

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 3, 2018 at 6:06 p.m.** at the Talavera Amenity Center, located at 18955 Rococo Road, Spring Hill, FL 34610.

Present and constituting a quorum:

Betty Valenti	Board Supervisor, Chairman
Brian Soldano	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary
Brady Lefere	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager; Rizzetta & Company, Inc.
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 put forth.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on August 1, 2018

Ms. Montagna asked if there were any changes to the meeting minutes. There were none.

On a Motion by Mr. Soldano, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on August 1, 2018 as presented for the Talavera Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for July and August 2018

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45 Ms. Montagna presented the Operation and Maintenance Expenditures for July and August
46 2018.
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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July (\$26,997.66) and August 2018 (\$38,770.32) as presented for the Talavera Community Development District.

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49 **FIFTH ORDER OF BUSINESS** **Presentation of Landscape Reports**
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51 Ms. Montagna presented the August and September landscape reports to the Board.
52 Discussion ensued regarding sending a letter to a resident who has cleared out an area and placed
53 a picnic table on District property.
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On a Motion by Mr. Lefere, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized District staff to send a letter to a resident who has cleared District property giving them 5 days from receipt of letter to remove their property from the District's property or they will be billed for the District removing it and their amenities will be revoked for 90 days for the Talavera Community Development District.

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56 **SIXTH ORDER OF BUSINESS** **Presentation of Aquatics Reports**
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58 Ms. Montagna presented the August and September Aquatics Maintenance Reports to the
59 Board.
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61 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-07,**
62 **Revised Meeting Schedule for Fiscal Year**
63 **2018/2019**
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65 Ms. Montagna presented and reviewed Resolution 2018-07, Revised Meeting Schedule for
66 Fiscal Year 2018/2019. She stated that the resolution adopts the meeting dates that the Board
67 revised at their last meeting.
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On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved Resolution 2018-07, Revised Meeting Schedule for Fiscal Year 2018/2019 as presented for the Talavera Community Development District.

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70 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding UPS Request for**
71 **Property Usage**
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73 Ms. Montagna presented a UPS request for property usage. She stated that UPS would like
74 to use golf carts in the community to deliver packages during peak holiday season, October 15th
75 through January 15th. Ms. Montagna stated that UPS is also requesting an area to place temporary
76 storage for the golf carts. Discussion ensued.

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On a Motion by Mr. Soldano, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the request from UPS for property usage to be placed at the last spot behind the monument and UPS to deliver to Talavera residents only for the Talavera Community Development District.

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NINTH ORDER OF BUSINESS

**Ratification of District's Insurance
Renewal**

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Ms. Montagna presented and renewed the District's Insurance Renewal. She stated that the Chairman had previously approved the renewal as it was due by October 1st.

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified the approval of the District's Insurance Renewal for the Talavera Community Development District.

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TENTH ORDER OF BUSINESS

**Ratification of Street/Outdoor Lighting
Agreement**

Ms. Montagna presented the Street/Outdoor Lighting Agreement or Talavera Phase 1E.

On a Motion by Mr. Lefere, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified the approval of the Street/Outdoor Lighting Agreement with WREC for Phase 1E for the Talavera Community Development District.

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ELEVENTH ORDER OF BUSINESS

Ratification of Talavera Phase 1E Plat

Ms. Montagna presented the Plat for Talavera Phase 1E.

On a Motion by Ms. Valenti, seconded by Mr. Lefere, with all in favor, the Board of Supervisors ratified the approval of the Plat for Phase 1E for the Talavera Community Development District.

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TWELFTH ORDER OF BUSINESS

**Ratification of The Kearney Companies'
Proposal**

Ms. Montagna presented the proposal from The Kearney Companies for Phase 1E pond erosion repairs.

On a Motion by Mr. Soldano, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the approval of The Kearney Companies' Proposal for Phase 1E pond erosion repairs (\$11,054.72) for the Talavera Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of Stepp's Towing Agreement**

The Board decided to table this item until their next meeting.

FOURTEENTH ORDER OF BUSINESS **Ratification of Bills of Sale**

Ms. Montagna presented the Bills of Sale for Talavera Phase 1E.

On a Motion by Mr. Lefere, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the approval of the Bills of Sale for Talavera Phase 1E for the Talavera Community Development District.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel
Not present.
- B. District Engineer
Not present.
- C. District Manager
Ms. Montagna announced that the next regularly scheduled meeting will be held on Wednesday, November 7, 2018 at 9:00 a.m. **at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.** She stated that the Board will be holding their landowner election at this meeting.

SIXTEENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Montagna asked if there any Supervisor requests. Ms. Valenti stated that she met with Rizzetta & Company staff to discuss staffing and a 50/50 split for the clubhouse manager. Mr. Soldano discussed the letter to the resident.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

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. Lefere, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 6:40 p.m. for the Talavera Community Development District.


Assistant Secretary


Chairman/Vice Chairman