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, February 28, 2017 at 9:02 a.m. at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Dave Woodhouse  Board Supervisor, Chairman
Dan Powers  Board Supervisor, Vice Chairman
Joe Mojica  Board Supervisor, Assistant Secretary
Gene Rado  Board Supervisor, Assistant Secretary
Darby Connor  Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna  District Manager, Rizzetta & Company, Inc.
John Vericker  District Counsel, Straley & Robin
Rick Schappacher  District Engineer, Schappacher Engineering
Jim Kaluk  Field Manager
Sara Bowen  Representative, Aquatic Systems, Inc.
Josh McGarry  Representative, Aquatic Systems, Inc.
Steve Alicky  Representative, West Bay Landscape
Ed Coil  Representative, West bay Landscape
FHP Officer

Audience:

Audience Present

FIRST ORDER OF BUSINESS

Call to Order
Ms. Montagna called the meeting to order and conducted roll call. Ms. Montagna addressed the audience as well as the Board regarding conduct. She read the following:

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

Everyone stood and recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Audience Comments

John Schmidt spoke regarding responding on social media. He stated that he would like District Counsel to address this topic. Mr. Schmidt stated that Roberts Rules of Order was accepted as policy.

Mike Dunn had comments regarding the Cormorant Court Garden. (Exhibit "A") Mr. Dunn would like the District to take over the maintenance of the garden.

On a Motion by Mr. Rado, seconded by Mr. Powers, with all in favor, the Board approved adding Cormorant Court Garden to the District's Garden Maintenance Program (subject to Manatee County approval) for the Tara Community Development District 1.

Bill Phillips spoke regarding signage and the neighborhood watch.

On a Motion by Mr. Connor, seconded by Mr. Rado, with all in favor, the Board approved re-establishing 21 signs (Deed Restricted and No Soliciting) for the Tara Community Development District 1.

Phil Buck spoke regarding Pond #4.

Andrew Armstrong requested that the Board meeting times be changed to evening hours.

A motion was made by Mr. Rado to request the Field Manager send a weekly report to the Board members. The motion was seconded by Mr. Connor. Mr. Powers, Mr. Woodhouse, and Mr. Mojica were against. The motion failed.

Tom Schmidt spoke regarding the Cypress trees at his house. (Exhibit "B")

On a Motion by Mr. Connor, seconded by Mr. Rado, with three in favor and two against (Mr. Woodhouse and Mr. Powers), the Board approved the District splitting the cost with the homeowner for the removal of Cypress trees at a not-to-exceed cost of $500.00 per party for the Tara Community Development District 1.

Paul Spellman stated that he had no comments.

Jerry Van Riper spoke regarding the condition of Lake #13.
THIRD ORDER OF BUSINESS

A. Aquatics & Landscape Report
Mr. McGarry and Ms. Bowen reviewed the Aquatics Report in detail for the Board. A discussion ensued. The Lake Assessment Reports were presented along with an aeration proposal. The Board decided not to consider the proposal at this time.

*The Board took a recess at 10:13 a.m. The Board reconvened at 10:22 with all those present at the onset of the meeting still in attendance.*

Mr. Coil and Mr. Alicky reviewed the Landscape Report with the Board. Pictures attached as (Exhibit “C”). A discussion ensued.

B. Field Manager Report
Mr. Kaluk reviewed his report with the Board. A discussion ensued regarding the condition of the Preserve area behind the residence at 5824 Covey Court. Pictures attached as (Exhibit “D”). Discussion ensued regarding sending a letter to the resident.

It was stated that District staff will address the accident that occurred on Tara Blvd.

Mr. Kaluk presented and reviewed the flower gardens information. A discussion ensued.

On a Motion by Mr. Mojica, seconded by Mr. Powers, with all in favor, the Board authorized Mr. Kaluk to obtain the cost of gates for the irrigation wells for the Tara Community Development District 1.

C. District Counsel
No report at this time.

D. District Engineer
Mr. Schappacher stated that the work on pond #46 has been completed. He stated that he will submit the documents to the County to be finalized.

Mr. Schappacher discussed the condition of pond #5. Pictures attached as (Exhibit “E”)

E. District Manager
Ms. Montagna announced that the next meeting will be March 28, 2017 at 9:00 a.m.

Ms. Montagna presented an addendum received from Aquatic Systems’ current contract for waterway management. (Exhibit “F”) The addendum deletes ASI Site #48 and Pond #46 from the program effective March 1, 2017 per the Board’s request. She stated that the billing will decrease from $2,424.00 to $2,413.00/monthly through the terms of the agreement.

FOURTH ORDER OF BUSINESS

<table>
<thead>
<tr>
<th>Evaluation of Landscape</th>
<th>RFP Proposers/Process</th>
</tr>
</thead>
</table>

3
The Board held a discussion regarding the Request for Proposals for landscape maintenance.

On a Motion by Mr. Rado, seconded by Mr. Powers, with all in favor, the Board rescinded the prior motion to not award the Landscape Contract and start over with the RFP process for Landscape and Irrigation and awarded the contract to Sunrise Landcare Inc. based on the RFP and the evaluation criteria that the Board had previously approved and which Sunrise Landscape, Inc. won with the highest score for the Tara Community Development District 1.

The Board requested that West Bay Landscape be notified that their services with the District would terminate as of March 30, 2017 and Sunrise Landscape would start their services on April 2, 2017

FIFTH ORDER OF BUSINESS  Discussion Regarding Reserve Study

The Board decided to table this item until their budget workshop.

On a Motion by Mr. Mojica, seconded by Mr. Rado, with all in favor, the Board authorized District staff to advertise for a Budget Workshop to be held after the Board of Supervisors’ Meeting on March 28, 2017 at 1:00 p.m. for the Tara Community Development District 1.

SIXTH ORDER OF BUSINESS  Discussion Regarding Maintenance and Security of Wells

This item was previously discussed earlier in the meeting.

SEVENTH ORDER OF BUSINESS  Discussion Regarding Water Source and Golf Course

Jim Kaluk updated the board that the Golf Course would have no water for at least a year.

EIGHTH ORDER OF BUSINESS  Discussion Regarding Infringement onto CDD Property

Discussion ensued regarding infringement onto CDD property.

NINTH ORDER OF BUSINESS  Consideration of Establishment of Audit Committee (FY 2017-2019)

Ms. Montagna stated that it was time for the District to start the process for the request for proposals for auditing services for fiscal year 2017 – 2019. She stated that the audit committee meeting
would hold their first meeting immediately prior to the next Board meeting and will review the audit evaluation criteria and audit proposal instructions.

On a Motion by Mr. Powers, seconded by Mr. Mojica, with all in favor, the Board appointed the Board members to sit as the audit committee and authorized District staff to start the audit RFP process for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS

Discussion Regarding Liaison Representative to the Golf Club

Discussion ensued regarding a liaison representative to the Golf Club.

On a Motion by Mr. Powers, seconded by Mr. Mojica, with all in favor, the Board Authorized District Chairman to be the Liaison Representative to the Golf Club for the Tara Community Development District 1.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Volunteerism/Insurance

The Board noted this topic has been discussed and there was no need to further discuss.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors’ Meeting held on January 24, 2017

Ms. Montagna presented the minutes of the Board of Supervisors’ meeting held on January 24, 2017.

On a Motion by Mr. Rado, seconded by Mr. Powers, with all in favor, the Board approved the minutes as amended of the Board of Supervisors’ meeting held on January 24, 2017 for the Tara Community Development District 1.

THIRTEENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2016 and January 2017

Ms. Montagna presented the Operations and Maintenance Expenditures for October 2016 and January 2017 to the Board.

On a Motion by Mr. Powers, seconded by Mr. Rado, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2016 ($23,326.74) and January 2017 ($60,243.58) as presented for the Tara Community Development District 1.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests
Mr. Rado would like Mr. Kaluk to prepare a weekly report for the Board Supervisors.

Mr. Woodhouse spoke regarding social media (ex: Tara Nextdoor). He stated that he sent a letter to the County regarding the crosswalks. Mr. Woodhouse stated that the County will do a study. Mr. Woodhouse also stated that he attended the TMA meeting.

Mr. Connor made a motion to allow only the Field Manager access to the security cameras. Mr. Rado seconded the motion. Mr. Mojica, Mr. Woodhouse and Mr. Powers were opposed and the motion failed.

On a Motion by Mr. Connor, seconded by Mr. Rado, with four in favor and one opposed (Dan Powers), the Board approved obtaining proposals for Security Services at night and on the weekends for the Community Center for the Tara Community Development District 1.

Mr. Connor stated that he reads Tara Nextdoor and he spoke about the toys.

FIFTEENTH ORDER OF BUSINESS  

Adjournment

Ms. Montagna requested a motion from the Board to adjourn the meeting.

On a Motion by Mr. Rado, seconded by Mr. Mojica, with all in favor, the Board adjourned the meeting at 11:55 a.m. for the Tara Community Development District 1.

Secretary / Assistant Secretary

Chairman / Vice Chairman
Exhibit A
Angel Montagna

From: Rick Schappacher <rick@schappachereng.com>
Sent: Tuesday, February 21, 2017 8:19 AM
To: Angel Montagna
Subject: RE: Ownership

Angel,

I looked at the Google Maps and see that there is a small garden on the east side of Cormorant Court. It also appears that most of this garden would be located within the County roadway right-of-way. There is a 50’ right of way for the road, so that means approximately 11’ behind the curb belongs to Manatee County. Not sure if there is a developers agreement with Manatee County for this area, but am pretty sure that there is a developers agreement for the landscaping along Tara Boulevard. I guess there is a chance that the developers agreement could be a blanket agreement for all areas of the community. The CDD does own the land to the east of the County right-of-way.

Rick

From: Angel Montagna [mailto:AMontagna@rizzetta.com]
Sent: Monday, February 20, 2017 1:05 PM
To: Rick Schappacher <rick@schappachereng.com>
Subject: RE: Ownership

Ok, this one is now wanting the CDD to install irrigation. Jim does not believe we own it and the residents of the Golf Villas have maintained for years so I just want to have confirmation that we the CDD do NOT own that prior to the meeting.

Thanks Rick!

From: Rick Schappacher [mailto:rick@schappachereng.com]
Sent: Monday, February 20, 2017 1:02 PM
To: Angel Montagna <AMontagna@rizzetta.com>
Subject: Re: Ownership

Angel,
I will be out of the office this afternoon in CDD meetings but will try to access my files. I thought that we looked at all these areas before they installed the gardens to make sure it was CDD. But I will check and verify.

Rick

This is how I Email now

On Feb 20, 2017 at 12:15 PM, <Angel Montagna> wrote:

Can you tell me who owns the garden at the entrance of Cormorant Court? Does the CDD actually own that piece of land? Please let me know. I do not think we do but need confirmation.

Thank you - Angel
PLEASE NOTE OUR NEW ADDRESS

Angel Montagna
District Manager

Rizzetta & Company
12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625
Phone: 813.933.5571
amontagna@rizzetta.com

Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Exhibit B
(941) 780-4853
(941) 809-2525
For photos of our results, please visit:
www.StillmansServices.com
210 15th Street East • Bradenton, FL 34208

1/16/17

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tr>
<td>1)</td>
<td>(2) Cypress Trees At</td>
<td></td>
</tr>
<tr>
<td>2)</td>
<td>Back By Pond - Cut</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Down &amp; Stump Grind</td>
<td></td>
</tr>
<tr>
<td></td>
<td>With Nearby Roots</td>
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</tr>
<tr>
<td></td>
<td>(Customer Will Paint Knots On Grass To Be Ground)</td>
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Total $4660
**INVOICE**

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<tr>
<td>Prune 2 Large Cypress</td>
<td>1875.00</td>
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<tr>
<td>Trim &amp; Fail Steps</td>
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<td>Remove All Debris</td>
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</table>

*Thank You*

Andy Jackson

**TOTAL** $1875.00
PROPOSAL

Affordable Tree Service of Sarasota, Inc.
No. 2504
P.O. Box 51124, Sarasota, FL 34232
Tel: 376-1021 Fax: (941) 552-8201
www.affordable-tree.com

PROPOSAL NO.
SHEET NO.
DATE 2-217

PROPOSAL SUBMITTED TO:

NAME

ADDRESS

PHONE NO.

WORK TO BE PERFORMED AT:

ADDRESS

EMAIL

DATE OF PLANS

ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Remove 2 cypress trees & grind stumps and all
1425.00 per tree

Note: Proposal includes the removal of all debris from the premises unless other arrangements are made. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars ($850.00)

Price may change for partial work. with payments to be made as follows.

Payment in full at time of completion of job.

We are not responsible for any damages caused by our equipment to parking lots, sidewalks, culverts, driveways, curbs, slabs, grass or anything underground.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Note — This proposal may be withdrawn by us if not accepted within ___ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Date

Signature
**Note:** A tree removal permit may be needed for your project. Counties and cities have varying fees and could possibly include a replacement cost. Terry’s Tree Service will be more than happy to research and file the application for you once a work order is received.**

*Terry’s Tree Service of SW FL LLC is very careful not to do any damage while working in your yard. We will call in a locate for utilities NOT irrigation systems. Please understand that when you request work to be done in your yard due to the underground nature of the work unforeseen things can happen. Terry’s is not responsible for the following: underground utilities, irrigation systems and sprinklers. Please sign and return to this office. Thank you. X  (Approval of work & disclaimer signature)  

---

### Description

<table>
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<th>Description</th>
<th>Qty</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
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<td>Cypress trees</td>
<td>2</td>
<td>750.00</td>
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<tr>
<td>Damaging the landscape</td>
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<tr>
<td>DBH 15” and 17” Remove</td>
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<tr>
<td>Cypress trees Stump/ grind and surface roots</td>
<td>2</td>
<td>250.00</td>
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<td><strong>Total</strong></td>
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<td>$2,000.00</td>
</tr>
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*** ANSI A300 standards shall apply to any person or entity engaged in the business, trade, performance of repairing maintaining, or preserving trees, shrubs or other woody plants. ***

**See page 2 for terms and conditions. Signature required to accept estimate.**
Jim Kaluk and I went out to measure the lot line at 6412 Rookery Circle to determine the ownership of the Cypress Trees located behind this residence. Attached is a photo summary report of our findings.

In an effort to maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 933-5571.

Thanks,

**Rick Schappacher, P.E.**
Schappacher Engineering
3604 53rd Ave. East
Bradenton, Florida 34203
Phone: 941 251-7613
Cell Phone: 941 730-1229
Website: [www.schappachereng.com](http://www.schappachereng.com)
6412 Rookery Circle

The tape measure on the bottom of the photo is located on the rear property line. The closest cypress tree is located 4.8' from the edge of the tree to the property line. While on site the neighbor to the west came out and mentioned that he was there when these trees were planted. He indicated that the previous home owner had them planted. We looked along the lake bank and it does not appear that these trees were planted for storm water quality as these are the only two cypress trees on this portion of the lake and they are well up the bank and away from the edge of water and probably are not providing any water quality benefit to this lake. We also looked at the historic Google Aerial images and it appears that the house was just being completed in December 2003 and the Cypress Trees seemed to have appeared between December 2004 and January 2005. So it appears that the neighbor is correct, and that the previous owner planted these trees on the CDD property and apparently without permission.
Exhibit C
Exhibit D
At your leisure take a look behind Ron Suponic’s house at 5824 Covey Court. Reported to CDD but not our jurisdiction. Preserve flattened with large trees cut down. Supposedly County gave approval—Nonsense Creek flows through it. I contacted Dorothy Rainey at County 941-748-4501, x6851. Have not heard back and can’t believe County approved. SWFWMD probably has jurisdiction. This issue could go back to the builder Lee Wetherington who allegedly promised homeowners a golf view. Golf club did not give permission.

Dave
From: Dave Woodhouse <davewoodhouse@verizon.net>
Sent: Saturday, February 25, 2017 1:18 PM
To: 'Angel Wilder'; yellow225@yahoo.com; wcmurdochiii@comcast.net
cC: taracdd@comcast.net
Subject: property at rear of 5824 Covey Court

It has been brought to the attention of the CDD re: the property at the rear of 5824 Covey Court. 5824 Covey Court is owned by Ron and Bozena Suponic. The property was a part of the Preserve being mostly wetland where Nonsense Creek flowed. Complaints from homeowners and golfers regarding its current condition were received by the CDD but this is not our jurisdiction. The property in question has been totally cleared including large trees. Allegedly the Suponics had permission from the County to clear the land and it is not golf property. I spoke with Cheryl Dell of the County (941-748-4501) regarding this matter. There is no record of County permission and the land is mapped as a wetland. At this point in time the Suponics are considered to have trespassed. Cheryl is doing further research and will be speaking with others at the County concerning this matter. She will advise me of her progress and I will do the same so that we can establish jurisdiction.

David Woodhouse
CDD Chairman
Exhibit E
Exhibit F
ADDENDUM

February 13, 2017

Ms. Angel Montagna
Tara CDD I
C/o Rizzetta & Company
12750 Citrus Park Lane, Suite #115
Tampa, Florida 33625

VIA EMAIL: amontagna@rizzetta.com

RE: Account #00031870

Dear Angel:

This letter serves as an “Addendum” to your current waterway management program in accordance with the terms and conditions of your Master Agreement.

In response to your request, Aquatic Systems, Inc. will delete ASI Site #48, Pond #46 from your current waterway management program, effective March 1, 2017.

Effective March 1, 2017, billing will decrease from $2,424.00 to $2,413.00 monthly through the terms of your agreement, expiring, February 28, 2018.

If you have any questions, please do not hesitate to contact me at 1-800-432-4302.

Sincerely,

[Signature]

Elizabeth O'Connor
Sales Manager/Biologist

EFO/Imco

cc: Doug Agnew, Senior Consultant

ASI, Inc