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, January 21, 2026, 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**
David Posey	**Board Supervisor, Assistant Secretary**
Pamela Plehal	**Board Supervisor, Assistant Secretary**

Also Present Were:

Sean Craft	**District Manager, Rizzetta & Company, Inc.**
Erin McCormick	**District Counsel, Erin McCormick Law, PA**
Robert Dvorak	**District Engineer, BDI Engineers**
Evelyn Ocasio Lopez	**Clubhouse Manager, Rizzetta & Company, Inc.**
David Doreo	**Representative, FLA Landscapes and Lawns**
Matt O'Brien	**Representative, JEN Partners**
Jordan Schrader	**Representative, JEN Partners**
Don Smith	**Representative, JEN Partners**

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

A few residents commented on the letters they received from the District Manager regarding their pool discharge causing erosion to pond banks of the district's property.

THIRD ORDER OF BUSINESS **Appointment of New Board Supervisor**

The Board appointed Mr. Charles R. Eade to fill seat #2 by a 3-1 vote. He chose not to receive compensation and will serve as Assistant Secretary for the remainder of the term through November 2028. A resolution to this effect will be presented at the February meeting for ratification at that time.

FOURTH ORDER OF BUSINESS **JEN Partners Update on Project**

During the discussion of the JEN Partners project which will tie into the district's water and sewer system, their representatives re-stated that they are offering $50,000 to the district for allowing the project to proceed which would be paid to the district once zoning approval is granted. The Board requested additional documentation from JEN Partners to be reviewed over the next month, then added as a discussion item to the February agenda so that the Board can decide at that time whether they wish to proceed.

FIFTH ORDER OF BUSINESS **STAFF REPORTS**

A. FLA Landscapes and Lawns

Mr. Dareo reviewed his landscape report with the Board and suggested relocating the flagpole. The Board requested a proposal from him for that relocation to be considered at the February meeting.

i. **Consideration of Proposal for Installation of Seasonal Flowers**

On a Motion by Ms. Plehal, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the proposal from FLA Landscapes and Lawns in the amount of $3,150.00 for the installation of seasonal flowers, for the Talavera Community Development District.

B. Solitude

The Board reviewed the Aquatics Report and gave direction to FLA Landscapes and Lawns and Solitude to meet on site to discuss the maintenance options at site FPC1 and provide recommendations at the February meeting.

i. **Consideration of Amendment to Contract removing Pond FPC7**
The Board tabled this until the February meeting.

C. Clubhouse Manager

Ms. Lopez reviewed her report with the Board, and the Board tabled the proposal for an additional radar sign in the amount of $4,000 as well as a separate proposal for the installation of in the amount of $935 until further notice.

i. **Discussion of PCSO Extra Duty Patrols**
The Board gave direction to leave the patrols in a suspended status until further notice.

D. District Engineer
The Board directed Ms. Lopez to provide Mr. Dvorak with monthly traffic data reports. The Board approved the following proposals:

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved the proposal from Alex Roark Engineering in the amount of $4,595.00 for an all-way stop control warrant analysis, for the Talavera Community Development District.

On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved the proposal from Site Masters of Florida in the amount of $5,955.00 for sidewalk repairs, for the Talavera Community Development District.

E. District Counsel
Ms. McCormick tabled the discussion of designating roads for golfcart use until the February meeting.

F. District Manager's Report
Mr. Craft reviewed his report with the Board and noted that the next CDD Board meeting is scheduled for February 18, 2026, at 6:00 p.m. at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, FL 34610.

SIXTH ORDER OF BUSINESS **Ratification of Audit Engagement Letter for FY 2024/2025**

On a Motion by Mr. Walsh, and seconded by Mr. Eade, with all in favor, the Board of Supervisors ratified the Audit Engagement Letter from Berger, Toombs, Elam, Gaines & Frank for fiscal year 2024/2025 as presented, for the Talavera Community Development District.

SEVENTH ORDER OF BUSINESS **Establish Audit Committee**

On a Motion by Mr. Henderson, and seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved to establish themselves as the audit committee for the purpose of selecting an auditing firm to conduct the district's financial services for the fiscal year ending 2026 and an additional four years, for the Talavera Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting Held on December 17, 2025**

On a Motion by Mr. Walsh, and seconded by Mr. Posey, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors; meeting held on December 17, 2025, as presented, for the Talavera Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for November 2025**

On a Motion by Mr. Walsh, and seconded by Ms. Plehal, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for November, 2025 ($85,083.65, as amended, for the Talavera Community Development District.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Supervisor Henderson requested that Mr. Dvorak provide an opinion at the February meeting of potential environmental impacts if the Board decides to pursue the project with JEN Partners.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Craft stated that if there were no further business to come before the Board of Supervisors, then a motion to adjourn would be in order

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 8:16 p.m., for the Talavera Community Development District.

Assistant Secretary/Secretary

Chair/Vice Chair