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, November 27, 2018 at 9:00 a.m. at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Gene Rado Board Supervisor, Chairman
Joe Mojica 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
Scott Green Field Services Manager, Rizzetta & Company, Inc.
Josh McGarry Representative, Aquatic Systems, Inc.
Sarah Bowen Representative, Aquatic Systems, Inc.
Dana Bryant Representative Sunrise Landcare

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. Rado, seconded by Mr. Connor, 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. Michael Dyer welcomed the new Board members. He also spoke about landscape encroachment and the mowing of the right-of-way.

David Woodhouse spoke about the improvements to the drainage in TMA and the encroachment behind Skyward Court.

FIFTH ORDER OF BUSINESS  Administer Oath of Office to Newly Elected Supervisors

Ms. Montagna, a Notary Public in the State of Florida administered the oath of office to the newly elected Supervisors. Joe DiBartolomeo and Barbara Linden swore and affirmed to the oath and executed the oath of office. Mr. Bartolomeo and Ms. Linden both chose to receive compensation for meeting attendance.

SIXTH ORDER OF BUSINESS  Review of Form 1 and Sunshine Law Requirements

Mr. Vericker briefly reviewed the Form 1 and the Sunshine Law Requirements. Ms. Montagna gave the new Supervisors a new Board Supervisor package.

SEVENTH ORDER OF BUSINESS  Consideration of Resolution 2019-01, Designating Officers of the District

Ms. Montagna presented and reviewed Resolution 2019-01, Designating Officers of the District.

On a Motion by Mr. Connor, seconded by Ms. Linden, with all in favor, the Board approved Resolution 2019-01, Designating Officers of the District as follows: Gene Rado – Chairman, Darby Connor – Vice Chairman, Joe Mojica, Joe DiBartolomeo, and Barbara Linden – Assistant Secretaries for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS  Staff Reports

A. Aquatics & Landscape Report
Mr. McGarry and Ms. Bowen presented and reviewed the Aquatics Report dated November 2, 2018. A discussion ensued. The Board authorized Ms. Linden and Mr. DiBartolomeo to join Aquatic Systems on their pond inspections.

Mr. Green presented the Landscape Report for October 15, 2018. He gave the Board an update on the landscape maintenance. He reviewed the landscape maintenance maps. Mr. Green presented several proposals from Sunrise Landcare.

On a Motion by Mr. Connor, seconded by Mr. Rado, with four in favor and one opposed (Joe Mojica), the Board approved Sunrise Landcare’s contract addendum ($5,334.00) for the Tara Community Development District 1.

On a Motion by Mr. Mojica, seconded by Mr. Rado, with all in favor, the Board approved Sunrise Landcare’s proposal for annual bed installation and maintenance winter rotation ($4,300.00) for the Tara Community Development District 1.

On a Motion by Mr. Rado, seconded by Mr. Connor, with all in favor, the Board approved Sunrise Landcare’s proposal for the tree removal/trimming ($2,437.50.00) for the Tara Community Development District 1.

Mr. Green presented another from Sunrise Landscape under separate cover. Attached as Exhibit “A”.

On a Motion by Mr. Connor, seconded by Mr. Rado, with all in favor, the Board approved Sunrise Landcare’s proposal to fill the hole at Pond #30 ($3,780.00) and sod and Ixora ($1,800.00) for the Tara Community Development District 1.

B. Field Manager Report

Mr. Kaluk reviewed his report for November with the Board. A discussion ensued regarding the pool being dirty. The Board requested that Mr. Kaluk obtain proposals for pool services. Mr. Kaluk will also obtain proposals for new pool furniture.

A discussion ensued regarding the current cleaning contract and the need for a new company.

Mr. Kaluk presented and reviewed the proposals for the roof at the Community Center. Discussion ensued regarding the different roofing options. The Board decided to table this item until their January meeting.

A discussion ensued regarding the area by Hole #15. It was decided that the District would maintain this area.
C. District Counsel  
No report.

D. District Engineer  
Mr. Schappacher gave the Board an update on the depression along Tara Blvd. Discussion ensued.

On a Motion by Mr. Connor, seconded by Mr. Rado, with all in favor, the Board approved the filling in of the depression and the patching of the pipe and sod replacement ($1,980.00) for the Tara Community Development District 1.

The Board took a recess at 10:41 a.m. and reconvened at 10:45 a.m. with all of those originally present still in attendance.

E. District Manager  
Ms. Montagna announced that the next meeting will be held on December 18, 2018 at 9:00 a.m. The Board decided to cancel this meeting and meet next at their January 22nd meeting.

NINTH ORDER OF BUSINESS  Discussion Regarding Robert’s Rules of Procedure


On a Motion by Mr. Rado, seconded by Mr. Connor, with four in favor and one opposed (Joe Mojica), the Board rescinded the previous motion made on November 27, 2012 to use Robert’s Rules of Order for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS  Consideration of Updated Contract for Field Services

Ms. Montagna presented and reviewed the updated contract for Field Services.

On a Motion by Mr. Rado, seconded by Ms. Linden, followed by a vote of four in favor and one opposed (Joe Mojica), the Board of Supervisors approved the updated contract for Field Services for Tara Community Development District 1.

ELEVENTH ORDER OF BUSINESS  Consideration of First Addendum to Contract for District Services

Ms. Montagna presented and reviewed the First Addendum to the contract for District Services.
On a Motion by Mr. Rado, seconded by Mr. Connor, followed by a vote of all in favor, the Board of Supervisors approved the First Addendum to the contract for District Services for Tara Community Development District 1.

TWELFTH ORDER OF BUSINESS  
Consideration of 2018 Auditor Engagement Letter

Ms. Montagna presented and reviewed the Auditor Engagement Letter from CRI for year ended September 30, 2018.

On a Motion by Mr. Rado, seconded by Mr. Connor, followed by a vote of all in favor, the Board of Supervisors CRI’s Auditor Engagement Letter for year ended September 30, 2018 as presented for the District’s insurance renewal for Tara Community Development District 1.

THIRTEENTH ORDER OF BUSINESS  
Consideration of Proposals for Key Card System

Mr. Kaluk presented and reviewed the proposals for the Key Card System. Discussion ensued. The Board decided to table this item until their January meeting.

FOURTEENTH ORDER OF BUSINESS  
Discussion Regarding Restructure of Field Manager Position

Mr. Rado opened the floor for discussion regarding the restructure of the Field Manager Position. He made a statement regarding the restructuring of the Field Management position. Attached as (Exhibit “C”).

On a Motion by Mr. Rado, seconded by Mr. Connor, followed by a vote of all in favor, the Board of Supervisors authorized Ms. Montagna to obtain a proposal from Rizzetta Amenity Services for the Fielded Management position for Tara Community Development District 1.

Ms. Montagna asked if the Board would like the Chairman to continue running the Board meetings or if they would prefer that the District Manager run them. Mr. Rado made a motion for the Chairman to run the meetings and Mr. Connor seconded the motion. A discussion ensued. Mr. Mojica, Mr. DiBartolomeo, and Ms. Linden opposed so the motion failed there fore the District Manager will run the Board meetings.

FIFTEENTH ORDER OF BUSINESS  
Consideration of the Minutes of the Board of Supervisors’ Meeting held on September 25, 2018
Ms. Montagna presented the minutes of the Board of Supervisors’ meeting held on September 25, 2018.

On a Motion by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, the Board approved the minutes of the Board of Supervisors’ meeting held on September 25, 2018 as presented for the Tara Community Development District 1.

**SIXTEENTH ORDER OF BUSINESS**  
Consideration of Operation and Maintenance Expenditures for August, September and October 2018

Ms. Montagna presented the Operations and Maintenance Expenditures for August, September and October 2018 to the Board.

On a Motion by Mr. Rado, seconded by Mr. Mojica, with all in favor, the Board approved the Operation and Maintenance Expenditures for August ($56,920.79), September ($65,232.95), and November 2018 ($41,711.61) as presented for the Tara Community Development District 1.

**SEVENTEENTH ORDER OF BUSINESS**  
Supervisor Requests

Ms. Montagna asked if there were any Supervisor requests. Mr. Mojica asked District Counsel a question regarding Resolutions. Mr. DiBartolomeo requested photos on the Aquatics Report be time stamped. He would like a list of CDD communities emailed to him. Mr. DiBartolomeo stated that he didn’t see a list of definitive policy and procedures. Ms. Montagna will include the current Policies and Procedures for the recreational facility on the January meeting agenda.

Ms. Linden spoke about goals and an operational workshop. The board decided to hold this workshop on February 26, 2019 immediately following the Board meeting. Ms. Linden inquired about the current landscape and aquatics contracts. Ms. Montagna will send the contracts to Ms. Linden.

Mr. Connor discussed holding a budget workshop. The Board decided to hold a budget workshop on April 2, 2019 at 5:30 p.m.

Ms. Montagna will send a copy of the policies and procedures to the Board.

A discussion ensued regarding signage at the pool and giving Mr. DiBartolomeo and Ms. Linden access to the security cameras.
EIGHTEENTH ORDER OF BUSINESS  Adjournment

Ms. Montagna stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Mojica, seconded by Mr. Rado, with all in favor, the Board adjourned the meeting at 11:41 a.m. for the Tara Community Development District 1.

Secretary / Assistant Secretary  Chairman / Vice Chairman
Exhibit A
Date: 11/19/2018

Company Name: Tara CDD
To whom: Angel Montagna
Address: 5844 Old Pasco RD
City, State: Wesley Chapel, FL 33544
Phone: 813-994-1001
Email: amontagna@rizzetta.com

RE: Landscape Proposal for Project TARA

Dear to whom,
Thank you for the opportunity to bid on this project. Find the following Sunrise Landscape Contractors, Inc.'s proposal with the landscape materials itemized for your review. Please note that this proposal is based on plans and specifications prepared by

Proposal Summary: Pond 30 Hole Fill

Landscape Materials: $2,700.00
Sod: $980.00
Irrigation Total: $100.00

GRAND TOTAL: $3,780.00 *

* Pricing is valid for 30 days

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely,
Dana Bryant

D. Bryant

CUSTOMER or REPRESENTATIVE

SUNRISE LANDSCAPE - D Bryant

Accepted By: ___________________________ Accepted By: ___________________________
Print Name: ___________________________ Print Name: ___________________________
Date: ___________________________ Date: ___________________________

Sunrise Landcare Inc.
P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155
PROPOSAL : Pond 30 Hole Fill

SCOPE: Along the west side of Tara Blvd on the South end, adjacent to pond 30, a depression has formed. We propose to fill it, grade it, sod it with Bahia, then repair the St Augustine damaged during the process.

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<th>Unit</th>
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<td>Fill Dirt / Earth Moving &amp; Grading</td>
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<td>50.00</td>
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<td>St. Augustine 'Floratam' sod (repair and replace)</td>
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<td><strong>TOTAL</strong></td>
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<td><strong>TOTAL</strong></td>
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<td>$100.00</td>
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GENERAL NOTES: NOTE: Any work or items not specifically included are excluded.
1 Any work or items not specifically included are excluded.
2 Annuals are excluded from warranty / guarantee.
3 Irrigation by Other. Material without automated/adequate irrigation cannot be guaranteed.
4 Guarantee does not cover replacement of material that is damaged or missing during guarantee period.
5 Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.
6 This proposal and price is good for 45 days from date of quote, prices subject to change thereafter.
7 If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.
8 All plants, trees, sod, etc. required for this job are subject to market availability.
9 Clean up of site limited to debris and waste generated by this contractor.
10 These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
11 Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.
SCOPE: Along the west side of Tara Blvd on the South end, adjacent to pond 30, a depression has formed. We propose to fill it, grade it, sod it with Bahia, then repair the St Augustine damaged during the process.

12 Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction-Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.

13 Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.
Exhibit B
Motion to rescind motion made at the November 27, 2012 meeting, stating:

“On a Motion by Ms. Bond, seconded by Mr. Powers, with all in favor, the Board adopted Roberts Rules of Order as the procedural rules of the District, for the Tara Community Development District 1.”

While Roberts Rules can make sense in some communities it hasn’t really been necessary here. The only time Roberts Rules has come up was for it to be weaponized. Unless each member of the Board is thoroughly familiar with Roberts Rules it doesn’t work. Currently everyone has their fair time to speak and give opinions. If we are to continue with Roberts Rules I think it would be necessary for the entire Board to attend a class that would teach the in’s and out’s in detail.
Exhibit C
Motion for a proposal from Rizzetta to restructure our Field Management to help provide efficiency and potentially add cost savings. Rizzetta will staff the work force directly under their supervision. Rizzetta will hire, evaluate and manage their employee. The Board of Supervisors will have access to the on premise person in order to report issues that require attention.