: Chairman

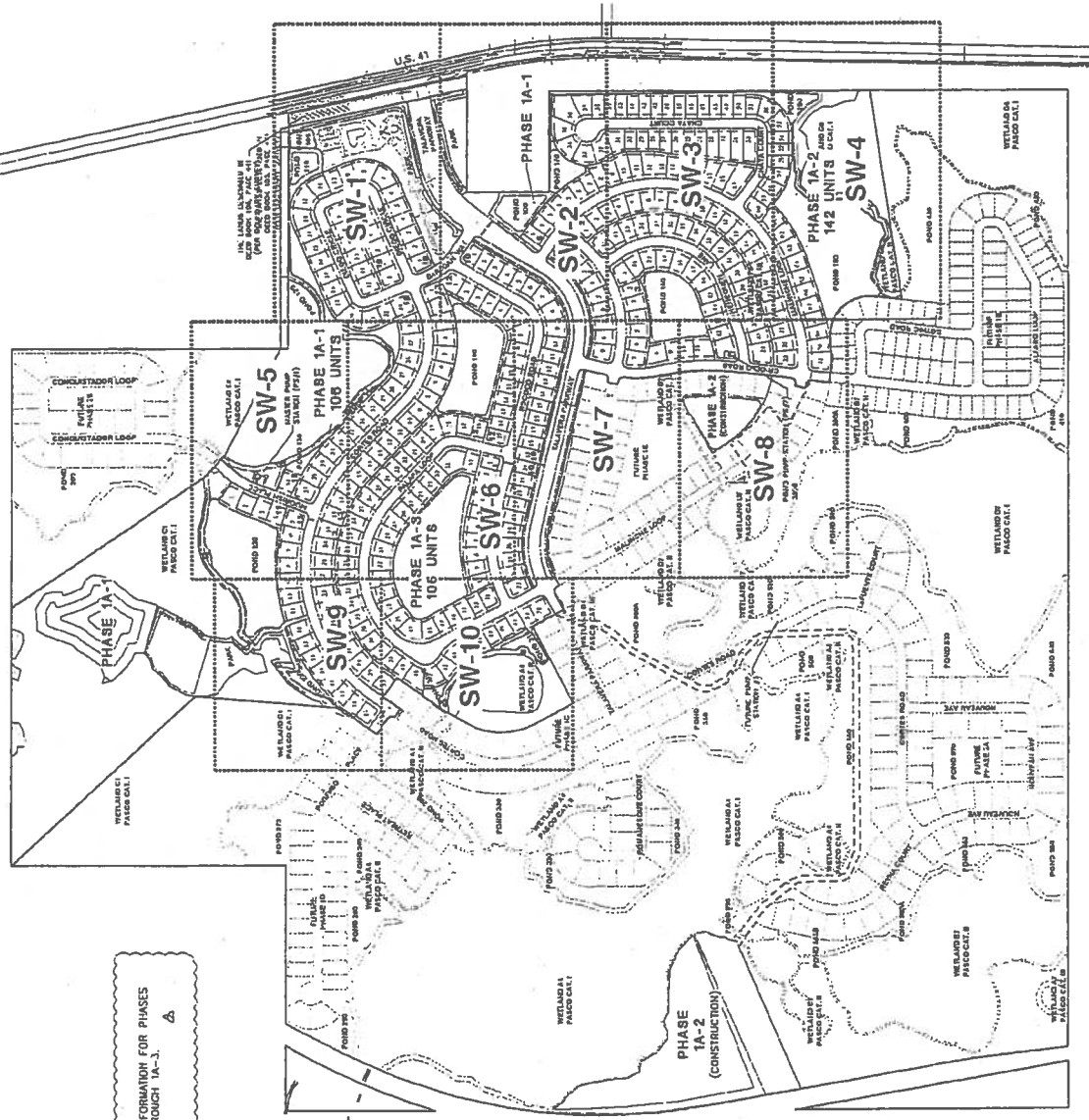
  
\_\_\_\_\_

Name: Kimberly Young  
(Print)



**LOTS BY PHASE**

PHASE	BLK	LOT
PHASE 1A-1 (100 LOTS)	10	1-19
	12	1-18
	13	1-18
	14	1-30
PHASE 1A-2 (142 LOTS)	5	1-11
	6	1-3
	7	1-11
	8	1-11
PHASE 1A-3 (100 LOTS)	16	10-30
	17	10-30
	18	10-30
	19	10-30
<b>TOTAL LOTS 332</b>		



ADDED INFORMATION FOR PHASES 1A-1 THROUGH 1A-3.

Exhibit A

**TALavera (Phase 1-A)**  
 FOR  
 3.R. 62 DEVELOPMENT, LLC.  
 10329 CROSS CREEK BLVD., SUITE M  
 TAMPA, FL 33647

**Kins**  
 ENGINEERING ASSOCIATES, INC.  
 214 AVENUE G, SUITE 200  
 TAMPA, FL 33606  
 TEL: 813-281-1111  
 FAX: 813-281-1111

**SANITARY SEWER AND WATER DISTRIBUTION KEY MAP**

**SW-KEY**  
 3159-006-001  
 MARCH, 2006  
 R.E. NO. 54059  
 AS SHOWN

DATE: 03/01/06  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 IN CHARGE: J. B. BROWN



ENGINEER'S ESTIMATE

PROJECT: TALAVERA PHASE 1A-3

SCHEDULE B - SANITARY SEWER

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	1,015	8" PVC SDR-26 (0'-6')	\$ 16.35	\$ 16,595.25
LF	437	8" PVC SDR-26 (6'-8')	\$ 16.77	\$ 7,328.49
LF	278	8" PVC SDR-26 (8'-10')	\$ 17.07	\$ 4,745.46
LF	203	8" PVC SDR-26 (10'-12')	\$ 18.89	\$ 3,834.67
LF	360	8" PVC SDR-26 (12'-14')	\$ 21.42	\$ 7,711.20
LF	92	8" PVC SDR-26 (14'-16')	\$ 25.21	\$ 2,319.32
LF	301	8" PVC SDR-26 (16'-18')	\$ 36.62	\$ 11,022.62
LF	547	8" C900 DR 18 PVC (18'-20')	\$ 91.25	\$ 49,913.75
LF	243	8" C900 DR 18 PVC (20'-22')	\$ 111.57	\$ 27,111.61
LF	32	8" C900 DR 18 PVC (22'-24')	\$ 131.91	\$ 4,221.12
EA	5	4' SANITARY MANHOLE (0'-6')	\$ 1,876.22	\$ 9,381.10
EA	2	4' SANITARY MANHOLE (6'-8')	\$ 2,105.93	\$ 4,211.86
EA	1	4' SANITARY MANHOLE (8'-10')	\$ 2,399.26	\$ 2,399.26
EA	1	4' SANITARY MANHOLE (10'-12')	\$ 2,787.65	\$ 2,787.65
EA	1	4' SANITARY MANHOLE (12'-14')	\$ 3,080.97	\$ 3,080.97
EA	2	4' SANITARY MANHOLE (16'-18')	\$ 4,465.24	\$ 8,930.48
EA	3	4' SANITARY MANHOLE (18'-20')	\$ 5,228.75	\$ 15,686.25
VF	3	MANHOLE DROP CONNECTION	\$ 457.89	\$ 1,373.67
EA	6	SINGLE SERVICE (C900)	\$ 1,168.24	\$ 6,841.20
EA	7	DOUBLE SERVICE (C900)	\$ 1,227.29	\$ 8,591.03
EA	30	SINGLE SERVICE	\$ 583.88	\$ 17,516.40
EA	18	DOUBLE SERVICE	\$ 715.31	\$ 12,875.58
EA	85	PLUG AND SERVICE MARKER	\$ 12.04	\$ 1,023.40
		SUBTOTAL - SCHEDULE B		\$ 228,502.24