

**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.

**TARA  
COMMUNITY DEVELOPMENT DISTRICT 1**

PLEDGE OF PUBLIC CONDUCT

WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER  
WE WILL DIRECT ALL COMMENTS TO ISSUES  
WE WILL AVOID PERSONAL ATTACKS

The special meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Tuesday, September 22, 2015 at 9:00 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

|              |   |
|--------------|---|
| Dan Powers   | <b>Board Supervisor, Chairman</b>             |
| Beth Bond    | <b>Board Supervisor, Vice Chairman</b>        |
| John Schmidt | <b>Board Supervisor</b><br><i>(via phone)</i> |
| Joe Mojica   | <b>Board Supervisor</b>                       |
| Mike Dyer    | <b>Board Supervisor</b><br><i>(via phone)</i> |

Also present were:

|                 |   |
|-----------------|---|
| Matthew Huber   | <b>District Manager, Rizzetta &amp; Company, Inc.</b> |
| John Vericker   | <b>District Counsel, Straley &amp; Robin</b>          |
| Jim Kaluk       | <b>Field Manager</b>                                  |
| Steve Alicky    | <b>Representative, West Bay Landscape</b>             |
| Jeff Whaley     | <b>Representative, Aquatic Systems</b>                |
| Jessica Salmond | <b>Sarasota Observer</b>                              |
| Audience        | <b>Present</b>  |

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Powers called the meeting to order and asked Mr. Huber to conduct roll call. Mr. Huber proceeded to perform the roll call. The Board recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. K. Strub inquired about a Monday night Card Club at the Clubhouse.

Ms. B Strub and Ms. Levin commented on having a quilting group.

49  
50  
51  
52  
53  
54  
55  
56

**THIRD ORDER OF BUSINESS**

**Adoption of Agenda**

Vice Chairman Bond requested to have an agenda item "Task & Timeline" to address the continuing pool/electrical issue, including analysis of problem by professionals.  
Supervisor Schmidt stated there is an issue with Item "D" from New Business.  
Supervisor Mojica agreed with Supervisor Schmidt on Item "D".

On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with Ms. Bond opposed, the Board approved the agenda as amended for the Tara Community Development District 1.

57  
58  
59  
60  
61  
62  
63  
64

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**Officers**

No reports or updates from the Chairman or Vice Chairman.

**Field Manager**

Mr. Kaluk discussed the tree clean up and the moss removal of 7 trees. The removal of one tree costs \$675.  
Mr. Schmidt suggested getting lighting rods for each well location.  
Vice Chairman Bond discussed pool repairs.

65  
66  
67  
68  
69  
70  
71

On a Motion by Mr. Powers, seconded by Mr. Mojica, with three opposed, the Board opposed appointing Mr. Mojica as well as the District manager and Field Manager to obtain 3 proposals with prices and options for pool repairs for the Tara Community Development District 1.

On a Motion by Ms. Bond, opposed by 4 Board of Supervisor members, the Board opposed Ms. Bond as the pool proposal representative for the Tara Community Development District 1.

72  
73

On a Motion by Mr. Schmidt, with all in favor, the Board voted on John Schmidt as the Point of Contact for future pool work for the Tara Community Development District 1.

On a Motion by Mr. Mojica, seconded by Mr. Schmidt, with all in favor, the Board approved the proposal by Complete Electrical Services for the Tara Community Development District 1.

74  
75  
76  
77

78 **District Counsel**

79  
80 Mr. Vericker had a discussion regarding the wells, and demand letter regarding the pool  
81 work. He discussed the landscape issues with a resident's installation of a pool.  
82

On a Motion by Mr. Dyer, seconded by Mr. Powers, with all in favor, the Board agreed to have the Darby Connor CDD property returned back to the way it was before it was installed at his residence.

83  
84 **District Engineer**

85  
86 Not present. However pump #43 was discussed.  
87

88 **District Manager**

89 1. Presentation of Monthly Financial Summary

90  
91 Mr. Huber and Mr. Dyer reviewed the Monthly Financial Summary with the Board.  
92 Mr. Huber updated the Board on the next scheduled meeting which will be on Tuesday, October  
93 27<sup>th</sup> at 9:00 a.m.  
94

On a Motion by Mr. Powers, seconded by Ms. Bond, with all in favor, the Board authorized Mr. Dyer to work with staff on insurance proposals for the Tara Community Development District 1.

95  
96 Ms. Bond discussed expenses related to building repair and clean up.

97  
98 Mr. Kaluk discussed security cameras at the pool. Could this potentially lead to a financial break  
99 in the insurance?

100  
101 **EIGHTH ORDER OF BUSINESS** **Reading and Approval of the Minutes of**  
102 **the Board of Supervisors Regular**  
103 **Meeting held July 28, 2015**

104  
105 There was a discussion of mowing on west of berm.  
106

On a Motion by Mr. Mojica, seconded by Ms. Bond, with all in favor, the Board adopted the amended minutes of the regular meeting on July 28, 2015 as amended for the Tara Community Development District 1.

107  
108 **NINTH ORDER OF BUSINESS** **Consideration of the Operations and**  
109 **Maintenance Expenditures for the Month**  
110 **of July - August 2015**

111  
112 Mr. Huber presented the Operations and Maintenance Expenditures for July and August  
113 2015. A brief discussion regarding invoice totals ensued. Coding changes were made to the July

114 2015 Operations and Maintenance Expenditures, such as changes to American Lock & Key.  
115 There was a discussion of the Field Manager's review of cameras after hours. Conway  
116 Construction for \$1,000 in shelving.  
117

On a Motion by Ms. Bond seconded by Mr. Mojica, with all in favor, the Board accepted the operation and maintenance expenditures for July 2015 (\$60,020.27) and August 2015 (\$40,389.50) as amended for the Tara Community Development District 1.

118  
119 **TENTH ORDER OF BUSINESS** **Consideration of Newsletter Agreement**  
120  
121

On a Motion by Ms. Bond seconded by Mr. Dyer, with all in favor, the Board agreed to postpone this consideration until the October 2015 CDD meeting for the Tara Community Development District 1.

122  
123 **ELEVENTH ORDER OF BUSINESS** **Consideration of District Services**  
124 **Agreement**  
125

126 \$48,297 was approved with the budget. A discussion of the District Manager's responsibility  
127 regarding the oversight of the field Manager.  
128

On a Motion by Ms. Bond, seconded by Mr. Mojica, with all in favor, the Board approved the District Services Agreement for the Tara Community Development District 1.

129  
130 **TWELFTH ORDER OF BUSINESS** **Discussion of Pond Aeration Scope**  
131  
132

On a Motion by Ms. Bond, seconded by Mr. Powers, with all in favor, the Board agreed to postpone this discussion until the October 2015 CDD meeting for the Tara Community Development District 1.

133  
134 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2015-09,**  
135 **Setting Annual Meeting Schedule**  
136

137 October 27/November 24/December 22/January 26/February 23/March 22/April 26  
138 May 24/June 28/July 26/August 23/September 27  
139

On a Motion by Ms. Bond, seconded by Mr. Mojica, with all in favor, the Board approved Resolution 2015-09, Setting the Annual Meeting Schedule for Fiscal Year 2015-2016 as presented for the Tara Community Development District 1.

140  
141

141 **FOURTEENTH ORDER OF BUSINESS** **Discussion of Assigning Responsibilities to**  
142 **Supervisors**  
143

On a Motion by Ms. Bond, seconded by Mr. Powers, with two opposed, the Board agreed to postpone this discussion until the October 2015 meeting for the Tara Community Development District 1.

144  
145 *(recess at 11:04 a.m.)*  
146 *(resume at 11:09 a.m.)*  
147

148 **FIFTEENTH ORDER OF BUSINESS** **Supervisor Requests**  
149


150 Mr. Powers requested that the Tara Amenities be open for all to use. A resident requested  
151 the addition of a Bocce Ball court. Mr. Kaluk will obtain prices for a court.

152 Mr. Schmidt inquired about the financial status for the end of the year.  
153

On a Motion by Ms. Bond, seconded by Mr. Mojica, with all in favor, the Board approved the removal of the tree for \$675 at the amenity center for the Tara Community Development District 1.

154  
155  
156 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**  
157

On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with all in favor, the Board adjourned the meeting at 11:57 a.m. for the Tara Community Development District 1.

158  
159  
160  
161  
162   
Secretary / Assistant Secretary

  
Chairman / Vice Chairman  
DANIEL D. POWERS