Rizzetta & Company

Talavera
Community Development District

Board of Supervisors
Regular Meeting
February 18, 2026

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001

www.talaveracdd.org

TALAVERA
COMMUNITY DEVELOPMENT DISTRICT

Talavera Amenity Center, 18955 Rococo Road, Spring Hill, FL 34610

Board of Supervisors	Richard Henderson	Chair
	Christopher Walsh	Vice Chair
	Pamela Plehal	Assistant Secretary
	David Posey	Assistant Secretary
	Charles Eade	Assistant Secretary
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Stephen Brletic	BDI Engineers

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

February 10, 2026

Board of Supervisors
Talavera Community
Development District

AGENDA

Dear Board Members:

The audit committee and regular meetings of the Board of Supervisors of the Talavera Community Development District will be held on **Wednesday, February 18, 2026, at 6:00 p.m.** at the Talavera Amenity Center located at 18955 Rococo Road, Spring Hill, Florida 34610. The following is the agenda for the meeting:

AUDIT COMMITTEE MEETING:

1. **CALL TO ORDER**
2. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Audit Proposal Instructions ..... Tab 1
   - **B.** Consideration of Audit Evaluation Criteria ..... Tab 2
   - **C.** Consideration of RFP for Audit Services Advertisement..... Tab 3
3. **ADJOURNMENT**

BOS MEETING:

4. **CALL TO ORDER**
5. **AUDIENCE COMMENTS ON AGENDA ITEMS**
6. **STAFF REPORTS**
   - A. FLA Landscapes and Lawns
     - i. Review of the Landscaper Report ..... Tab 4
     - ii. Consideration of Proposal for Relocation of Flagpole..... Tab 5
     - iii. Consideration of Proposals for Removal of Dead Pine Trees..... Tab 6
     - iv. Consideration of Proposals for Removal of Dead Oak Tree..... Tab 7
   - B. Solitude
     - i. Review of the Aquatics Report ..... Tab 8
     - ii. Consideration of Amendment to Annual Lake Management Contract..... Tab 9
     - iii. Discussion of Maintenance Options for Site FPC1
   - C. Clubhouse Manager
     - i. Review of Clubhouse Manager's Report ..... Tab 10
   - D. District Engineer

E. District Counsel
   i. Discussion of Designating Roads for Golfcart Use
F. District Manager
   i. Review of the District Manager's Report ..... Tab 11
   ii. Presentation of Website Compliance Audit Report..... Tab 12

7. BUSINESS ITEMS

A. Consideration of Resolution 2026-04;
   Re-designating Officers of the District..... Tab 13
B. Discussion of JEN Partners Project

8. BUSINESS ADMISTRATION

A. Consideration of Minutes of the Board of Supervisors'
   Regular Meeting held on January 21, 2026 ..... Tab 14
B. Consideration of Operation & Maintenance
   Expenditures for December 2025..... Tab 15

9. SUPERVISOR REQUESTS

10. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, or need to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2026
Pasco County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **March 27, 2026, at 12:00 p.m.**, at the offices of District Manager, located at c/o Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33614. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work by the statutory or an otherwise specific deadline to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) digital copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Talavera Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions ("**Proposal Documents**").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including resumes with applicable certifications.

C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

TALAVERA
COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA

1. Ability of Personnel. **(20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. **(30 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s), whether the auditor has been able to meet statutory or other deadlines for finalizing audits).

3. *Understanding of Scope of Work.* **(20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. **(20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity.

5. Price. **(10 Points)*****

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total **(100 Points)**

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the 10 points allocated to Price would be reallocated to another category.

Tab 3

TALAVERA COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Talavera Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Sean Craft, District Manager, located at Rizzetta & company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, in an envelope marked on the outside "Auditing Services, Talavera Community Development District" (or by email to SCraft@rizzetta.com). Proposals must be received by **12:00 p.m. on March 27, 2026**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
Run Date: February 27, 2026

Run date: *must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.*

Tab 4

Talavara CDD Landscape Report 2/9/26

One word says it all- COLD!

Maintenance: The big story of the month is the cold/freeze damage occurring throughout the area. A once in two-decade killing freeze hit the Tampa Bay area- causing extensive damage to foundation plants and palms. Attempts at covering plants were futile as covering protects for a 2-3 degree variance, we were 6-8 degrees below freezing in some areas for several days.

Irrigation: The next irrigation inspection is scheduled for the week of 2/9- 2/13. Tech will make certain that the valve for the back area on Conquistador is working properly in preparation for any new bamboo installs required.

An area of erosion had been identified at a residence – 18005 Cortez Creek. While the resident agreed to remediate the area on their own, I will be stopping by to see if any additional steps would be required to prevent additional erosion.

Fertilization: As temperatures warm up a bit through the next couple of weeks, an additional turf application will be done to help the struggling turf rebound from the freeze.

Flowers: The winter install has been completed per approval. During this install we were asked by the Board if we could reduce the number of plants in the bed, particularly around the two marquees to help reduce the cost of the quarterly installation. The install team felt comfortable that we could remove 10 flats of flowers per side, or 200 plants total without drastically affecting the look of the plant beds. This would reduce the quarterly cost per install from $ 3150.00 to $ 2700.00.

Landscape: Prolonged below freezing temperatures along with its accompanying frost has caused havoc on plants. We strongly recommend waiting until the middle of March before any trimming of frost damaged plants. Trimming will start new plant growth and if we get any additional cold weather it will damage the new growth and potentially kill the shrubs completely.

Several trees were noted as compromised or dead…two in the back of Diego Circle and clubhouse area and one on edge of conservation area on Conquistador. Proposals attached for review. The Pine trees are not accessible by lift and will need to be climbed for removal. The dead oak on Conquistador can be dropped, cut up and left in the conservation area if so desired.

Two additional trees along a retention pond were identified by a residents and will be inspected to see if they need to be replaced or just removed. Recommendation is to wait until springtime to see if any will flesh back out. If not-recommend removal with no replacement as there is no irrigation in the area.



In addition, there is one live oak about 4”-5” in diameter that had been staked up after last year’s storm that has since begun leaning again. We will come up and re-stake and leave through rainy season to see if root growth will produce any anchor roots on that side. If it has started to girdle around, we may need to remove and replace.



FPC-1- Met with Kyle from Solitude at the site to discuss growth within the floodplain. More detail to be presented by Kyle, but no excess growth was noted on either end to be concerned about. Water levels were normal for the current season.

Respectfully submitted,

Dave Doreo

FLA Landscapes and Lawns

Tab 5

Proposal

To: Sean Craft	Date: 2/9/26
Address:	Property Name: Talavera CDD
Phone #:	Property Add.: Flagpole
Fax #:	FLA Technician: Dave

QTY	DESCRIPTION	UNIT PRICE	TOTAL
	Removal and replacement of flagpole from existing location to the		
	Area where the palm was removed in the raised bed.		
1	Flagpole installation		$ 450.00
		GRAND TOTAL	$ 450.00

Approved and Accepted: ______________________

By: Dave Doreo

Date: ______________________

Please sign and return by email at **dave@yourlawnteam.com**
Office 813.909.1861

Celebrating 30 Years of Service. 1995-2025

Tab 6

Prepared by:

Landscape Proposal

FLA LANDSCAPES AND LAWNS

Job Description: Option A - Removal and disposal of the two dead Pine trees located behind 18972 Diego Circle.

Client	Talavera CDD	Date	February 10, 2026
Contact	Sean Craft	Phone#	813.994.1001 ext7858
Email	scraft@rizzetta.com	Fax#	

Plants (name and size)	Quantity	Total Costs
Dead Pine tree removals	2	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Hard Materials (mulch, topsoil, etc.)	Quantity	Total Costs
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Arborist Labor	Quantity	Total Costs
Arborist labor	1	$2,160.00
Disposal	1	$240.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Travel, Loading, Watering		Total Costs
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00

Total Job Estimate	$2,400.00

Approved and Accepted by:_____ Approved Date:_____

Please sign, scan, and return via email OR via fax to **813.935.1858**. Thank you. Our office number is **813.866.0022**

Please Note:

1 This price quote is only good for 30 days.
2 Changes to Landscape often require modifications to irrigation system at additional costs.
3 30 day warranty on plants if US Lawns maintains irrigation system and watering instructions are followed
4 Warranty does not over "Acts of God"

P.O. Box 4688 Clearwater, FL 33758-4688
Office:813.866.0022 Fax: 813.935.1858

Celebrating 26 Years of Excellence. Since 1995

Tab 7

Prepared by:

Landscape Proposal

FLA LANDSCAPES AND LAWNS

Job Description: Option A - Removal and disposal of the dead Oak tree located behind 13025 Conquistador.

Client	Talavera CDD	Date	February 10, 2026
Contact	Sean Craft	Phone#	813.994.1001 ext7858
Email	scraft@rizzetta.com	Fax#	

Plants (name and size)	Quantity	Total Costs
Dead Oak removal	1	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
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0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Hard Materials (mulch, topsoil, etc.)	Quantity	Total Costs
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Arborist Labor	Quantity	Total Costs
Arborist labor	1	$1,080.00
Disposal	1	$120.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Travel, Loading, Watering		Total Costs
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00

Total Job Estimate	$1,200.00

Approved and Accepted by:_____ Approved Date:_____

Please sign, scan, and return via email OR via fax to **813.935.1858**. Thank you. Our office number is **813.866.0022**

Please Note:

1 This price quote is only good for 30 days.
2 Changes to Landscape often require modifications to irrigation system at additional costs.
3 30 day warranty on plants if US Lawns maintains irrigation system and watering instructions are followed
4 Warranty does not over "Acts of God"

P.O. Box 4688 Clearwater, FL 33758-4688
Office:813.866.0022 Fax: 813.935.1858

Celebrating 26 Years of Excellence. Since 1995

Prepared by:

Landscape Proposal

FLA LANDSCAPES AND LAWNS

Job Description: Option B - Removal and stack within conservation area of the dead Oak tree located behind 13025 Conquistador.

Client	Talavera CDD	Date	February 10, 2026
Contact	Sean Craft	Phone#	813.994.1001 ext7858
Email	scraft@rizzetta.com	Fax#	

Plants (name and size)	Quantity	Total Costs
Dead Oak removal	1	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
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0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Hard Materials (mulch, topsoil, etc.)	Quantity	Total Costs
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Arborist Labor	Quantity	Total Costs
Arborist labor	1	$1,080.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
0	0	$0.00
Travel, Loading, Watering		Total Costs
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00
0		$0.00
Total Job Estimate	$1,080.00	

Approved and Accepted by:_____ Approved Date:_____

Please sign, scan, and return via email OR via fax to **813.935.1858**. Thank you. Our office number is **813.866.0022**

Please Note:

1 This price quote is only good for 30 days.
2 Changes to Landscape often require modifications to irrigation system at additional costs.
3 30 day warranty on plants if US Lawns maintains irrigation system and watering instructions are followed
4 Warranty does not over "Acts of God"

P.O. Box 4688 Clearwater, FL 33758-4688
Office:813.866.0022 Fax: 813.935.1858

Celebrating 26 Years of Excellence. Since 1995

Tab 8

SOLITUDE
LAKE MANAGEMENT



Talavera CDD
Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2026-02-02

Prepared for:

Sean Craft
Rizzetta & Company

Prepared by:

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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SITE ASSESSMENTS

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PONDS

PONDS

MANAGEMENT/COMMENTS SUMMARY 8 - 9

SITE MAP 10

Site: 260

Comments:

Site looks good

Sits is looking great with no shoreline weeds. A small amount of planktonic algae growth will need an algaecide application for best control.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae





Site: 270

Comments:

Site looks good

Site looks great but we are going to keep an eye on some erosion starting to form on the homeowners side of the pond.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 280

Comments:

Site looks good

Site is doing well with no issues to note at this time. The culverts are cleared from any debris.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 290

Comments:

Site looks good

A small amount of algaecide will be needed for the planktonic algae starting to grow.





Action Required:

Routine maintenance next visit

Target:

Planktonic algae

Site: 300

Comments:

Site looks good

No issues to note at this time and the beneficial plants are looking great.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 310A

Comments:

Site looks good

Site is completely dry and the water flow structure is clear of all debris.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 310B

Comments:

Site looks good

Site is completely dry with no issues to note at this time.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 320

Comments:

Site looks good

Site has improved a lot with much less submersed weeds. A follow-up application will be needed for best control.





Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 330

Comments:

Site looks good

Site is doing well with no issues to note at this time. The invasive weeds have been cleared away.





Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 340

Comments:

Site looks good

Site is completely dry with no issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: 350

Comments:

Site looks good

Site has improved a lot since last visit with all the invasive weeds being cleared away.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: SPW1

Comments:

Site looks good

Site is completely dry and the culverts are cleared from any debris.

Action Required:

Routine maintenance next visit

Target:

Species non-specific





Site: FPC1

Comments:

Normal growth observed

The cattails that have been growing have recently been treated with an herbicide. It will take some time for these weeds to be cleared away. I will be back

Action Required:

Routine maintenance next visit

Target:

Cattails





Site: FPC2

Comments:

Site looks good

Site is completely dry and we will continue to push back the invasive weeds.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds





Site: FPC3

Comments:

Site looks good

Site has improved since last month. The submersed grasses will need an herbicide application for best control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



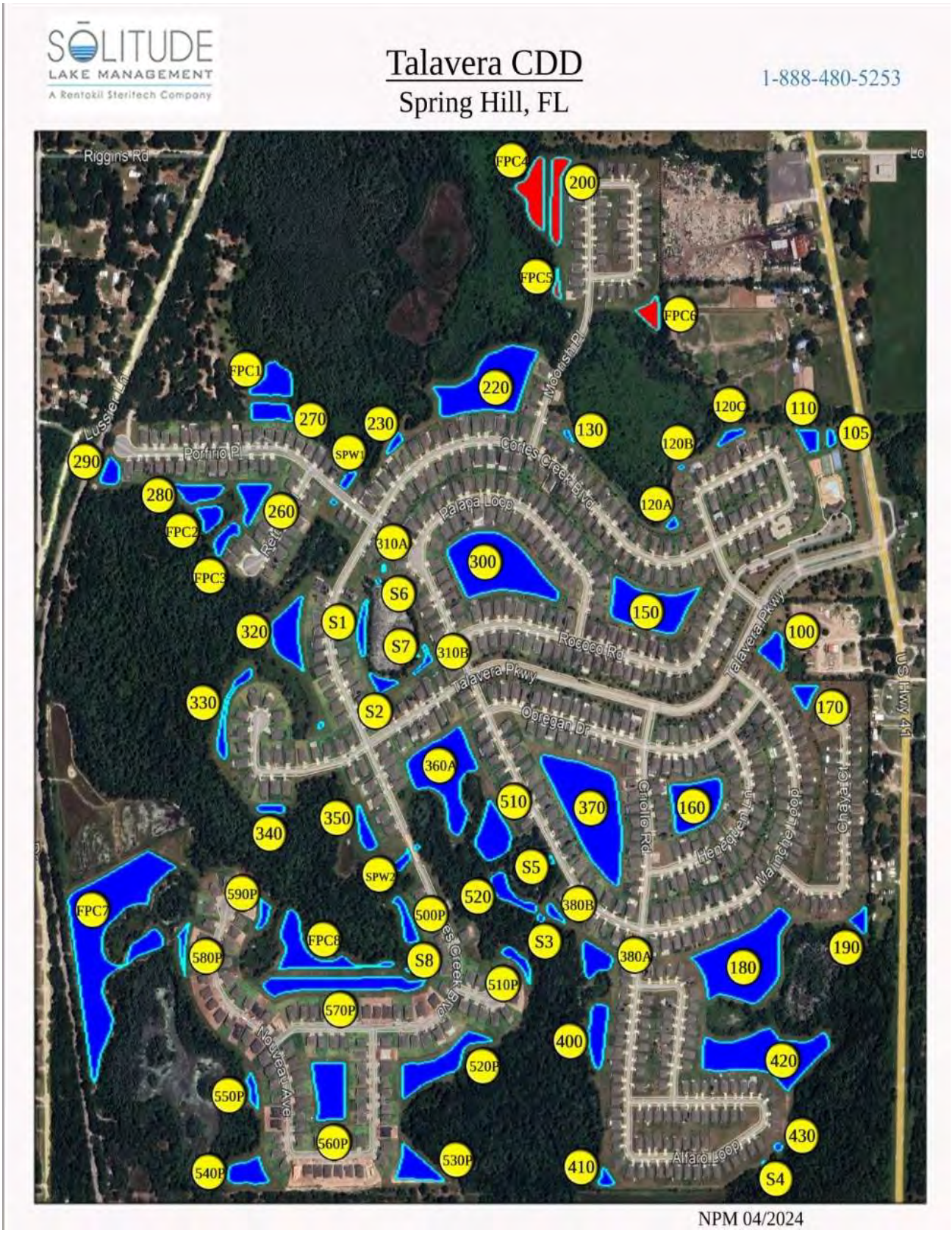


Management Summary

Water levels have dropped even lower this month and submersed weeds are mostly what we have been seeing in all of the ponds. A lot of the smaller ponds have gone dry. An herbicide application will be needed for best control and prevent future weeds from growing. It is important to target these weeds that continue growing under the water before they come up to the surface of the pond.
We will focus on the water flow structures to make sure nothing is impeding the flow of water. A couple of the ponds have planktonic algae that will need an algaecide application for control. New algae growth on some of the ponds will be our main focus this month as well as clearing away the cattails that have been growing at site FPC1.

Thank You For Choosing SOLitude Lake Management.

Site	Comments	Target	Action Required
260	Site looks good	Planktonic algae	Routine maintenance next visit
270	Site looks good	Species non-specific	Routine maintenance next visit
280	Site looks good	Species non-specific	Routine maintenance next visit
290	Site looks good	Planktonic algae	Routine maintenance next visit
300	Site looks good	Species non-specific	Routine maintenance next visit
310A	Site looks good	Species non-specific	Routine maintenance next visit
310B	Site looks good	Species non-specific	Routine maintenance next visit
320	Site looks good	Submersed vegetation	Routine maintenance next visit
330	Site looks good	Species non-specific	Routine maintenance next visit
340	Site looks good	Species non-specific	Routine maintenance next visit
350	Site looks good	Species non-specific	Routine maintenance next visit
SPW1	Site looks good	Species non-specific	Routine maintenance next visit
FPC1	Normal growth observed	Cattails	Routine maintenance next visit
FPC2	Site looks good	Shoreline weeds	Routine maintenance next visit
FPC3	Site looks good	Shoreline weeds	Routine maintenance next visit


SOLITUDE
LAKE MANAGEMENT
A Rentokil Steritech Company
Talavera CDD
Spring Hill, FL
1-888-480-5253
Riggins Rd
Lussier Ln
Portofino Pl
Cortes Creek Blvd
Palapa Loop
Roscoe Rd
Talavera Pkwy
Obregan Dr
Criollo Rd
Hennequin Ln
Marinera Loop
Cantaro Ct
Moorish Pl
Retta Ln
Nouveau Ave
Alfaro Loop
US Hwy 41
FPC1
FPC2
FPC3
FPC4
FPC5
FPC6
FPC7
FPC8
SPW1
SPW2
S1
S2
S3
S4
S5
S6
S7
S8
100
105
110
120A
120B
120C
130
150
160
170
180
190
200
220
230
260
270
280
290
300
310A
310B
320
330
340
350
360A
370
380A
380B
400
410
420
430
500P
510
510P
520
520P
530P
540P
550P
560P
570P
580P
590P
NPM 04/2024

Tab 9

SOLITUDE
LAKE MANAGEMENT

AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: Talavera CDD
CUSTOMER NAME: **Talavera CDD**
SERVICE DESCRIPTION: Remove site 6 of Phase A2A1 & 2A2
EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer**
SUBMITTED TO: Sean Craft
SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this **22nd day of January, 2026**, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on [ANNUAL SERVICES AGREEMENT EFFECTIVE/SIGNED DATE] (the "Services Agreement") as further described herein.

1. SERVICES. The Services to remain the same.

2. PAYMENT TERMS. The Amendment is to reduce the Total Price by **$1,500.00**. SOLitude shall invoice Customer the new monthly amount of **$2,769.99 per month** for the Services to be provided under this Amendment.

3. MISCELLANEOUS.

   a. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Services Agreement.
   b. The remainder of the Services Agreement shall be and remain in full force and effect and unmodified, except as the same is specifically modified or amended hereby. All covenants, terms, obligations and conditions of the Agreement which are not modified or amended herein are hereby ratified and confirmed.
   c. This Amendment may be executed in multiple counterparts by the parties, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument.
   d. The parties acknowledge and agree that this Amendment may be executed or accepted using electronic or facsimile signatures, and that such a signature shall be legally binding to the same extent as a written cursive signature by a party's authorized representative.

By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

TALAVERA CDD

Signature: _____

Name: _____

Title: _____

Date: _____

Customer's Address for Notice Purposes:

_____

Tab 10



Monthly Operations Report Jan. 21, 2026 - (Jan. 21, 2026 to Feb. 18, 2026)

Talavera Community Development District (CDD)
18955 Rococo Road, Spring Hill, Fl 34610
Phone: 813.536.0019, Email: manager@talaveraclub.com

Clubhouse Operations/Maintenance Update:

Every other day, pool & splash pad are water tested and log in to the pool records.
Daily routine organizing lounge chairs & chairs, wipe all tables and trash recovery.
Daily routine check bathrooms, cleaned, with toilet paper, soap & hand towels.
Daily routine clean windows and door glass; wipe down window sill
Daily routine check for facilities, safety and trash check.
Daily routine blow debris and clean the clubhouse and amenities area.
Twice a week pickup dog waste at all stations and replace with clean bags.
Wipe mailbox with Stainless Steel, brush walls and ceiling.
Deep carpet cleaning kitchen and office.
Detailed cleaning large community board on Talavera Parkway.
Detailed Fire ant treatment outside the surroundings areas of Clubhouse.
Detailed weed killer around pool and amenity.
Detailed every other day wasp/hornets at tennis court .
Check & secure tight all loose gates magnets plates.
Organize Maintenance closet.
Check play ground for safety issues and in good working order, debris free.
Check basketball court and tennis court (net tightening).
Inventory of cleaning/bathroom materials need.
Drive around the community and check for anything required our attention or in violation. Keep records (Street parking).
Daily routine of handling/solving resident issues.
Plan/coordinate events, purchase what is needed.
Create the Flyer's for the following month events
Send e-blast newsletter end of month .
As off 1-4-2026 1237 Fobs y/o access & updating the Residents Information Form
End of the month Reports, Debit, Square, Monthly Operations Report.

Other Jobs Done by Staff

1. All bathrooms, kitchen re-caulked.
2. Kitchen was repainted same color.
3. Mens light fixture next door entrance was fixed.
4. one aluminum 71" bench for the basketball court mounted and secured.
5. A/C Meeting room, kitchen & Office drained and filters cleaned

1. Radar January 2026 Report -Exhibit A
2. Radar December 2025 Report -Exhibit B

Status of Approved Items on CDD Meeting of Jan. 21, 2026

1. North monuments two center spot lights replaced - Exhibit C

CALENDAR UPCOMING EVENTS, MEETING & FOOD TRUCKS



EXHIBIT A

Master Data Report

STREETSMART© radarsign. MAKING ROADS SAFER

Select Sign #	406908
Change Street Name	Talavera Pkwy
Set Speed Limit/ Bins	30 MPH Bin Type: NB

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **Talavera Pkwy** Speed Limit: **30 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Jan 1	1033	173	17%	40	4	0	5:15p	112	19	0	35	23.6
Jan 2	1225	180	15%	45	5	1	12:00a	104	19	3	34	23.4
Jan 3	1209	168	14%	30	3	0	6:00p	104	9	1	34	22.6
Jan 4	1090	164	15%	44	5	1	9:30p	119	15	1	34	23.8
Jan 5	1120	151	14%	25	1	0	2:15p	98	11	0	34	23.3
Jan 6	1204	176	15%	26	3	1	4:30p	90	9	2	34	23.9
Jan 7	1308	176	14%	30	3	0	3:30p	100	6	0	34	23
Jan 8	1266	166	13%	27	5	0	3:15p	92	14	2	34	23.6
Jan 9	1354	184	14%	21	0	0	3:00p	88	10	0	34	23.5
Jan 10	1362	200	15%	27	2	0	5:15p	113	11	0	34	22.6
Jan 11	1085	207	19%	47	5	1	6:15p	119	21	1	34	24.2
Jan 12	1280	166	13%	27	2	0	2:15p	97	14	0	34	23.2
Jan 13	1339	169	13%	33	2	0	4:15p	103	16	0	34	23.1
Jan 14	1392	170	12%	21	1	0	3:30p	105	10	0	34	22.3
Jan 15	1291	163	13%	20	2	0	2:00p	91	10	1	34	23.5
Jan 16	1326	188	14%	26	3	0	4:45p	115	18	2	34	24.1
Jan 17	1335	196	15%	34	6	0	5:00p	112	18	3	34	22.9
Jan 18	1089	195	18%	40	4	0	7:00p	127	21	0	35	24.2
Jan 19	1164	211	18%	37	3	0	1:15p	126	13	0	35	24.7
Jan 20	1291	197	15%	34	2	1	3:00p	107	13	1	34	24.3
Jan 21	1374	203	15%	35	0	0	1:45p	112	12	0	34	23.4
Jan 22	1249	165	13%	21	2	2	5:45p	92	7	2	34	23.9
Jan 23	1336	183	14%	19	2	0	3:15p	89	13	0	34	23.9
Jan 24	1217	208	17%	34	4	0	3:15p	121	19	1	34	23.9
Jan 25	1081	207	19%	33	5	1	1:15p, 4:30p, 7:15p	115	16	1	35	24
Jan 26	1227	183	15%	36	3	0	1:30p	111	8	2	34	24
Jan 27	1311	184	14%	24	2	1	11:30p	107	15	2	34	23.8
Jan 28	1379	192	14%	22	2	0	5:30p	107	12	1	34	23.1
Jan 29	1232	169	14%	25	1	0	3:15p	90	10	0	34	24.1
Jan 30	1317	210	16%	34	5	0	1:15p	122	17	2	34	24.1

EXHIBIT B

Master Data Report

STREETSMART© radarsign.

DUTY PATROL Dates

Select Sign #	406908
Change Street Name	Talavera Parkway
Set Speed Limit/ Bins	30 MPH Bin Type: NB

SUMMARY TABLE 15 MIN SEGMENT RECORDS

Serial # **406908** Street: **Talavera Parkway** Speed Limit: **30 MPH**

DATE	Vehicle Count	Speeder Count based on Avg. Spd.	Speeder Count % Avg. Spd	Speeders > 5 MPH based on Avg. Spd.	Speeders > 10 MPH based on Avg. Spd.	Speeders > 15 MPH based on Avg. Spd.	Fastest Time Period	Speeders > 5 MPH based on Peak Spd.	Speeders > 10 MPH based on Peak Spd.	Speeders > 15 MPH based on Peak Spd.	Daily 85th %tile Speed	Daily Average Speed
Dec 1	1254	178	14%	26	2	0	6:00p	94	7	0	34	24.3
Dec 2	1279	173	14%	23	4	0	3:15p	90	10	1	34	24.3
Dec 3	1360	172	13%	21	2	0	4:15p, 4:45p	91	7	2	34	23.4
Dec 4	1268	188	15%	34	3	0	1:15p, 1:30p	110	16	0	34	24.2
Dec 5	1308	198	15%	40	5	0	5:15p	113	16	3	34	24.4
Dec 6	1310	239	18%	54	9	1	4:30p	145	20	4	35	24.4
Dec 7	1143	179	16%	34	1	1	8:00p	100	8	1	34	22
Dec 8	1228	158	13%	23	4	2	5:45p	92	16	2	34	23.8
Dec 9	1310	178	14%	29	3	1	4:45p	112	11	2	34	23.6
Dec 10	1358	180	13%	30	2	0	1:30p	113	12	0	34	23.6
Dec 11	1318	180	14%	32	4	1	3:30p	111	15	1	34	23.9
Dec 12	1404	186	13%	36	5	0	4:00p, 4:45p	101	15	1	34	23.3
Dec 13	1302	229	18%	41	10	0	7:45p	136	22	1	35	23.9
Dec 14	1145	205	18%	38	6	0	3:15p	135	16	1	35	23.9
Dec 15	1340	200	15%	32	2	0	7:00p	115	10	0	34	23.9
Dec 16	1354	182	13%	29	1	0	4:15p	115	13	0	34	23.7
Dec 17	1539	175	11%	30	5	1	2:30p	114	16	2	33	22.3
Dec 18	1344	171	13%	26	1	0	3:30p	106	6	0	34	23.7
Dec 19	1378	217	16%	33	3	0	3:15p	138	19	1	34	23.7
Dec 20	1454	215	15%	43	3	0	4:30p	127	16	1	34	22.7
Dec 21	1198	225	19%	50	6	1	2:45p	143	24	3	35	24
Dec 22	1281	188	15%	35	6	1	4:15p	129	17	4	34	23.6
Dec 23	1330	163	12%	27	1	0	3:15p	99	11	1	34	23.1
Dec 24	1507	244	16%	52	8	2	3:15p	149	19	5	34	22.7
Dec 25	984	219	22%	52	9	0	3:00p, 4:15p	146	24	2	36	24.4
Dec 26	1127	208	19%	41	5	0	2:00p, 3:30p	119	11	0	35	23.9
Dec 27	1261	176	14%	30	2	0	1:00p	108	12	1	34	22.6
Dec 28	1075	204	19%	44	6	0	1:15p	129	23	2	35	24.6
Dec 29	1158	176	15%	39	5	0	7:15p	114	21	1	34	24
Dec 30	1208	179	15%	38	4	0	3:15p	108	18	1	34	23.6

EXHIBIT C

North Monument old spot light



North Monument New Spot Lights



North Monument new spot light installed.



Tab 11

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 18th, 2026 @ 6PM

TALAVERA CDD

District Manager's Report

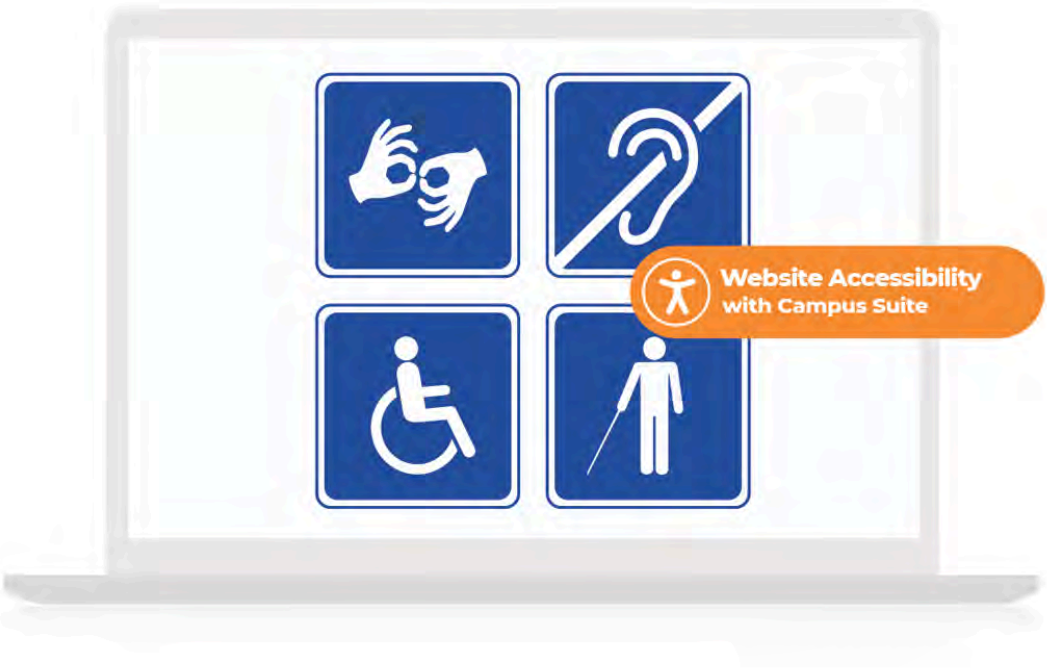
February 18th

2026

FINANCIAL SUMMARY	12/31/25
General Fund Cash & Investment Balance:	$1,770,689
Reserve Fund Cash & Investment Balance:	$420,993
Debt Service Fund Investment Balance:	$1,385,478
Total Cash and Investment Balances:	**$3,577,160**

General Fund Expense Variance: **$8,048** **Over Budget**

Tab 12



Quarterly Compliance Audit Report

Talavera

Date: December 2025 - 4th Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: PASSED

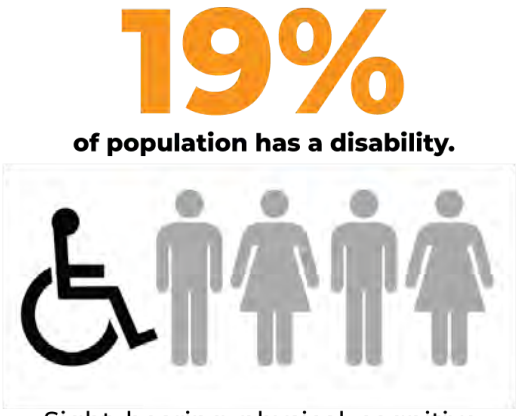
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acroba*t

Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*

Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*

Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 13

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TALAVERA COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Talavera Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TALAVERA COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Richard Henderson is appointed Chairman.

Section 2. Christopher Walsh is appointed Vice Chairman.

Section 3. Pamela Plehal is appointed Assistant Secretary.
David Posey is appointed Assistant Secretary.
Charles R. Eade is appointed Assistant Secretary.
Sean Craft is appointed Assistant Secretary.
Darryl Adams is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Shawn Wildermuth is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF February 2026.

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN/VICE CHAIRMAN

ATTEST:

_____
SECRETARY/ASST. SECRETARY

Tab 14

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.

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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

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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.

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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.

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175 _____ _____
176 Assistant Secretary/Secretary Chair/Vice Chair

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Tab 15

TALAVERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.talaveracdd.org

Operation and Maintenance Expenditures
December 2025
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **$ 115,674.80**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Talavera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300289	2204	District Engineering Services 11/25	$ 2,250.00
Charter Communications	20251210-1	1416975112125 ACH	18955 Rococo Road 11/25	$ 332.00
Christopher Walsh- BOS 11/19/25	20251208-1	CW111925	Board of Supervisors Meeting 11/19/25	$ 200.00
Christopher Walsh -BOS 12/14/25	20251218-1	CW121725	Board of Supervisors Meeting 12/17/25	$ 200.00
Coastal Waste & Recycling, Inc.	20251222-1	SW0001230100	Waste Collection 11/25	$ 12,369.00
Coastal Waste & Recycling, Inc.	20251222-1	SW0001273413	Waste Collection 12/25	$ 12,369.00
Cody Pools, Inc.	300298	979194	Commercial Pool Service 11/25	$ 2,500.00
David Alan Posey	300310	121925 Posey	Reimbursement for Staff Holiday Bonuses 12/25	$ 425.01
David Alan Posey	300293	DP111925	Board of Supervisors Meeting 11/19/25	$ 200.00
David Alan Posey	300304	DP121725	Board of Supervisors Meeting 12/17/25	$ 200.00
DCSI, Inc.	300307	34548	Interactive Talk Down Monitoring 12/25	$ 199.00
FLA Landscapes and Lawns, Inc.	300311	57408	Monthly Landscape Services 11/25	$ 20,260.00
FLA Landscapes and Lawns, Inc.	300311	57615	Monthly Landscape Services 12/25	$ 20,260.00
Illuminations Holiday Lighting, LLC	300299	2021225	50% Deposit Holiday Lighting & Decoration 2025	$ 3,149.50

Talavera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jerry Richardson Trapper	300290	2084	Wildlife Service - Monthly Services 11/25	$ 1,518.00
Jerry Richardson-Mobile	300308	2100	Wildlife Service - Monthly Services 12/25	$ 1,320.00
Nvirotect Pest Control Service, Inc.	300309	381208	Pest Control Treatment 12/25	$ 70.00
Pamela Plehal	20251208-2	PP111925	Board of Supervisors Meeting 11/19/25	$ 200.00
Pamela Plehal		PP121725	Board of Supervisors Meeting 12/17/25	$ 200.00
Pasco County Tax Collector	300286	111925 - 04-25-18-0010-00A00-000	2025 Solid Waste Assessment 11/25	$ 223.57
Pasco County Utilities	20251224-1	23527810 ACH	18955 Rococo Road 11/25	$ 485.94
Pasco County Utilities	300300	23531754	0 Conquistador Common Area Loop 11/25	$ 22.37
Quest Ecology, Inc.	300292	BDI2501-01	Wetland Mitigation Management Services 11/25	$ 6,008.00
Richard L Henderson Jr	300294	RH111925	Board of Supervisors Meeting 11/19/25	$ 200.00
Richard L Henderson Jr	300305	RH121725	Board of Supervisors Meeting 12/17/25	$ 200.00
Rizzetta & Company, Inc.	300287	INV0000105282	Accounting Services 12/25	$ 4,849.25
Rizzetta & Company, Inc.	300288	INV0000105403	Amenity Management & Oversight and Personnel Reimbursement 12/25	$ 5,395.18
Rizzetta & Company, Inc.	300301	INV0000105471	Auto Mileage & Travel and Cell Phone Nov Service 12/25	$ 147.30

Talavera Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300306	INV0000105857	Personnel Reimbursement 12/25	$ 3,815.53
Rust Off, LLC.	300302	50476	Rust Prevention 10/25	$ 262.50
Rust Off, LLC.	300297	50685	Rust Prevention 11/25	$ 262.50
School Now	300303	INV-SN-1012	School Now CDD ADA-PDF 10/25	$ 1,537.50
Solitude Lake Management, LLC	300285	PSI213971	Monthly Lake & Pond Services 11/25	$ 2,783.64
Valley National Bank	20251226-1	CC113025-240 ACH	Dog Waste Station Supplies 11/25	$ 1,563.40
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707187-120525	12581 US Hwy 41-Spot Lights 11/25	$ 72.46
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707189-120525	12581 US Hwy 41 11/25	$ 8,096.64
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707190-120525	18955 Rococo Rd-Cabana 11/25	$ 1,256.69
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707191-120525	8935 Rococo Rd-Ir Well 11/25	$ 222.11
Withlacoochee River Electric Cooperative, Inc.	20251219-1	1707192-120525	18955 Rococo Rd-Cabana 11/25	$ 48.71
Report Total				**$ 115,674.80**