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 22, 2017 at 9:01 a.m. at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Gene Rado
Dan Powers
Joe Mojica
Dave Woodhouse
Darby Connor

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna
John Vericker
Jim Kaluk
John Crawford
Dana Bryant
Josh McGary
Sarah Bowen

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley & Robin
Field Manager
Field Services Manager, Rizzetta & Company, Inc.
Representative, Sunrise Landcare
Representative, Aquatic Systems, Inc.
Representative, Aquatic Systems, Inc.

Audience:

Audience Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and conducted roll call.
SECONd ORDER OF BUSINESS  Pledge of Allegiance

Ms. Montagna led all those present in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS  Adoption of Agenda

On a Motion by Mr. Powers, seconded by Mr. Rado, with all in favor, the Board of Supervisors approved the meeting agenda as presented for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS  Audience Comments

Mr. Rado opened the floor for audience comments.

Mr. Robert Bolcik stated that the community center mailbox was not compliance. He stated that there needs to be a mailbox that is up to TMA standards. Mr. Kaluk will take care of this item.

Mr. Harry Simson spoke regarding the removal of brush that is encroaching.

Bill and Marian Murdoch spoke regarding the landscape along Owls Nest Terrace. A discussion ensued.

Mr. John Schmidt had a comment regarding the trees needing to be trimmed and furniture that needs to be replaced.

Ms. Michelle Redwine addressed the Board regarding the pool disarray. Attached as (Exhibit “A”). A discussion ensued.

Ms. Lucy Kemp spoke about safety when walking on Tara Blvd. Attached as (Exhibit “B”). She stated that a car jumped the curb.

Mr. Michael Krasnow spoke regarding the Tara Preserve landscaping.

Ms. Ada Mojica also spoke regarding the landscaping.

FIFTH ORDER OF BUSINESS  Staff Reports

A. Aquatics & Landscape Report

Ms. Bowen reviewed the Aquatics Report dated August 1, 2017. The Board tabled the Alum proposal and doesn’t want it presented again until asked for.

Mr. McGary gave a presentation on the removal of Brazilian Peppers for the Board. The Board requested a proposal for the removal of the Brazilian Peppers.
Mr. Crawford reviewed his Landscape Inspection Report dated August 3, 2017 with the Board.

The Board decided to table the landscape enhancement proposals from Sunrise Landcare until their November meeting.

The Board decided to table the proposals for sod replacement from Sunrise Landcare and West Bay Landscape until their November meeting.

Discussion ensued regarding the proposal for the golf course trees that was included in the proposal.

On a Motion by Mr. Powers, seconded by Mr. Connor, with all in favor, the Board approved the proposal for tree removal except the trees that are the Golf Course responsibility in the amount of $950.00 as amended for the Tara Community Development District 1.

The Board took a recess at 10:33 a.m. and returned at 10:44 with all who originally present still in attendance.

B. Field Manager Report

Mr. Kaluk reviewed his report dated August 22, 2017 with the Board. A discussion ensued.

On a Motion by Mr. Rado, seconded by Mr. Connor, with all in favor, the Board approved putting a new breaker, fence, and gate around the pump at hole #15 at a not-to-exceed cost of $2,000.00 for the Tara Community Development District 1.

C. District Counsel

No report at this time.

D. District Engineer

Not present.

E. District Manager

Ms. Montagna announced that the next meeting will be held on September 26, 2017 at 9:00 a.m.

Mr. Rado asked for a motion to rescind the motion he made last month for the Chairman to write and distribute another letter to all vendors and employees. Attached as (Exhibit “C”).

On a Motion by Mr. Rado, seconded by Mr. Powers, with all in favor, the Board approved Gene Rado’s request to rescind the motion he made last month for the Chairman to write and distribute another letter to all vendors and employees on behalf of the Board of Supervisors for Tara Community Development District 1.
SIXTH ORDER OF BUSINESS  Consideration of Resolution 2017-10, Designating Primary Administrative Office

Ms. Montagna presented and reviewed Resolution 2017-10, Designating Primary Administrative Office.

On a Motion by Mr. Rado, seconded by Mr. Woodhouse, with all in favor, the Board approved Resolution 2017-10, Designating Primary Administrative Office for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS  Consideration of Alum Services Agreement

This item was discussed earlier in the meeting.

EIGHTH ORDER OF BUSINESS  Consideration of the Minutes of the Board of Supervisors’ Meeting held on July 25, 2017

Mr. Rado presented the minutes of the Board of Supervisors’ meeting held on July 25, 2017. There were several changes made to the meeting minutes prior to the Board meeting.

On a Motion by Mr. Rado, seconded by Mr. Woodhouse, with all in favor, the Board approved the minutes of the Board of Supervisors’ meeting held on July 25, 2017 as amended for the Tara Community Development District 1.

NINTH ORDER OF BUSINESS  Consideration of Operation and Maintenance Expenditures for July 2017

Mr. Rado presented the Operations and Maintenance Expenditures for July 2017 to the Board.

On a Motion by Mr. Rado, seconded by Mr. Woodhouse, with all in favor, the Board approved the Operation and Maintenance Expenditures for July 2017 ($39,817.23) as presented for the Tara Community Development District 1.

On a Motion by Mr. Connor, seconded by Mr. Woodhouse, with three in favor and one opposed (Dan Powers), the Board approved the maintenance by Allison Gardens to include Cormorant Gardens, the Community Center, and the Community Center 2 for the Tara Community Development District 1.
Mr. Mojica discussed parties in the community center. He requested a proposal for an ice machine for the October meeting.

Mr. Woodhouse suggested a police patrol for Tara Blvd. to address the traffic issues. District staff will bring a proposal for the September meeting.

Mr. Connor discussed the pool issues and the furniture that needs to be replaced.

Mr. Kaluk stated that he needs three cameras for the inside of the community center. District staff will bring proposals for the September meeting.

Discussion ensued regarding the usage of the pools after hours. The Board will discuss pool hours at their September meeting.

Mr. Woodhouse discussed the men’s golf league.

Mr. Rado stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Rado, seconded by Mr. Mojica, with all in favor, the Board adjourned the meeting at 11:49 p.m. for the Tara Community Development District 1.
Exhibit A
TO: CDD SUPERVISORS, DISTRICT MANAGEMENT, CDD ATTORNEY
FROM: MICHELE REDWINE, PRESERVE RESIDENT
DATE: AUGUST 22, 2017

Who is protecting our assets?

Our residences are often our single most valuable retirement investment. Each owner must care for them or their value erodes. We cannot afford to permit that investment to be devalued by neglect and lack of attention. This same obligation applies to our Common Elements.

Where is our preventive maintenance program? Twenty percent increases might not have been necessary if we had been collecting the right COD fee over the last ten years. We need our Supervisors to plan ahead and to have prepared for the aging of our landscaping and our facilities. We must do a little each year – both fiscally and physically. Prior owners have not contributed their fair share. They have left their successors to pay what should have been paid every year for the past 10 or 15 years.

Our physical plant needs attention. It is not just me speaking up. The Supervisors are saying it too. They are talking about overgrown or aged trees and general landscaping. I AM SPEAKING ABOUT THE GENERAL CONDITION & LACK OF ROUTINE MAINTENANCE OF THE POOL, CENTER and WALKWAY. Photographs indicating and clearly presenting the deplorable condition of many items in the pool have been sent to all COD supervisors, field manager, and district management. Here it is the end of the summer and the third complaint about the pool and nothing has been done. The field manager continues to make excuses for this situation.

1. Pool — black film around the circumference of the pool. Lack of proper cleaning on a regular basis
2. Pool deck – weeds growing up between the pavers; extensive dirt, mold and debris around the entire pool interior fencing
3. Pool furniture – chairs (molded underneath, discolored), patio tables (rusted, metal splitting, discolored). I believe the furniture is the original furniture
4. Pool handicapped equipment – blocking the view of people watching their children in the pool, very dangerous; apparatus covers, faded and torn; EQUIPMENT not used and unnecessary installation because the pool is not a public facility. Its use is by Preserve residents and their guests therefore we are not legally obligated to install handicap equipment. Not one other pool in the Preserve or TGCC has handicap equipment installed
5. Mold, mildew, green slim, peanut shells – extensive under the handicap apparatus
6. Table umbrellas – replaced after the field manager received several complaints. The umbrellas were haphazardly placed in the stands, not secured in the stands clear reason why they blow over in the rain; much too tall for residents to open. Recommendations have been proposed to correct the situation
7. Umbrella stands – rusted, dirt and trash under and around the stands
8. Door spring- rusted, door needs to be painted
9. Labeling – discolored, peeling around door; pool signs rusted and illegible
10. Garbage black container – placed in the pool by the field manager – dirty, old and residents must touch and lift the container lid when disposing of trash
11. Chairs – always in disarray
12. Pool bannisters to enter the pool – extremely hot and should have rubber covers for safety and protection – most pools have these covers
13. Sidewalk leading to the pool – dirt and mildew – needs to be hosed or power wash weekly
14. Outside bathrooms – need to be cleaned daily and monitored
15. Door frame leading to the community center is full of dirt. It should be washed down and swept weekly

All the above complaints have been presented in writing and in person months ago. All 15 items listed should be attended to within the next 7 days. We could be shut down by the health department!!!!!!
Exhibit B
Good morning,

I believe that you have heard quite a bit about this issue since I put a comment on the NextdoorTara site. I am Lucy Kemp -- the one who posted the original message about a near miss accident on Tara last Thursday morning. Judy and George Koegel suggested that I send you a copy of my original post, one from Jeanne Woodhouse who had been walking behind me on that day but too far back for me to notice them, and also a copy of the email I sent to Vanessa Baugh at the urging of Darby Connor. I also reported the incident to the non-emergency number for the Sheriff's office. The deputy took my information and I reminded her that I wanted it recorded but no one ever called me back to confirm that it was. At least, thanks to Jeanne, the police were called and did come to the location where the driver finally stopped. I do hope that maybe this time we can get the County Commissioners to listen to our concerns and do something to help improve the situation.

Here are the items I listed above -- just FYI.

Ms. Baugh,

I am forwarding to you a copy of the post I put on NextDoor Tara and also a copy of a letter to the editor of the Sarasota Herald earlier today. I also reported it to the non-emergency number of the Sheriff's Office but have not had anyone contact me about making a written report about the incident. I hope it didn't just get lost in the shuffle. Darby Connor contacted me also when he saw the post on NextDoor site and asked me to forward this to you. It is so dangerous to walk on Tara Blvd anymore because of the excessive number of speeding drivers. Some day an innocent person will be killed I am afraid. I hope you will be able to help us with correcting this situation.

This is what I sent to the editor of the Herald Tribune but it was not printed.

Tara Blvd is becoming a very dangerous place to walk. About two months ago in the early evening a speeding car missed the curve, jumped the curb, slammed into a palm tree. The driver did not survive. Twenty minutes before that we had been walking in that area of Tara Blvd.

This morning, August 4th at 9:10 in the morning, I was walking my dog on the west side of Tara Blvd. heading south. As I approached the palm tree that had been damaged in the earlier incident, I could hear a rather loud vehicle coming from behind me. Since our dog often will bark at noisy vehicles and jump towards them, I stopped and held her close to me so she wouldn't jump and pull. The vehicle came around the curve well over the 30 mph speed limit and came up over the curb about 10 feet away from where we were standing. It continued on through the grass, scraping along the curb for many feet. The rear right tire flew off the wheel and bounced into the preserve area. The driver then got back into the street and continued driving on three tires and one rim. If I had not stopped there was a good chance the tire would have hit us as it was bouncing along. I reported this to the Sheriff's Office.

Residents in Tara have been asking for a long time for some type of traffic control devices to be installed. Very few drivers go 30 and most go well over the speed limit as though it was a racetrack.

Thank you,

Lucy Kemp
Exhibit C
Motion to rescind the motion I made last month for the Chairman to write and distribute another letter to all vendors and employees on behalf of the Board of Supervisors.