MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors 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 19th, 2025, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610.

Present and Constituting a Quorum:

Richard Henderson	**Board Supervisor, Chairman**
Christopher Walsh	**Board Supervisor, Vice-Chairman**
Pamela Plehal	**Board Supervisor, Assistant Secretary**
Marco Kremser	**Board of Supervisors, Assistant Secretary**

Also Present Were:

Sean Craft	**District Manager, Rizzetta & Company, Inc.**
Scott Steady	**District Counsel, Burr Forman, PA *(via call)***
Robert Dvorak	**District Engineer, BDI Engineers**
David Doreo	**Representative, FLA Landscapes & Lawns**
Dan Smith	**Representative, Palermo Real Estate Professionals**
Audience	Present

FIRST ORDER OF BUSINESS **Call to Order / Roll Call**

Mr. Craft called the meeting to order and conducted roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no comments from the audience.

THIRD ORDER OF BUSINESS **Consideration of Applications for Board Vacancy**

Mr. Frank DiPaola expressed his interest in filling the vacant seat. The Board asked him to submit a resume and spend some time over the next month looking over the community, identifying areas that he feels could be improved upon, and then hold further discussions regarding the vacancy at the April meeting

FOURTH ORDER OF BUSINESS **Discussion of CDD Utility Easement Request**

The Board approved a motion to accept a $5,000 deposit from JEN Partners which would be applied towards fees incurred by District Engineer and District Counsel. The District Engineer will conduct a study over the next several weeks to determine capacity levels and impact on the community if the requesting party were to be granted access to the water and sewer lines. The District Engineer stated that he would have his study completed in time for the May meeting where the Board will revisit the topic at that time.

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved to accept a $5,000 deposit from JEN Partners which would be applied toward fees incurred by District Engineer and District Counsel and for the District Engineer to conduct a study as stated above, for the Talavera Community Development District.

FIFTH ORDER OF BUSINESS **Discussion Regarding Trespassing**

District Counsel stated that he would draft a letter to the county commissioner requesting assistance to help alleviate the issue of posting signage and placing calls to the Pasco County Sheriff's Office asking them to dispatch deputies which have proven to be ineffective deterrents.

SIXTH ORDER OF BUSINESS **STAFF REPORTS**

A. FLA Landscapes and Lawn

The Board reviewed the landscape report and approved an irrigation repair proposal with a not to exceed amount of $700.00.

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved an irrigation repair proposal from FLA Landscapes and Lawn with a not to exceed amount of $700, for the Talavera Community Development District.

i. Consideration of Sod Installation Proposals

On a Motion by Mr. Henderson, and seconded by Ms. Plehal, with a majority in favor, the Board of Supervisors approved the proposal for sod to be laid down in section 1 from FLA Landscapes and Lawns in the amount of $27,367.20 and for Sections 2 and 3 to be factored into the 2025/2026 budget, for the Talavera Community Development District.

B. Solitude

The Board reviewed the Aquatics Report.

C. Clubhouse Manager

The Board reviewed the Clubhouse Manager's report and directed the Clubhouse Manager to send out an e-mail blast to the community reminding them not to discharge their clippings in drains, ponds, and conversations areas.

i. Consideration of Proposal for Pressure Washing

The Board tabled the discussion of pressure washing the common areas of the community until fiscal year 2025/2026, directing District Manager to hold a line item in the proposed budget for it.

D. District Engineer

Mr. Dvorak shared his report with the Board.

E. District Counsel

District Counsel stated that he would reach out to other districts regarding the subject of potentially conveying their roads to the county and report his findings as to what their experiences have been like back to the Board.

F. District Manager's Report

Mr. Craft reviewed his report with the Board and noted that the next CDD Board meeting is scheduled for April 16th, 2025, at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

SEVENTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting Held on February 19, 2025**

On a Motion by Mr. Kremser, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on February 19th 2025, as presented, for the Talavera Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for January 2025**

On a Motion by Mr. Walsh, and seconded by Mr. Henderson, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January, 2025 ($84,613.65), as presented, for the Talavera Community Development District.

NINTH ORDER OF BUSINESS **Supervisor Requests**

The Board approved a motion to move forward with the new sail shade as well as the upgraded splash pad pending receipt of funds from the HOA who has agreed to provide such funds to the district. District Counsel to draft an agreement between the parties involved.

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved to move forward with the new sail shade and the upgraded splash pad pending receipt of funds from the HOA as stated above, for the Talavera Community Development District.

TENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved to adjourn the meeting at 7:38 p.m., for the Talavera Community Development District.

Joey M Cagle

Assistant Secretary/Secretary

Chair/Vice Chair