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**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, October 29, 2013 at 10:04 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:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tyree Brown	<b>Operations Manger, Rizzetta &amp; Company, Inc.</b> <i>(via conf. call)</i>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b> <i>(via conf. call)</i>
Jim Kaluk	<b>Field Manager</b>
Audience members	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

An Audience Member provided an update on Pond #4.

Ms. Bond addressed the audience member and asked for further updates or any significant change to the Pond.

**THIRD ORDER OF BUSINESS**

**Adoption of Agenda**

The Chairman stated the Agenda will stand as presented.

**FOURTH ORDER OF BUSINESS**

**Reading and Approval of the Minutes of  
the Board of Supervisors Meeting held  
September 24, 2013**

There were numerous changes to the meeting minutes.

On a Motion by Ms. Bond, seconded by Mr. Dyer, with all in favor, the Board accepted the Minutes as amended of the Board of Supervisors held on September 24, 2013 for the Tara Community Development District 1.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Month of September 2013**

Mr. Huber presented the Operations and Maintenance Expenditures for September 2013, advising expenditures totaled \$77,251.75. A discussion ensued.

On a Motion by Mr. Mojica, seconded by Mr. Dyer, with all in favor, the Board accepted as presented the operation and maintenance expenditures for September 2013 (\$77,251.75), for the Tara Community Development District 1.

**SIXTH ORDER OF BUSINESS**

**Reports**

**Officers**

Mr. Schmidt stated for the audience that they are looking at reducing cost for the phone, but keeping the same level of service.

Mr. Mojica suggested that the weirs be reviewed on a monthly basis, possibly ten (10) per month.

Ms. Bond requested a pond inspection schedule be supplied to the Board.

Mr. Powers suggested that additional hours be added for the Field Manager to accommodate all the additional requests.

Mr. Dyer suggested that the Field Manager and District Engineer put together a plan to review a portion of the 53 ponds on a regular basis.

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Ms. Bond requested that a motion and a legal opinion from Legal Counsel to authorize an additional 8 hours of work on an as needed basis for the Field Manager. District Staff will put together a plan and present to the Board.

*The Meeting Recessed at 10:54 a.m.*

*The Meeting Resumed at 10:59 a.m.*

**District Manager**

Mr. Huber stated the next regular meeting of the Board of Supervisors is scheduled for November 26, 2013 at 10:00 a.m. The Board reviewed the action item list. Mr. Huber presented the Monthly Financial Status Report to the Board. A discussion ensued. Mr. Huber suggested a Reserve Study to the Board to help manage future expenses.

**District Counsel**

Ms. Bond suggested that the District Counsel continue to attend the BOS meeting. Mr. Vericker provided a brief update on a resolution directing the District Manager or the Field Manager to obtain a minimum of three proposals or estimates for any purchase of services over \$1,000.00 by the District. A discussion ensued.

*The Meeting Recessed at 11:50 a.m.*

*The Meeting Resumed at 11:56 a.m.*

**District Engineer**

Mr. Schappacher stated the 6 sets of plans are ready and will be delivered to Mr. Kaluk. Mr. Schappacher suggested that the Board review their pool signs and the operational hours and how it relates to local and state regulations. A discussion ensued.

**Field Manager**

Mr. Kaluk presented his report to the Board.

**SEVENTH ORDER OF BUSINESS**

**Pool Update**

Mr. Schmidt gave an update on the pool filter room.

**EIGHTH ORDER OF BUSINESS**

**Landscape Request for Proposal**

Mr. Huber explained the Request for Proposal process for the Board. A discussion ensued. The Board requested to add the geographic location that is relevant to the CDD. The Board requested a change to the Criteria 4 = 20 points and 5 = 10 points. District Staff will present a detailed scope map at the next BOS meeting for review and approval.

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**NINTH ORDER OF BUSINESS**

**Aquatic Request for Proposal**

Mr. Huber explained the Request for Proposal process for the Board. A discussion ensued. The Board requested a change to the Criteria 4 = 20 points and 5 = 10 points. District Staff will present a detailed scope map at the next BOS meeting for review and approval.

**TENTH ORDER OF BUSINESS**

**Consideration of Professional Landscape Maintenance Inspection Services**

Mr. Huber presented the Professional Landscape Maintenance Inspection services. Ms. Bond suggested to Postpone until discussion of Management Contract.

On a Motion by Ms. Bond, seconded by Mr. Dyer, with all in favor, the Board postponed the consideration of the Professional Landscape Maintenance Inspection Services until discussion of the Management Contract for the Tara Community Development District 1.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-01, Conservation Area Maintenance Policy**

Mr. Vericker presented Resolution 2014-01 Conservation Area Maintenance Policy for the Board. A discussion ensued.

On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with all in favor, the Board adopted Resolution 2014-01 Conservation Area Maintenance Policy for the Tara Community Development District 1.

**TWELFTH ORDER OF BUSINESS**

**Code of Conduct**

Mr. Vericker presented the Code of Conduct Policy for the Board. A discussion ensued.

On a Motion by Ms. Bond, seconded by Mr. Mojica, with all in favor, the Board adopted the Code of Conduct as presented and amended to include Staff and Employees for the Tara Community Development District 1.

**THIRTEENTH ORDER OF BUSINESS**

**Permission for third Newsletter or Special Newsletter**

Mr. Schmidt requested a verbal approval for a third Newsletter or Special Newsletter. The Board granted Mr. Schmidt approval.

**FOURTEENTH ORDER OF BUSINESS**

**Street Light Survey**

Mr. Huber presented an inventory street light report from Florida Power & Light for the Board.

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**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

**Supervisor Requests**

Mr. Powers requested an additional book shelf for the Clubhouse. Mr. Powers would like to extend a thank you to Ms. Bond for her dedication and hard work on the Workshop held on October 22, 2013.

Ms. Bond requested an additional workshop on the contracts for District Management, District Counsel and District Engineer to be held on November 7, 2013 at 9:30 a.m.

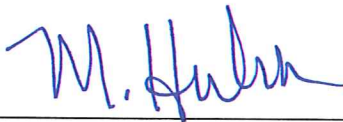
Mr. Dyer stated on Skyward Court the trees have destroyed the turf underneath.

Mr. Mojica asked the Board to look at the policy regarding renting the Community Center.

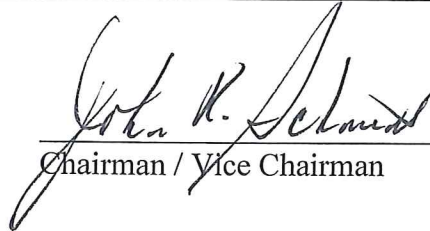
**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Mojica, seconded by Ms. Bond, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 1:41 p.m., for the Tara Community Development District 1.



Secretary / Assistant Secretary



Chairman / Vice Chairman