

1 **MINUTES OF MEETING**

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3 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised
4 that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon
5 which such appeal is to be based.

6
7 **TARA**
8 **COMMUNITY DEVELOPMENT DISTRICT 1**

9
10 PLEDGE OF PUBLIC CONDUCT
11 WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER
12 WE WILL DIRECT ALL COMMENTS TO ISSUES
13 WE WILL AVOID PERSONAL ATTACKS
14

15 The regular meeting of the Board of Supervisors of the Tara Community Development
16 District 1 was held on **Tuesday, July 24, 2018 at 9:00 a.m.** at the Tara Community Center, located
17 at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

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19 Present and constituting a quorum:

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21 Gene Rado **Board Supervisor, Chairman**
22 Dan Powers **Board Supervisor, Vice Chairman**
23 Joe Mojica **Board Supervisor, Assistant Secretary**
24 Dave Woodhouse **Board Supervisor, Assistant Secretary**
25 Darby Connor **Board Supervisor, Assistant Secretary**
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27 Also present were:

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29 Angel Montagna **District Manager, Rizzetta & Company, Inc.**
30 John Vericker **District Counsel, Straley & Robin**
31 Rick Schappacher **District Engineer, Schappacher Engineering**
32 Jim Kaluk **Field Manager**
33 Scott Green **Field Services Manager, Rizzetta & Company, Inc.**
34 Sarah Bowen **Representative, Aquatic Systems, Inc.**
35 Dana Bryant **Representative, Sunrise Landcare**
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37 Audience: **Audience Present**

38 **FIRST ORDER OF BUSINESS** **Call to Order**

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40 Ms. Montagna called the meeting to order and conducted roll call.

41 **SECOND ORDER OF BUSINESS** **Pledge of Allegiance**

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

44 **THIRD ORDER OF BUSINESS** **Adoption of Agenda**

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

46 Mr. Rado read an opening statement into the record/ Attached as (Exhibit "A"). Mr. Powers
47 read into record the paper that Mr. Rado had read to Mr. Kaluk. Attached as (Exhibit "B"). Mr.
48 Mojica commented that if the conversation regarding Mr. Kaluk was due to the budget then it should
49 have been communicated at the Board meeting. Mr. Connor stated that he had not received an email
50 from John Schmidt. Mr. Powers stated he has voicemails that the Chairman left on his recorder. Mr.
51 Rado stated that he would like to rescind the motion the Board made in 2012 to use Roberts Rules of
52 Order. Mr. Rado made a motion as such and Mr. Connor seconded it. Mr. Powers suggested tabling
53 this item and adding it as a discussion item to their August meeting agenda. Mr. Vericker suggested
54 the Board members taking classes if they want to continue to use Roberts Rules of Order.

55 **FOURTH ORDER OF BUSINESS** **Audience Comments**

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57 Mr. Rado opened the floor for audience comments. Michael Krasnow had some budget
58 questions.

59

60 John Di Bartholomew asked where District documents can be found that address rules. He
61 also inquired where ratifications were listed for non-compliance of rules.

62

63 A resident inquired about the tree trimming. Another resident stated that they think someone
64 needs to be onsite.

65

66 **FIFTH ORDER OF BUSINESS** **Staff Reports**

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68 A. Aquatics & Landscape Report

69 Ms. Bowen presented and reviewed the Aquatics Report dated July 5, 2018. She stated
70 that the treatment for the Brazilian peppers has been put on hold due to the rainy weather.

71

72 Mr. Green presented the Landscape Report for July 5, 2018. He gave the Board an update
73 on the landscape maintenance. A discussion ensued.

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On a Motion by Mr. Woodhouse, seconded by Mr. Rado, with all in favor, the Board of Supervisors authorized District Counsel to send a letter to the County regarding maintenance of the area on the main boulevard towards the exit for Tara Community Development District 1.

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The proposal for the Olive trees was not brought to the meeting for the Board's consideration.

Mr. Green presented and reviewed the landscape proposals.

On a Motion by Mr. Connor, seconded by Mr. Rado, with four in favor and one opposed (Joe Mojica), the Board approved the Sunrise Landcare's proposal for the center island (\$2,290.00) for the Tara Community Development District 1.

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B. Field Manager Report

Mr. Kaluk reviewed his report for July with the Board. He stated that he has filed a claim regarding a roof leak at the community center.

The Board authorized Mr. Kaluk to purchase two umbrellas for the pool at a cost of \$33.00 each for now and the Board will discuss more long term options at a later date.

C. District Counsel

No report.

D. District Engineer

Mr. Schappacher gave the Board an update on Skyward Court. Mr. Bryant will provide a proposal for the August meeting to clean the area out. Discussion ensued regarding rip-rap at the pond on Nester Lane.

E. District Manager

Ms. Montagna announced that the next meeting will be held on August 28, 2018 at 9:00 a.m.

On a Motion by Mr. Connor, seconded by Mr. Woodhouse, with all in favor, the Board of Supervisors authorized District Management to cancel their August 28th Board meeting for Tara Community Development District 1.

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Discussion ensued regarding alterations to District property.

On a Motion by Mr. Rado, seconded by Mr. Mojica, with all in favor, the Board of Supervisors authorized Jim Kaluk to make judgement calls regarding alterations on what can be allowed or not allowed on District property unless a motion is already in place for Tara Community Development District 1.

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105 **SIXTH ORDER OF BUSINESS**

**Consideration of Proposals to Clear Both
Sides of Tara Blvd. at the Headwalls**

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108 Ms. Montagna presented the proposals to clear both sides of Tara Blvd. at the headwalls.
109 Discussion ensued.

On a Motion by Mr. Connor, seconded by Mr. Mojica, with all in favor, the Board approved the proposal from Florida Lawn Pros to clear both sides of Tara Blvd. at the headwalls (\$900.00) for the Tara Community Development District 1.

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111 **SEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2018/2019 Final
Budget**

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114 Ms. Montagna asked for a motion to open the public hearing.
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On a Motion by Mr. Powers, seconded by Mr. Woodhouse, followed by a vote of all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2018/2019 Final Budget for Tara Community Development District 1.

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117 Ms. Montagna stated that the public hearing had been duly noticed in a paper of local
118 circulation. She presented the budget and reviewed the line items of the budget. Discussion ensued.
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120 Ms. Montagna opened the floor for audience comments. Comments were entertained regarding
121 line items of the budget.
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123 Ms. Montagna asked for a motion to close the public hearing.
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On a Motion by Mr. Connor, seconded by Mr. Woodhouse, followed by a vote of all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2018/2019 Final Budget for Tara Community Development District 1.

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126 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-02, Adopting
Fiscal Year 2018/2019 Final Budget**

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129 Ms. Montagna presented and reviewed Resolution 2018-02, Adopting Fiscal Year 2018/2019
130 Final Budget.
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On a Motion by Mr. Woodhouse, seconded by Mr. Rado, followed by a vote of four in favor and one opposed (Joe Mojica), the Board of Supervisors approved Resolution 2018-02, Adopting Fiscal Year 2018/2019 Final Budget (\$686,570.00) for Tara Community Development District 1.

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133 **NINTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year 2018/2019**
134 **Special Assessments**
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136 Ms. Montagna asked for a motion to open the public hearing.
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On a Motion by Mr. Rado, seconded by Mr. Woodhouse, followed by a vote of all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2018/2019 Special Assessments for Tara Community Development District 1.

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139 Ms. Montagna stated that the public hearing had been duly noticed in a paper of local
140 circulation. She presented the assessment rolls. There were no questions.
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142 Ms. Montagna opened the floor for audience comments. There were none.
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144 Ms. Montagna asked for a motion to close the public hearing.
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On a Motion by Mr. Connor, seconded by Mr. Woodhouse, followed by a vote of all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2018/2019 Special Assessments for Tara Community Development District 1.

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147 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-03, Imposing**
148 **Special Assessments and Certifying an**
149 **Assessment Roll**
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151 Ms. Montagna presented and reviewed Resolution 2018-03, Imposing Special Assessments and
152 Certifying an Assessment Roll.
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On a Motion by Mr. Rado, seconded by Mr. Woodhouse, followed by a vote of four in favor and one opposed (Joe Mojica), the Board of Supervisors approved Resolution 2018-03, Imposing Special Assessments and Certifying an Assessment Roll for Tara Community Development District 1.

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155 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-04, Setting**
156 **the Meeting Schedule for Fiscal Year**
157 **2018/2019**
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159 Ms. Montagna presented and reviewed Resolution 2018-04, Setting the Meeting Schedule for
160 Fiscal Year 2018/2019. The Board requested that their August 2018 meeting be cancelled.
161

On a Motion by Mr. Rado, seconded by Mr. Connor, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-04, Setting the Meeting Schedule for Fiscal Year 2018/2019 as presented for Tara Community Development District 1.

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163 **TWELFTH ORDER OF BUSINESS** **Discussion Regarding Pool Policies**

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165 Mr. Connor presented his set of pool rules. Attached as (Exhibit “C-1”). Mr. Mojica presented
166 his set of pool rules. Attached as (Exhibit “C-2”). Discussion ensued.

On a Motion by Mr. Mojica, seconded by Mr. Powers, with four in favor and one opposed (Darby Connor), the Board approved upgrading the pool rules signage with Mr. Mojica’s set of pool rules for the Tara Community Development District 1.

167
168 Mr. Kaluk will have a new sign made for the pool.

170 **THIRTEENTH ORDER OF BUSINESS** **Discussion Regarding Access to Field**
171 **Manager’s Office**

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173 Ms. Montagna reviewed the Board’s directive regarding access to the field manager’s office
174 and the time spent with Board members and residents. Mr. Kaluk acknowledged that he understood
175 the Board’s directive.

177 **FOURTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board of**
178 **Supervisors’ Meeting held on June 26, 2018**

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180 Mr. Rado presented the minutes of the Board of Supervisors’ meeting held on June 26, 2018.
181 There were no changes to the minutes.

On a Motion by Mr. Woodhouse, seconded by Mr. Rado, with all in favor, the Board approved the minutes of the Board of Supervisors’ meeting held on June 26, 2018 as presented for the Tara Community Development District 1.

183 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Operation and Maintenance**
184 **Expenditures for June 2018**

185 Mr. Rado presented the Operations and Maintenance Expenditures for June 2018 to the
186 Board.

On a Motion by Mr. Rado, seconded by Mr. Woodhouse, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2018 (\$46,731.82) as presented for the Tara Community Development District 1.

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188 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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190 Ms. Montagna asked if there were any Supervisor requests. Mr. Connor spoke regarding closing
191 the office some days in August and September when it is slow. The Board decided to put this as a
192 discussion item on their next meeting agenda.

193
194 Mr. Powers spoke regarding the field manager's office. The Board decided to add a discussion
195 item regarding the District's cell phone usage on their next meeting agenda.

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197 Mr. Mojica spoke regarding budget issues.

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199 **SEVENTEENTH ORDER OF BUSINESS Adjournment**

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

On a Motion by Mr. Mojica, seconded by Mr. Woodhouse, with all in favor, the Board adjourned the meeting at 1:15 p.m. for the Tara Community Development District 1.

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208 Secretary / Assistant Secretary


Chairman / Vice Chairman

Exhibit A

Opening Statement – 7/24/18

Before we begin this meeting I would like to bring clarity to what has evolved into an issue with Mr. Kaluk, the Board and some residents.

On the Friday before last I met with Mr. Kaluk. The purpose of the meeting was to inform him that at today's meeting I would offer a proposal to the Board. This was to eliminate the Field Supervisor position for budgetary reasons. I felt that this was the right thing to do. I also told him that I did not know if would pass a vote with the Board.

I told Jim that he had the option of resigning. I did not, however, tell Mr. Kaluk to resign or even ask him to resign. I just informed him that it was an option.

Mr. Kaluk passed along the statement that I read from when I met with him to Mr. Schmidt. Mr. Schmidt then passed it along that memo to some Board members and potentially others. As has happened in the past with Mr. Schmidt, his email to the Board included incorrect information. He stated "Attached please find the document Jene Rado used to get Jim Kaluk to resign". He also titled the attached memo as "Resign Letter." Assuming that he read the memo, it in no way was it a document asking or telling Mr. Kaluk to resign. I was not sent a copy of the email sent to other Board members.

Also, some Board members think I acted behind their back. I did no such thing. I have been working diligently on the budget for the past few months and came to the conclusion that the only way to reduce the budget substantially was to eliminate the Field Manager position. It is still worth proposing in order to reduce an increase to residents.

My meeting with Mr. Kaluk was not done behind the Board's back. I assumed Jim Kaluk would share our conversation with others as he regularly shares CDD business with certain residents as well as certain Board members. The Board was going to be notified of my suggestion at today's meeting. My intention and my purpose in notifying Mr. Kaluk in advance of today's meeting was an act of kindness and courtesy as well as just the right thing to do. My conversation with Mr. Kaluk was an act of courtesy, not malice.

It is my opinion that Mr. Kaluk should not have shared this conversation with Mr. Schmidt and certainly not given him a copy of my statement.

Mr. Schmidt should not have shared my statement and his incorrect interpretation of it with anyone else including Board members. Why we continue to divide ourselves instead of focusing on important issues is a mystery. I urge Mr. Schmidt and other Board members to check their facts before giving out misinformation. It only serves to confuse the Board and takes away from our real work – in this instance, our Budget concerns to maintain this community.

Mr. Schmidt, Mr. Kaluk and residents: if you have a problem with anything I say or do, please speak with me. We can work together to eliminate the problem before misinformation is communicated.

Once again, my conversation with Mr. Kaluk was an act of courtesy, not malice.

Exhibit B

813-901-4945

How long have you been working as Field Manager?

I don't think things are working satisfactorily with you and many residents, some of the Board members, including me and Rizzetta.

Because of budget considerations, I will bring up eliminating the Field Manager position at our next meeting. It will cut the budget deficit in half. I am not sure that it would pass a vote with the Board, but I am not sure that it wouldn't.

The Field Manager position works for the Board and reports to the Management Company. This is a definite management no no. Having a person responsible for someone with no authority is a basic management tenant that does not work. It does not make sense to have someone who works for the Board but reports to an outsider. It never works in business.

You have the option of resigning. If you choose to leave, I am pretty sure that I will be able to get you up to 8 weeks of severance. While this would require Board approval, I am reasonably sure I will be able to get that passed by the Board.

If you decide to resign, I would ask that you work with Angel and the Board over the coming month to let us know in detail your contacts, the computer system and daily duties.

I would prefer that we do not get into a discussion and argument at the Board meeting. I would prefer to just accept your resignation and provide severance. I pretty sure you know that when Angel presents her review that it will be negative. I don't want to have to say anything negative about you or your performance. Assuming your resignation, I would ask Angel not to present her review to the Board.

Please take the weekend, think about this and speak with your wife about it. Next week I would like to know what you have decided.

Exhibit C

LARRY

* ONE STAR

Exhibit
C-①

TARA COMMUNITY DEVELOPMENT DISTRICT 1

POOL RULES

POOL IS OPEN FROM 7 A.M. TO 9 P.M. 7 DAY A WEEK

1. **NO LIFEGUARD ON DUTY, ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK**
2. **SHOWER BEFORE ENTERING POOL**
- * 3. **FOOD AND BEVERAGES ALLOWED UNDER THE PERGOLA ONLY**
4. **NO GLASS CONTAINERS OR ALCOHOL**
5. **NO PETS**
6. **PROPER SWIM ATTIRE REQUIRED**
7. **NO RUNNING OR HORSEPLAY ON THE POOL DECKS**
8. **CHILDREN UNDER 18 MUST BE ACCOMPANIED BY AN ADULT**
9. **NO DIVING**
10. **NO SMOKING**
11. **NO FLOATATION DEVICES IN POOL**
12. **INFANTS AND TODDLERS MUST WEAR SWIM DIAPERS**

WRIGHT
C-0

TARA COMMUNITY DEVELOPMENT DISTRICT 1

POOL RULES

POOL IS OPEN FROM ____ A.M. TO ____ P.M. 7 DAYS A WEEK

1. NO LIFEGUARD ON DUTY, ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK
2. SHOWER BEFORE ENTERING THE POOL
3. NO FOOD IS ALLOWED IN THE POOL AREA
4. NO GLASS OR ALCOHOL BEVERAGES ALLOWED IN THE POOL AREA, (WATER AND SOFT DRINKS IN PLASTIC BOTTLES ARE OK)
5. NO PETS ARE ALLOWED IN THE POOL AREA
6. PROPER SWIM ATTIRE REQUIRED
7. NO RUNNING OR HORSEPLAY ON THE POOL DECKS
8. CHILDREN UNDER 18 MUST BE ACCOMPANIED BY AN ADULT
9. NO DIVING
10. NO SMOKING IN POOL AREA
11. NO FLOATATION DEVICES IN POOL
12. INFANTS AND TODDLERS MUST WEAR SWIM DIAPERS
13. NO USE OF PROFANITY WILL BE TOLERATED
14. THE POOL DOOR MUST BE KEPT LOCKED AT ALL TIMES
15. POOL FURNITURE SHALL NOT BE REMOVED FROM THE POOL DECK AREA