

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, February 12, 2014 at 9:02 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum:

Betty Valenti	Board Supervisor, Chairman
David Griffin	Board Supervisor, Vice Chairman
Dan Waibel	Board Supervisor, Assistant Secretary
Brian Soldano	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary

Also present were:

Cordell Matthews	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Barbara Harp	Account Manager, Rizzetta & Company, Inc.
Scott Steady	District Counsel, Burr Forman, PA

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Matthews called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Matthews asked if there were any audience comments on agenda items. There were none.

THIRD ORDER OF BUSINESS

Consideration of Old Business

Consideration of the Minutes of the Board of Supervisor's Meeting held on August 6, 2009

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on August 6, 2009 as presented for Talavera Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for September
2009 through July 2011**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2009 through July 2011 as presented for Talavera Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Organizational Meeting held on December
11, 2013**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the organizational meeting held on December 11, 2013 as presented for Talavera Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Qualifications Received
in Response to District Request for
Qualifications for District Engineering
Services**

Mr. Steady stated that the District requested qualifications for District Engineering Services under the consultants competitive negotiation act per Florida Statute. He stated that proposals are not based on price but on qualifications. Mr. Steady stated that after the Board selects an engineer than a contract is negotiated and if a contract can't be negotiated with the number one ranked engineer than the District would negotiate a contact with the number two ranked engineer. He stated that the District's interim engineer is Stantec Consulting. Mr. Steady stated that the District received qualifications from King Engineering and Stantec Consulting. Mr. Steady stated that King Engineering is already the design engineer for the project. He stated that it is his and the underwriter's preference to have a separate engineer independent from the design engineer. Mr. Steady stated that later on in the meeting he is going to ask the Board to go out for a request for proposals for a project engineer. He stated that the project engineer can then subcontract all the other professionals that the District needs for geotechnical and surveying work. Mr. Steady stated that the Board needs to rank the RFQ's received for District Engineering Services and select the one that they would like to enter into contract with. Discussion ensued. The Board ranked Stantec Consulting Services #1 with a total of 30 points and King Engineering Associates #2 with a total of 27 points.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors awarded the contract for District Engineering Services to the number one ranked firm, Stantec Consulting Services and authorized District Counsel to draft a contract for Talavera Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2013/2014
Final Budget**

Mr. Matthews asked for a motion to open the public hearing on Fiscal Year 2013/2014 Final Budget.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2013/2014 Final Budget for Talavera Community Development District.

Mr. Matthews stated for the record that the public hearing was duly advertised in a local newspaper.

Mr. Matthews presented Fiscal Year 2013/2014 final budget. He stated that the final budget had not changed from the proposed budget. Mr. Matthews stated that it was mostly an administrative budget. He reviewed the line items of the budget. Ms. Valenti stated that the District would be executing a contract for mitigation and monitoring so funds would be needed for that. She stated that with the timeline of the development that some common areas will be coming online like the entry monument, some features, and some landscaping. Ms. Valenti stated that some dollars needed to be added to the budget for maintenance of the community. Mr. Brizendine entertained Ms. Valenti's questions. He stated that the budget could be amended at any time. Discussion ensued regarding developer funding and disbursements. The Board decided to add \$20,000 to the field operations budget under miscellaneous contingency.

There were no audience comments. Mr. Matthews asked for a motion to close the public hearing.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2013/2014 Final Budget for Talavera Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-21,
Adopting Fiscal Year 2013/2014 Final
Budget**

Mr. Matthews presented Resolution 2014-21, Adopting Fiscal Year 2013/2014 Final Budget. Mr. Steady stated that this resolution would be adopting the final budget as amended.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2014-21, Adopting Fiscal Year 2013/2014 Final Budget as amended (\$94,105) for Talavera Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2013/2014
Funding Agreement**

Mr. Steady stated that the funding agreement was sent to M/I Homes for their review and approval. Ms. Valenti stated that there was a typo with the incorrect year. Mr. Steady stated that he didn't have the funding agreement with him. He reviewed the purpose of the agreement for the Board and asked them to approve it with the correction of the year.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Fiscal Year 2013/2014 Funding Agreement with M/I Homes for operations and maintenance as amended and authorized the Chairman to execute the agreement for Talavera Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Monitoring
and Maintenance of Mitigation Area**

Mr. Matthews presented the Horner Environmental Services proposal for monitoring and maintenance of mitigation area.

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors approved Horner Environmental Services' proposal for monitoring and maintenance of mitigation area as presented for Talavera Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Request for Proposals
for the First Phase of the District's
Infrastructure Improvements, Project
Manual, and Evaluation Criteria**

Mr. Steady stated that the developer/District wants to move forward with Phase 1 infrastructure improvements. He stated that District staff has advertised for the request for proposals. Mr. Steady stated that the mandatory pre-proposal meeting has been held. He stated that the contractors came, picked up the bid packages, and attended the meeting. Mr. Straley stated that the proposals are due on March 6th. He stated per Florida Statutes the Board does not necessarily have to pick the lowest bidder. Mr. Steady stated that he is looking for the Board to ratify District staff's actions for the RFP and approval of the project manual and evaluation criteria. He reviewed the evaluation criteria and scoring sheet with the Board.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified District Staff's actions regarding the request for proposals for the First Phase of the District's Infrastructure Improvements and approved the Project Manual, and Evaluation Criteria for Talavera Community Development District.

Discussion ensued regarding a meeting date to review the proposals received from the RFP. Ms. Valenti stated that the next Board meeting was on March 12th and the Board could review the proposals then.

Mr. Steady asked the Board for a motion to authorize District staff along with M/I Homes to review the RFP's and make a recommendation to the Board. Discussion ensued regarding advertising for a review committee meeting. Mr. Steady recommended that the review committee be made up of a Board member, an M/I Homes representative, himself, and District Engineer with District management running the meeting. Ms. Valenti stated that she would be able to attend.

On a Motion by Mr. Thompson, seconded by Mr. Waibel, with all in favor, the Board of Supervisors authorized District staff to advertise for a review committee meeting on March 11, 2014 at 4:00 p.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544 and appointed a review committee consisting of the Chairman, a representative of M/I Homes, District Engineer or her representative, and District Counsel for Talavera Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Bond Counsel Agreement

Mr. Matthews presented the Bond Counsel Agreement from Nabors, Giblin and Nickerson, PA.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Bond Counsel Agreement from Nabors, Giblin and Nickerson, PA as presented for Talavera Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of MBS Capital Markets Agreement

Mr. Matthews presented the Investment Banker Agreement from MBS Capital Markets Agreement.

On a Motion by Mr. Thompson, seconded by Mr. Waibel, with all in favor, the Board of Supervisors ratified the Investment Banker Agreement from MBS Capital Markets as presented for Talavera Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Steady explained the District's need for a project engineer. Discussion ensued regarding time-frame of payments to the project manager. Mr. Steady stated that the District would need to do an RFQ for District Project Engineering Services.

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors authorized District staff to solicit RFQ's for District Project Engineering Services for Talavera Community Development District.

Mr. Steady stated that M/I Homes has confirmed that they would like the District to fund and construct the amenity center which is a recreational facility. He stated that the facility was originally intended to be private. Mr. Steady asked that the Board authorize District staff to seek the authority to get recreational authority from Pasco County.

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors authorized District staff to seek authority to get recreational authority from Pasco County for the amenity center for Talavera Community Development District.

Mr. Steady stated that the District has a funding agreement for operation and maintenance. He stated that he understands that the District is going to award the contract to move on Phase 1 but are not going to use bond proceeds and the District needs a funding agreement with M/I Homes. Mr. Steady stated that the funding agreement is necessary to make sure that when the District gets funds it is properly documented so that M/I Homes gets paid back the money that they advanced the District.

On a Motion by Mr. Thompson, seconded by Mr. Waibel, with all in favor, the Board of Supervisors authorized the District entering into a Funding Agreement with M/I Homes for the Phase 1 construction and authorized the District Chairman to execute the agreement for Talavera Community Development District.

B. District Engineer
Not present.

C. District Manager

Mr. Matthews stated that the next meeting is scheduled for March 12, 2014 at 9:00 a.m. and the Board would be holding their public hearing on Rules of Procedure.

FIFTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Mr. Matthews asked if there were any audience comments. There were none.

Mr. Matthews asked if there were any Supervisor requests. There were none.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Thompson, seconded by Mr. Waibel, with all in favor, the Board of Supervisors adjourned the meeting at 9:49 a.m. for Talavera Community Development District.
--

Assistant Secretary

Chairman / Vice Chairman