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 PERSONALAttacks

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 was held on Tuesday, August 23, 2016 at 9:00 a.m. at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

John Schmidt
Dan Powers
Joe Mojica
Dave Woodhouse

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor
Board Supervisor

Also present were:

Angel Montagna
John Vericker
Rich Schappacher
Jim Kaluk
Steve Alicky
Sarah Bowen

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley & Robin
District Engineer
Field Manager
Representative, West Bay Landscape
Representative, Aquatic Systems, Inc.

Audience:

Present

FIRST ORDER OF BUSINESS

Call to Order

Chairman Schmidt called the meeting to order and asked Ms. Montagna to conduct roll call. Ms. Montagna proceeded to perform the roll call. The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

Ada Mojica submitted a petition to the Board to allow volunteers in the Preserve.
Bill Phillips asked about the status of the No Soliciting signs. Jim Kaluk said they have been ordered and the CDD is waiting until they all have been received before they are placed in the community. Bill Phillips also asked about the status of the flowers being planted by the signs. The Board stated that this topic will be covered under the landscaping report.

Darby Connor had conversation regarding many landscape complaints. Chairman Schmidt said this will be discussed during the landscaping report.

THIRD ORDER OF BUSINESS  
Adoption of Agenda

Chairman Schmidt presented the agenda to the Board. Due to unforeseen circumstances, there are no minutes for this agenda. Ms. Montagna noted that there will be two sets of minutes in the next meeting's agenda.

On a Motion, as amended, Mr. Woodhouse, seconded by Mr. Powers, with all in favor, the Board adopted the agenda for the regular meeting on August 23, 2016 as presented for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS  
Staff Reports

Officers' Report

Chairman Schmidt commented that an agreement from The Preserve Golf Course was submitted to the CDD. The CDD suggested changes, but The Preserve Golf Course hasn't responded yet.

Dan Powers asked if Westbay can go in and get the weeds at the four corners under control. Chairman Schmidt will ask The Preserve Golf Course to fix and maintain the four corners.

Resident Darby Connor commented that the Board cannot spend money on other property. Chairman Schmidt responded that the Board can spend money on our easements.

District Counsel, John Vericker, said there are areas we have easements and some areas we do not. Dan Powers stated to have CDD maintain Pond #40. Chairman Schmidt commented we have no jurisdiction to do so.

Resident Phillips asked if the bushes on Wingspan are the CDD's or the Golf Course's responsibility as there is trash under those bushes. Dan Powers commented that it is the Golf Course's responsibility. Jim Kaluk will call the Golf Course to clean it up.

Chairman Schmidt asked which Board Members would like to go digitally. The following Board Supervisors responded positively: Chairman Schmidt, Joe Mojica and Dave Woodhouse. Those that would still like to receive the blue agenda books are as follows: Jim Kaluk and Dan Powers as well as Mike Dyer until we can formally ask him.
Chairman Schmidt presented a letter from Mike Dyer and asked the Board to vote on whether it should be allowed to be read in his absence.

On a Motion by Mr. Woodhouse, seconded by Mr. Powers, with all in favor, the Board authorized the reading of Mr. Dyers’ letter to the Board for the Tara Community Development District 1.

Angel Montagna read aloud Mike Dyer’s letter which addressed the following:

A. 2. Discussion of Volunteer Work

The CDD Board on more than one occasion in the past has decided that due to liability reasons Volunteer Work in the CDD would not be permitted. If one goes back and reads the minutes of past meetings, we had several discussions regarding this matter. It was decided that neither the Board members nor residents should be doing volunteer work. If the Board finds out that the liability insurance is reasonable on our existing policy and is not outlandish, although I am not in favor of volunteer work, I would not stand in the way. Remember that volunteer work is not usually on the same par as professional labor. This can be attested by the work done on the signage at Tailfeather north and Tara Blvd.

F. 1. Financial Chart

The July financials show that we are about 21.08% under budget. But let me remind the Board that we have taken $87,885 from previous years’ excess revenues to be in that position. Had we not done this, we would only have $33,069 to finish the year instead of $120,954.

There are several line items where we are severely over budget. Namely, severely over budget items are District Engineer, District Counsel, Aquatic Maintenance, Landscape Maintenance, and Capital Outlay. These have been offset by zero expenditure in the following line items—Special Engineering Services, Special Legal Counsel and Landscape Mulch. Also, by the $87,885 Excess Revenues Expenditure. I would advise the Board to watch the next 2 months’ expenditures. We only have $120,954 to finish the year.

I will be providing the Field Manager with copies for the Board of the Cash Balances for July.

6. New Business

A. Discussion of Landscape Concerns

There have been numerous concerns over our present Westbay landscape contractor. They do not seem to understand the contract and what items need to be continually done. Some of the numerous concerns were expressed: the performance of Westbay, the Landscape contractor. Specifically noted was understanding the scope of work; understanding the mow map; trimming sidewalk palm trees; replacing the annuals on a timely basis, etc. Mr. Schmidt suggested the Board seriously consider requesting a new bid process.

1. Discussion of Hiring a Gardener
Presently the Landscape contractor is supposed to be taking care of our gardening. If we hire a gardener, which is not in the 2016-2017 Budget, I would hope that we would remove that amount of money from the Landscape contract. I am not opposed to hiring a gardener but we should make sure we know what we are doing and how much it is going to cost.

The Board voted previously to have gardens installed and renovated in about seven different areas in the community which was in the 2016-17 Capital Budget. At a more recent meeting the Board, on a vote of 4-1, Chairman Schmidt’s vote being the dissenting vote, decided to change their minds and transfer the capital money to invasive species. Chairman Schmidt thinks that was a mistake, especially since the residents are more concerned about aesthetic value and their property values than invasive species.

Angel Montagna researched insurance to cover volunteers and it would cost $5,000 for additional insurance plus stipulations to cover volunteers.

John Vericker gave further explanation on the liabilities that having volunteers allows.

The Board discussed this extensively.

Chairman Schmidt addressed the Board regarding all volunteerism and asked for a motion and the motion was tabled.

**Aquatic Report**

Ms. Bowen from Aquatic Systems presented and reviewed the Monthly Report for the Board. Ms. Bowen addressed Pond 4 regarding the green algae sample sent for identification and it came back as spirogyra, which is a healthy alga. However, it is a precursor to cyanobacteria which can possibly produce toxins but not always.

Ms. Bowen commented that they treat Pond 4 every week. A full discussion ensued regarding Pond 4.

Pond 16- there was a fish kill. Need report from Josh.

Chlorine fish kill; PH was 7.1, which is neutral high.

It was requested that on the next agenda Aquatic Systems bring testing results.

*(Ms. Bowen left while the meeting was in progress at 10:15 a.m.)*

**Landscape Report**

Mr. Alicky from West Bay Landscaping presented their landscape report and answered questions from the Board. There are mowing, trimming, cutting preserves back, etc. They are having problem with irrigation timers. Steve locked them and then this morning noticed that they are unlocked and the timers have been changed.
Jim Kaluk bought new locks.

West Bay will mulch the potocarpus.

Board accepted comments and questions from the resident’s present regarding the landscaping.

(Recessed at 10:20 am)
(Reconvened at 10:29am)

It was noted that there were some residents still present.

Field Manager

1. Field Manager Report

Mr. Kaluk provided a review of the Field Manager Report and the events of the past month.

Danny Via Plumbing is coming out tomorrow and putting a camera down in cleanout to determine where it goes. An extensive discussion ensued.

Dave Woodhouse will be at Community Center tomorrow with Jim Kaluk and the vendor.

District Counsel

Mr. Vericker gave an update on public records requests.

Mr. Vericker spoke about the Sunshine Law and gave an update.

District Engineer

Mr. Schappacher gave a presentation of the bids to eliminate pond #46.

On a Motion by Mr. Schmidt, seconded by Mr. Woodhouse, with all in favor, the Board accepted ANJ contract for Tara Pond #46 elimination at a not-to-exceed amount of ($45,000.00) for the Tara Community Development District 1.

Dan Powers recommended a weir gate for pond #4 made out of fiberglass to bring pond level up. A discussion ensued.

On a Motion by Mr. Powers, seconded by Mr. Schmidt, with all in favor, the Board Authorized District Engineer to investigate pond #4 weir gate at a not-to-exceed amount of ($1,000.00) for the Tara Community Development District 1.

District Manager
Ms. Montagna presented the Financial Chart to the Board. A discussion was had in regards to the Financial Chart.

Mrs. Montagna updated the Board on the next scheduled meeting which will be held on Tuesday, September 26th at 9:00 a.m.

FIFTH ORDER OF BUSINESS

Discussion of Landscaping Concerns

Hiring a gardener. This item has been tabled.

SIXTH ORDER OF BUSINESS

Discussion of Signage on CDD Property

This has already been discussed. There are no signs on CDD property and the signs have been ordered.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-10, Setting Meeting Dates

Chairman Schmidt presented Resolution 2016-10 to the Board, which will set the meeting dates for the next Fiscal Year 2016/2017. The Board would like the following meeting dates changed; November meeting changed to the 15th.

On a Motion by Mr. Schmidt, seconded by Mr. Woodhouse, with all in favor, the Board adopted Resolution 2016-10, as amended, for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2016-09, Designating Treasurer

Chairman Schmidt presented Resolution 2016-09 to the Board, which will designate Joseph Kennedy as Treasurer of the District.

On a Motion by Mr. Schmidt, seconded by Mr. Powers, with all in favor, the Board adopted Resolution 2016-09 for the Tara Community Development District 1.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2016-08, Designating Assistant Treasurer
Chairman Schmidt presented Resolution 2016-08 to the Board, which will designate Shawn Wildermuth as Assistant Treasurer of the District.

On a Motion by Mr. Mojica, seconded by Mr. Woodhouse, with all in favor, the Board adopted Resolution 2016-08 for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS
Consideration of the Operations and Maintenance Expenditures for the Month of July 2016

Ms. Montagna presented the Operations and Maintenance Expenditures for July 2016. Dan Powers cautioned the Board that only $120,000 is left.

On a Motion by Mr. Schmidt, seconded by Mr. Powers, with all in favor, the Board accepted the operation and maintenance expenditures for July 2016 ($56,542.54) as presented for the Tara Community Development District 1.

ELEVENTH ORDER OF BUSINESS
Supervisor Requests

Mr. Woodhouse commented that the newsletter be sent to all Board Supervisors for their review prior to sending it to the printer. Mr. Woodhouse also made note of the fence is code enforcement; not health as previously stated.

TWELFTH ORDER OF BUSINESS
Adjournment

On a Motion by Mr. Mojica seconded by Mr. Powers, with all in favor, the Board adjourned the meeting at 12:10 p.m. for the Tara Community Development District 1.
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mojica seconded by Mr. Powers, with all in favor, the Board adjourned the meeting at 12:10 p.m. for the Tara Community Development District 1.

Signed:

Secretary / Assistant Secretary

Chairman / Vice Chairman