

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 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	Board Supervisor, Chairman
Dan Powers	Board Supervisor, Vice Chairman
Joe Mojica	Board Supervisor
Dave Woodhouse	Board Supervisor

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Rich Schappacher	District Engineer
Jim Kaluk	Field Manager
Steve Alicky	Representative, West Bay Landscape
Sarah Bowen	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.

49 Bill Phillips asked about the status of the No Soliciting signs. Jim Kaluk said they have
50 been ordered and the CDD is waiting until they all have been received before they are placed in
51 the community. Bill Phillips also asked about the status of the flowers being planted by the
52 signs. The Board stated that this topic will be covered under the landscaping report.
53

54 Darby Connor had conversation regarding many landscape complaints. Chairman Schmidt said
55 this will be discussed during the landscaping report.
56

57 **THIRD ORDER OF BUSINESS**

Adoption of Agenda

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59 Chairman Schmidt presented the agenda to the Board. Due to unforeseen circumstances,
60 there are no minutes for this agenda. Ms. Montagna noted that there will be two sets of minutes
61 in the next meeting's agenda.
62

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.

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64 **FOURTH ORDER OF BUSINESS**

Staff Reports

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66 **Officers' Report**

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68 Chairman Schmidt commented that an agreement from The Preserve Golf Course was
69 submitted to the CDD. The CDD suggested changes, but The Preserve Golf Course hasn't
70 responded yet.
71

72 Dan Powers asked if Westbay can go in and get the weeds at the four corners under
73 control. Chairman Schmidt will ask The Preserve Golf Course to fix and maintain the four
74 corners.
75

76 Resident Darby Connor commented that the Board cannot spend money on other
77 property. Chairman Schmidt responded that the Board can spend money on our easements.
78

79 District Counsel, John Vericker, said there are areas we have easements and some areas
80 we do not. Dan Powers stated to have CDD maintain Pond #40. Chairman Schmidt commented
81 we have no jurisdiction to do so.
82

83 Resident Phillips asked if the bushes on Wingspan are the CDD's or the Golf Course's
84 responsibility as there is trash under those bushes. Dan Powers commented that it is the Golf
85 Course's responsibility. Jim Kaluk will call the Golf Course to clean it up.
86

87 Chairman Schmidt asked which Board Members would like to go digitally. The
88 following Board Supervisors responded positively: Chairman Schmidt, Joe Mojica and Dave
89 Woodhouse. Those that would still like to receive the blue agenda books are as follows: Jim
90 Kaluk and Dan Powers as well as Mike Dyer until we can formally ask him.
91

92 Chairman Schmidt presented a letter from Mike Dyer and asked the Board to vote on
93 whether it should be allowed to be read in his absence.
94

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.

95
96 Angel Montagna read aloud Mike Dyer's letter which addressed the following:
97

98 A. 2. Discussion of Volunteer Work
99

100 The CDD Board on more than one occasion in the past has decided that due to liability reasons
101 Volunteer Work in the CDD would not be permitted. If one goes back and reads the minutes of
102 past meetings, we had several discussions regarding this matter. It was decided that neither the
103 Board members nor residents should be doing volunteer work. If the Board finds out that the
104 liability insurance is reasonable on our existing policy and is not outlandish, although I am not in
105 favor of volunteer work, I would not stand in the way. Remember that volunteer work is not
106 usually on the same par as professional labor. This can be attested by the work done on the
107 signage at Tailfeather north and Tara Blvd.
108

109 F. 1. Financial Chart
110

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

114 There are several line items where we are severely over budget. Namely, severely over budget
115 items are District Engineer, District Counsel, Aquatic Maintenance, Landscape Maintenance, and
116 Capital Outlay. These have been offset by zero expenditure in the following line items-
117 Special Engineering Services, Special Legal Counsel and Landscape Mulch. Also, by the
118 \$87,885 Excess Revenues Expenditure. I would advise the Board to watch the next 2 months'
119 expenditures. We only have \$120,954 to finish the year.

120 I will be providing the Field Manager with copies for the Board of the Cash Balances for July.
121

122 **6. New Business**
123

124 A. Discussion of Landscape Concerns
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126 There have been numerous concerns over our present Westbay landscape contractor. They do not
127 seem to understand the contract and what items need to be continually done. Some of the
128 numerous concerns were expressed: the performance of Westbay, the Landscape contractor.
129 Specifically noted was understanding the scope of work; understanding the mow map; trimming
130 sidewalk palm trees; replacing the annuals on a timely basis, etc. Mr. Schmidt suggested the
131 Board seriously consider requesting a new bid process.
132

133 1. Discussion of Hiring a Gardener
134

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

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

146
147 Angel Montagna researched insurance to cover volunteers and it would cost \$5,000 for
148 additional insurance plus stipulations to cover volunteers.

149
150 John Vericker gave further explanation on the liabilities that having volunteers allows.

151
152 The Board discussed this extensively.

153
154 Chairman Schmidt addressed the Board regarding all volunteerism and asked for a motion
155 and the motion was tabled.

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157 **Aquatic Report**

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

163
164 Ms. Bowen commented that they treat Pond 4 every week. A full discussion ensued
165 regarding Pond 4.

166
167 Pond 16- there was a fish kill. Need report from Josh.

168
169 Chlorine fish kill; PH was 7.1, which is neutral high.

170
171 It was requested that on the next agenda Aquatic Systems bring testing results.

172
173 *(Ms. Bowen left while the meeting was in progress at 10:15 a.m.)*

174
175 **Landscape Report**

176
177 Mr. Alicky from West Bay Landscaping presented their landscape report and answered
178 questions from the Board. There are mowing, trimming, cutting preserves back, etc. They are
179 having problem with irrigation timers. Steve locked them and then this morning noticed that
180 they are unlocked and the timers have been changed.

181
182 Jim Kaluk bought new locks.

183
184 West Bay will mulch the potocarpus.

185
186 Board accepted comments and questions from the resident's present regarding the
187 landscaping.

188
189 *(Recessed at 10:20 am)*
190 *(Reconvened at 10:29am)*

191
192 It was noted that there were some residents still present.

193
194 **Field Manager**

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196 **1. Field Manager Report**

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

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

201
202 Dave Woodhouse will be at Community Center tomorrow with Jim Kaluk and the vendor.

203
204 **District Counsel**

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206 Mr. Vericker gave an update on public records requests.

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

209
210 **District Engineer**

211
212 Mr. Schappacher gave a presentation of the bids to eliminate pond #46.

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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.

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

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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.

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219 **District Manager**

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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**

259 Chairman Schmidt presented Resolution 2016-08 to the Board, which will designate
260 Shawn Wildermuth as Assistant Treasurer of the District.
261

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.

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263 **TENTH ORDER OF BUSINESS** **Consideration of the Operations and**
264 **Maintenance Expenditures for the Month**
265 **of July 2016**
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267 Ms. Montagna presented the Operations and Maintenance Expenditures for July 2016.
268 Dan Powers cautioned the Board that only \$120,000 is left.
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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.

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271 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**
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273 Mr. Woodhouse commented that the newsletter be sent to all Board Supervisors for their
274 review prior to sending it to the printer. Mr. Woodhouse also made note of the fence is code
275 enforcement; not health as previously stated.
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277 **TWELFTH ORDER OF BUSINESS** **Adjournment**
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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.

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Secretary / Assistant Secretary Chairman / Vice Chairman

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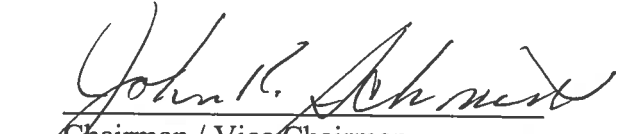
TWELFTH ORDER OF BUSINESS

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.

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Secretary / Assistant Secretary


Chairman / Vice Chairman