
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, January 24, 2012 at 9:33 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

G. Darby Connor	Board Supervisor, Chairman
John Schmidt	Board Supervisor, Vice-Chairman
Dan Powers	Board Supervisor
Joe Mojica	Board Supervisor, Assistant Secretary
Beth Bond	Board Supervisor, Assistant Secretary

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin (via speaker phone)
Rick Schappacher	District Engineer, Schappacher Engineering
Gene Robinson	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Syvret called the meeting to order and proceeded to perform the roll call. The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
November 22, 2011**

Ms. Syvret presented the minutes of the Board of Supervisors meeting held on November 22, 2011. She asked if there were any revisions to the minutes. There were none.

<p>On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on November 22, 2011, for the Tara Community Development District 1.</p>
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THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Workshop held on December 14, 2011**

Ms. Syvret presented the minutes of the Workshop held on December 14, 2011. She thanked Ms. Bond for taking the minutes for the workshop. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Connor, seconded by Mr. Schmidt, with all in favor, the Board approved the Minutes of the Workshop held on December 14, 2011, for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for the
Months of November and December 2011**

Ms. Syvret presented the Operation and Maintenance Expenditures covering the period of November 1-30 totaling \$4,327.04 and December 1-31 totaling \$111,114.65. She asked if there were any questions related to the Operation and Maintenance Expenditures. There were none.

On a Motion by Mr. Schmidt, seconded by Mr. Connor, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Months of November and December 2011 for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Discussion Regarding District Financials

Ms. Syvret provided a summary of District's financial position through December 31, 2011. It was noted that currently the District appears to be a bit ahead of spending for the current year, being 3 months into the fiscal year 75% of the budget should be remaining where only 71% is actually still remaining. Ms. Syvret explained that these numbers are based on simply taking all the expenditures and dividing them out over a 12 month period, and that expenditures that are paid in one lump sum and not paid out over the course of 12 months will tend to skew those numbers. Ms. Syvret advised that the majority of the capital projects for the year were completed in and paid during the first quarter of the fiscal year, so that is what is making it appear that the District is over budget for the first quarter, but those numbers will fall back in line as the year goes on and no other expenditures from that category are made. Ms. Syvret also pointed out that the District ended the 2010/2011 fiscal year approximately \$15,000 under budget, so the funds were carried forward in the general fund and may be utilized to cover the expenses of the ADA compliance work or other projects that were not specifically budgeted for in the current year.

SIXTH ORDER OF BUSINESS

**Discussion Concerning use of the
Community Center for Blood Drive**

Ms. Syvret advised Mr. Schmidt has been working on a project to use the Community Center for a blood drive.

Mr. Schmidt provided handouts relating to the blood drive. He advised he met with Suncoast Community Blood Bank and they asked if Tara would hold a blood drive at the community center. He advised two tentative dates have been set: Thursday, February 16th and Thursday, June 21st, subject to approval by the Board. Mr. Schmidt advised the drive would be held in the community center. He has looked into the insurance and liability questions, neither of which will be an issue as Suncoast is willing to issue a certificate of insurance naming the District as an additional insure under its policy. The blood drive will be advertised on the community channel, and throughout the community center. The goal of the blood drive is to attract at least 10 people to have 10 pints donated. Discussion ensued.

On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with all in favor, the Board approved a blood drive to be held by Suncoast Community Blood Bank at the Tara Community Center on Thursday February 16, 2012 and Thursday, June 21, 2012, for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

Discussion Regarding ADA Compliance

Ms. Syvret advised she asked Mr. Schappacher to attend the meeting to finalize discussions regarding the open ADA compliance matters, as the deadline is fast approaching. She advised the only large item remaining is the chairlift for the pool area. She advised Mr. Schappacher had received direction to proceed with discussions with vendors to determine which type of lift would be sufficient for the area. Ms. Syvret advised she has been in discussions with Mr. Schappacher relating to the type of chair which is best suited and based on the information obtained to date, its is the recommendation of the District Engineer and District Management to purchase two permanent fixtures; one for the spa and one for the pool.

Mr. Schappacher provided an overview of his research and advised that to meet the requirement we will need one permanent fixture for each facility. The distance between the pool and spa is too much for one chairlift to be sufficient to service both, and due to the configuration of the spa the extended reach type of chairlift is needed. For the pool, the District could purchase a different type of chairlift. Both lifts are battery operated, they are semi-permanent units which are secured into the ground, but have the ability to be removed if needed. Mr. Schappacher noted that he inquired of Manatee County of the time frame for getting the applicable permits issued and they advised they should be able to have a permit issued in about a week from when the request is submitted. Mr. Schappacher distributed pictures of the recommended chairlifts which have been installed in other locations. He provided an overview of the chairlift. He advised that if needed the chairlift could be removed and stored, it is battery operated, and the cost is \$4,999, the cost for installation of the second chairlift at the same location is \$4,700. Discussion ensued. Mr. Schappacher provided a print out of the manual to Mr. Robinson.

On a Motion by Mr. Schmidt, seconded by Mr. Connor, with all in favor, the Board accepted the Peninsula Aquatics proposal to furnish and install the chairlifts including covers, allocated a not to exceed amount of \$10,600, and the equipment be installed as soon as possible, for the Tara Community Development District 1.

A question was raised regarding the budget allowance for the chairlifts. Ms. Syvret advised that there were several sources that could be utilized, which include the miscellaneous contingency, pulling the funds from the reserve account, or utilizing some of the surplus funds from the prior fiscal year. The Board advised it would like to utilize the surplus funds from the prior year towards this project.

Mr. Schappacher advised a discussion needed to be held regarding placement of the chairlifts. Mr. Schappacher provided the specifications relevant to the chairlifts. It was asked if the installer would have the best idea of where to place the chairlifts. Mr. Schappacher advised that it may be best for the installer to work with Mr. Robinson in designating a location.

Mr. Schappacher advised he met with Mr. Robinson regarding the remaining ADA compliance issues within the building.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker advised there have been typical business items over the last few months, and there are currently no pending legal issues. Mr. Vericker was asked how it is determined that he attend the meeting in person rather than the phone. He advised he takes direction from District Manager and the Chairman. Mr. Powers stated that it should be a majority Board vote not one individuals decision.

B. District Engineer

Mr. Schappacher advised he had no further report other than items covered under business. Mr. Schappacher asked if there were any questions for him. Hearing none, Mr. Connor advised he would like to let Mr. Schappacher leave the meeting.

C. Field Manager

Mr. Robinson advised that primary day is January 31st at the Community Center. The majhong club has been advised not to hold anything that day.

Mr. Robinson advised the last ADA item he discussed with Mr. Schappacher was the door sills. He advised the proposal from Mike Conway has been received. Mr. Bracher of Florida Lawn Pros has to be involved to move plants where the sidewalk needs to be widened.

Mr. Robinson advised that at the last meeting the Board asked what the cost would be to repair the tennis courts. At that time he thought the cost was \$600, and the Board approved the \$600. However, since then, Mr. Robinson learned that the cost is actually between \$750 and \$850 so he did not proceed. He wanted the Board to approve the new cost. Mr. Robinson advised it is not critical, but the Board had directed him to proceed.

On a Motion by Ms. Bond, seconded by Mr. Connor, with all in favor, the Board approved a not to exceed amount of \$900 for repairs to the tennis court surface, for the Tara Community Development District 1.

Mr. Robinson advised he has been meeting with FP&L and there is a meeting on Thursday relative to a few community items: one of which is the aerator in the pond on Wingspan.

D. District Manger

Ms. Syvret provided updates relating to approved items from the previous meeting; noting that they are still working on locating the vendor for purchase of the shirts to be worn by the Supervisors when providing coverage at the community center. Ms. Syvret advised that she is finalizing the renewal contract with Florida LawnPros.

Ms. Syvret advised Mr. Dyer had forwarded a preliminary budget schedule for budget season. She provided an overview of the preliminary budget schedule. March 6th and April 3rd are scheduled budget workshops. The Proposed Budget meeting would be the April 24th. The Public Hearing date for adoption of the Final Budget is June 26th. Each of the workshops will commence at 9:30am.

Ms. Syvret stated that the next meeting of the Board of Supervisors is scheduled for February 28, 2012 at 9:30am.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Syvret opened the floor to supervisor requests and comments.

1. Mr. Connor distributed copies of various project proposals. Mr. Connor advised that after further review and research related to the final sod project, the suggestion is being made to utilize hydro-seeding as opposed to installation f sod. Mr. Connor explained that he wanted to bring this up now, as performing the hyrdo-seeding rather than installing sod will result in substantial cost saving which would free up capital improvement funds and allow for consideration of other projects. Mr. Connor provided an overview of the various projects/improvements for the Board, which include completion of landscape enhancements and lighting upgrades to the divider in Tara Boulevard, landscape enhancements to entrances at Tara Boulevard

and Tara Preserve Lane, kitchen and community center upgrades previously recommended by Mr. Schmidt and Mr. Mojica, and installation of a streetlight/electrical for added safety for the school bus stop at the intersection of Tailfeather and Cypress Strand. Mr. Connor noted that consideration of the landscape enhancements should be given sooner rather than later, as we are in the process of preparing the renewal contract with Florida LawnPros and it would be prudent to make sure that maintenance related to these enhancements be captured in that agreement if possible.

2. Mr. Schmidt advised the additional bookshelf has been purchased and installed, and he is still working on the table legs. Mr. Schmidt advised he is still having discussions with the golf course regarding replacement of the horseshoe pit. Mr. Schmidt advised he is working on the issue with Board members not being able to view the video cameras. Discussion ensued regarding the security camera system.

Mr. Schmidt stated that the streetlight at Tailfeather and Cypress is needed now, waiting will only put people in danger. Mr. Schmidt made a motion to approve the portion of Mr. Connor's proposals that encompassed installation of a streetlight at the corner of Tailfeather and Cypress and the entrance lighting, in an amount not to exceed \$4,000. Ms. Bond seconded the motion. Discussion ensued regarding the cost.

On a Motion by Mr. Schmidt, seconded by Ms. Bond, with all in favor, the Board amended the previous motion to increase the not to exceed amount to \$6,000, to be paid from the remaining surplus from last year and from this year's contingency, for the installation of a streetlight at the corner of Tailfeather and Cypress and entrance lighting at Tara Boulevard and Tailfeather, for the Tara Community Development District 1.

Mr. Schmidt provided an overview of the history of the Community Center kitchen range and sink. It was noted that upgrades to the kitchen are contemplated in the capital improvement budget for the next fiscal year, however there will be \$4,950 left in the capital improvement budget for this year once the sod and Viburnum hedge projects are completed and suggested the project be bumped up to this year. Discussion ensued.

On a Motion by Mr. Schmidt, seconded by Mr. Powers, with all in favor, the Board approved an amount not to exceed \$4,950, to come from the capital improvement budget, to install an electric range and new sink in the community center kitchen, for the Tara Community Development District 1.

3. Ms. Bond reviewed a meeting she had with SWFWMD regarding the ponds.


Hearing no further Supervisor requests or comments; Ms. Syvret opened the floor to audience questions and comments.

Audience questions and comments were entertained. No Board action was taken.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mojica, seconded by Mr. Schmidt, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:29 a.m. for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman