

**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 Budget Workshop of the Board of Supervisors of the Tara Community Development District 1 was held on **Tuesday, March 13, 2013 at 10:01 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

John Schmidt	<b>Board Supervisor, Chairman</b>
Joe Mojica	<b>Board Supervisor, Vice Chairman</b>
Dan Powers	<b>Board Supervisor</b>
Beth Bond	<b>Board Supervisor</b>
Mike Dyer	<b>Board Supervisor</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Matt Huber	<b>Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
Jim Kaluk	<b>Field Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

The Board recited the Pledge of Allegiance. Mr. Schmidt called the meeting to order and asked Ms. Syvret to conduct roll call. Ms. Syvret proceeded to conduct roll call.

Mr. Schmidt advised he would like to open the meeting as a committee of whole and, as there was not a formal agenda, suggested the Board and others in attendance be free to discuss a variety of matters. Mr. Schmidt advised that he would like to turn things over to Ms. Syvret first to address the Board. Ms. Syvret clarified that the workshop was advertised as a budget workshop, so topics discussed should have some relation to the budget in general or particular items within the budget. Mr. Powers advised that he did not think it was appropriate for the workshop to be placed in committee and that discussions should be restricted specifically to the budget. Ms. Bond advised she would not object to free discussion, as long as it related generally to the budget. Mr. Schmidt advised that he would proceed to conduct the meeting as a

committee of the whole and would allow a fair amount of leniency in discussion. Mr. Schmidt further advised that he would need to leave the workshop at 11:45 for an appointment.

Ms. Syvret addressed the Board and advised that, due to the addition of business to the Fort Myers portfolio, a decision has been made within Rizzetta & Company to transition management of Tara CDD 1 to the Tampa office, and specifically to Mr. Matt Huber, who will be the manager assigned as the District Manager. Mr. Syvret further advised that Rizzetta also felt that transition to the Tampa office was a good idea due to the anticipated increase in activity of the CDD, with the addition of more workshops, and that with the Tampa office being located in closer proximity it would help to ensure that the CDD received the level of management services to meet its needs.

## **SECOND ORDER OF BUSINESS**

### **Discussion Concerning Budget Items**

Ms. Syvret advised that upon review of the proceedings from the last Board meeting, it is apparent that the landscape contract is of high concern to some of the Board members and, since the landscape contract is one of the CDD's primary budget items, she wanted to take few minutes to review matters related to how the contract came about and explain some of the specific provisions of the contract, so that the Board can take the information into consideration in determining how they may wish to proceed with the landscape contract and budget accordingly.

Ms. Syvret advised that the matter of the landscape contract first came up at the end of 2011, and referenced discussion in the Minutes from the November 22, 2011 meeting, in which the prior chairman had distributed copies of an email from the landscape provider which outlined various proposals for upgrades and enhancements to the existing landscaping, which the contractor was willing to make if the CDD was willing to enter into a new three year contract. Ms. Syvret advised that, following discussion, the record reflects that a motion was unanimously passed which authorized the execution of a new contract with Florida Lawn Pros for landscape maintenance services, for a three year term, with a thirty-day termination, subject to the same terms of the current contract, and also approved refurbishment to the center divider on Tara Boulevard. Mr. Schmidt asked if he could view the minutes Ms. Syvret was referencing, and then read the motion out loud. Ms. Syvret then referenced additional proposals that were presented, and discussions of the Board concerning various items of the maintenance, over the course of meetings held in January, February and March of 2012. She advised that these proposals and discussions, relating to additional enhancements to increase the annuals, hauling away of debris from the encroachment cutting, and mowing under the power lines, were discussed in detail during that years' budget workshop and were requested to be incorporated into the budget. Ms. Syvret noted that at the March 27, 2012 meeting, the prior chairman advised that since the landscape contractor was going to be asked to do all of that extra work, it was important it be captured in the contract, and absent objection, would like to ask the Manager to finalize the landscape contract so that the CDD had an all inclusive contract. Ms. Syvret advised that at the April 24, 2012 meeting, the Board approved the proposed budget with the increased landscape items and also, by motion, approved the additional landscape enhancement projects. She indicated that the contract was subsequently finalized and executed by the chairman and the contractor. Ms. Syvret stated that based on the motion authorizing a new

contract in November 2011, and the increases in services that were approved over the course of the several meetings between then and when the contract was signed, she did not feel that there was any inappropriate or unauthorized action on behalf of management or the prior chairman. Ms. Bond stated that she does not believe it was clear that the entire contract was being opened and that is not the action that was authorized by the Board. Discussion ensued. It was suggested that the Board review the contract as a whole, which would include review of the maintenance areas to make sure the CDD is not maintaining any areas it is not responsible for, and once the Board has better direction as to what it wants and the maintenance areas involved, it can bid out the contract.

Mr. Dyer presented a draft budget for Fiscal Year 2013/2014, which was discussed by the Board on a line item basis.

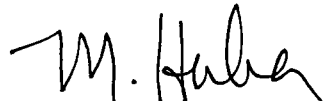
**THIRD ORDER OF BUSINESS**

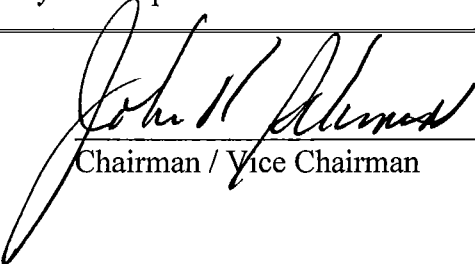
**Adjournment**

The Board advised they would like to schedule their next Budget Workshop for Wednesday, April 10, 2013 at 10:00 am. Mr. Dyer inquired whether the assessment tables are expected to be completed in advance of the next workshop, so that there would be time to plug in the bottom line number resulting from the workshop to see where things stood. Ms. Syvret advised the tables should be completed by the end of the month and that she would forward to him as soon as they were complete.

Mr. Mojica advised there was no further business to come before the Board and asked for a motion to adjourn the workshop.

On a Motion by Ms. Bond, seconded by Mr. Powers, with all in favor, the Board adjourned the Workshop Meeting at 1:07 pm, for the Tara Community Development District 1.

  
\_\_\_\_\_  
Secretary / Assistant Secretary

  
\_\_\_\_\_  
Chairman / Vice Chairman