

Talis Park Community Development District

The Board of Supervisors for the Talis Park Community Development District (CDD) would like to provide an update regarding this past year. *Attached is a report on our activities.* Long-term planning initiatives are in action now that the golf course renovations are near completion and the new homeowner-controlled HOA has put into action their upgrades to Talis Park.

The CDD Annual Meeting is scheduled for Thursday, September 5th at 10:00 am. Information will be forthcoming on how to attend in person or via conference call.

For more information: <https://www.talisparkcdd.com>

Board of Supervisors: James Proctor, Chair; Steve Wishner, Vice-Chair; Barbara Hurt-Simmons, Barry Sinoway, Mike Smale

What is the CDD? A Community Development District (CDD) is a local, special-purpose government framework authorized by Chapter 190 of the Florida Statutes, for purposes of financing, constructing, operating, and maintaining community-wide infrastructure, improvements, and services for the benefit of the properties within its boundaries. More specifically, the Talis Park CDD manages the various lakes and drainage structures throughout the community, as well as the Veteran's Parkway right of way and the I-75 Berm. These activities are governed largely by State Operating Permits. In doing so, it oversees two Bond issues, corresponding assessments, and the funding required for the maintenance and operations of its responsibilities.

There are 29 CDD districts in Collier County and 575 in the State of Florida. The CDD is governed by a five-member Board of Supervisors elected by a majority vote of the resident electors in the community. A professional manager implements the policies of the Board.



Talis Park CDD Report Community Update



Fiscal Year 2024

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

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Talis Park CDD Report



Fiscal Conditions - The CDD oversees two Bond issues, corresponding assessments, and the funding required for the maintenance and operations of its responsibilities.

Fund Activity: The CDD has maintained the required reserves and bond funding required by the previously issued 2013 and 2016 series bonds.

By their terms, the bonds will retire in 2043 and 2046. The 2013 series bond is no longer call protected, and current market conditions allow for a refinancing, which the CDD board has been evaluating. The CDD Board will consider this option at its 2024 Budget hearing.

Operations and Maintenance are funded by the existing \$959 assessment to each property. The costs and expenses related to these responsibilities are detailed in the annual budget as well as the annual audit: www.talisparkcdd.com

The general fund balance of emergency reserves is currently \$350,000, which is a level consistent with that deemed necessary to deal with emergencies that may arise. The CDD annual audit by its outside Auditors was completed on time with no adverse findings or recommendations.



Talis Park CDD Report

Major Activities:

The CDD Board, recognizing the significant potential costs to repair past storm damages, commissioned an analysis of its landscape responsibilities along the I-75 Berm. The preliminary report determined that plant replacement in compliance with existing approved plans could be revised to allow for easier maintenance and irrigation demands. The estimated expenses to replant were initially estimated to exceed \$850,000 and irrigation repair was also a critical need. The board requested certain revisions to the planned repairs and replanting, which to a large extent are governed by State regulations and was able to reduce the expected costs to between \$500K and \$550K.

In April the Board authorized phase I to install new irrigation on the south end of the berm and strategic replacement of new plant material. Phase II would begin and install new irrigation on the north end of berm and will include similar strategic replacement of plant material with the intent of more economical and functional maintenance, at a later date upon completion of Phase 1. This sequencing will provide a greater level of control over the project and will allow for more efficient funding of its costs.

2025 Proposed Budget

The Board approved a “proposed” budget with an increase of \$327.91 per resident to maintain appropriate reserves and fund Phase II of the berm project. The September 5th final adoption hearing will weigh the needs of these funds with the ability to simultaneously refinance a portion of the CDD’s debt in order to minimize the impact on residents' total assessment. Public notice and financial information will be distributed to residents in advance of this hearing.



Talis Park CDD Report

Understanding Certain Line Items

General Maintenance and Operations:

Lake Maintenance

A map of CDD areas is available at our website www.talisparkcdd.com

The CDD is the entity responsible for the South Florida Water Management District Operating Permit. The permit governs the actions and requirements for the stormwater management system. The annual inspections, treatments and costs of these responsibilities are outlined below :

Crosscreek Environmental, Inc.

Aquatic Management Services – Algae and aquatic plant control, border grass and brush control to water's edge, water testing, bacteria testing, aquatics consulting, reporting for lakes 1, 2, 3, 4, 5a, 5b, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.

Optional Services can include biological control agent permit applications Triploid Grass Carp, Mosquito Fish, stocking of Bass and Beam

Solar Aeration Maintenance Agreement – Clean aerators, cleaning / replacing filters, checking tubing lines, adjusting valves and cleaning diffuser heads when needed, inspecting solar panels, digital times, and batteries.

Littoral Zone treatments - Trim and remove dead leaves and debris around perimeters.

Services are done monthly with additional treatments in May to include cutting cordgrass to 10" and October to include hand pulling leaves and debris.

These services are provided at an approximate annual cost of \$34,000



Talis Park CDD Report

Preserve Maintenance

The CDD is responsible for the maintenance and upkeep of wetland preserve land and control of exotic or invasive species.

Aquatic Weed Control, Inc.

Wetland Maintenance - Quarterly maintenance on 64.48 acres of (3) wetlands / conservation areas

Approximate cost is \$11,000 to \$12,000 per year

Landscape Maintenance

State Permit required Landscape Buffers and parcels dedicated to the CDD require routine maintenance and in some cases irrigation. Below is the schedule and typical annual actions and services

BLUE Landscape Contracting Group, LLC

1-75 Berm – Landscape maintenance

Approximate cost is \$16,000 per month

Veterans Parkway Right of Way - Landscape maintenance – Wednesday

Approximate cost is \$8,000 per month

Everglades Pine Straw, Inc.

Pine Straw Replacement

Approximate cost is \$39,000 per year



Talis Park CDD Report

Bartlett Tree Experts

Dead Tree Removal and Invasive Species Management

Approximate cost is \$10,000 per year