
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, April 24, 2012 at 9:35 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:

Robbie Cox	Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Gene Robinson	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox 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
March 27, 2012**

Mr. Cox presented the minutes of the Board of Supervisors meeting held on March 27, 2012. He asked if there were any revisions to be made to the minutes. There were none.

On a Motion by Mr. Schmidt, seconded by Mr. Connor, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on March 27, 2012, for the Tara Community Development District 1.
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THIRD ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of March 2012

Mr. Cox presented the Operations and Maintenance Expenditures covering the period of March 1-31 totaling \$46,920.83. He asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Mojica, seconded by Mr. Schmidt, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Month of March 2012, for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Discussion Regarding District Financials

Mr. Connor led a brief discussion regarding financials.

FIFTH ORDER OF BUSINESS

Presentation by Brett Sealy with MBS Capital Markets Regarding Refinancing Options

Mr. Sealy presented materials describing refinancing options; the first option would be a non-rated structure, while the second is a senior/subordinate structure where an investment grade rating would be obtained for the non-golf course land uses. Discussion ensued.

Mr. Sealy also discussed the transition to MBS and advised that a new contract would be necessary.

On a Motion by Mr. Connor, seconded by Mr. Schmidt, with all in favor, the Board directed MBS Capital Markets to proceed with an attempt to obtain an investment grade rating and delegated authority to the Chairman to execute a new contract with MBS Capital Markets subject to resignation of Prager & Company, for the Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2012/2013

Mr. Connor presented the Proposed Budget for Fiscal Year 2012/2013. It was suggested that in light of the potential bond refinancing, the anticipated budget reduction should be changed from 3.8% to 2.3%.

Brief discussion ensued regarding the refinancing.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2012-02,
Adopting a Proposed Budget for Fiscal
Year 2012/2013 and Setting a Public
Hearing Thereon**

Mr. Vericker provided brief overview of the Resolution, advising the Public Hearing is currently scheduled for June 26, 2012 at 9:00 am.

The Board advised they would like to add \$8,000 to the contingency line item to facilitate a change in the budget reduction, if necessary.

On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with all favor, the Board Adopted Resolution 2012-02, Adopting a Proposed Budget, as modified on the record, for Fiscal Year 2012/2013 and Setting a Public Hearing for June 26, 2012 at 9:00a.m., to be held at the Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203, for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding District Rules of
Procedure**

Ms. Bond presented her understanding of the history of Tara CDD's Rules of Procedure. She then discussed Robert's Rules and suggested it be used as a basis for the District's rules.

Lengthy discussion ensued, with various points both for and against Robert's Rules.

On a Motion by Mr. Schmidt, seconded by Ms. Bond, with all in favor, the Board tabled Discussion Regarding District Rules of Procedure until the May Meeting, for the Tara Community Development District 1.

NINTH ORDER OF BUSINESS

**Discussion Regarding Counsel's Request
for Dismissal Regarding Foreclosure
Complaint**

Mr. Vericker presented the Notice of Party Dropped as it related to the Motion to Dismiss he previously filed. Brief discussion ensued. No action was taken by the Board.

TENTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
Ending September 30, 2011, As Prepared
by Grau & Associates**

Mr. Vericker provided a brief overview of the Audit for Fiscal Year Ending September 30, 2011 as prepared by Grau & Associates.

On a Motion by Mr. Mojica, seconded by Mr. Connor, with all favor, the Board Accepted the Audit for Fiscal Year Ending September 30, 2011, as Prepared by Grau & Associates, for the Tara Community Development District 1.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker advised he had no report.

B. District Engineer

Mr. Schappacher was not present.

C. Field Manager

Mr. Robinson advised the aerator system is working. He further advised that FP&L determined that no street light could be installed at the bus stop.

Mr. Robinson advised the company installing the ADA chairlift did not show up and they have been non-responsive. He requested that Mr. Cox ask Ms. Syvret to follow up with the installation company and have her report back.

Discussion ensued regarding new signs in the ponds related to no fishing. It was requested that this item be added to the May agenda for discussion.

Mr. Connor proposed the Board authorize the commencement of Phase 2 landscape refurbishment.

On a Motion by Mr. Connor, seconded by Mr. Schmidt, with all in favor, the Board Authorized Commencement of Phase 2 Landscape Refurbishment, for the Tara Community Development District 1.

D. District Manger

Mr. Cox advised the next meeting of the Board of Supervisors is scheduled for May 22, 2012 at 9:30a.m.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Cox opened the floor to supervisor requests and comments.

1. Mr. Connor advised his only report was the discussion regarding Phase 2 landscape refurbishment.
2. Mr. Schmidt advised the piping, waterproofing, and heater pricing came in at \$6,650.

On a Motion by Mr. Schmidt, seconded by Mr. Connor, with all in favor, the Board Authorized the Piping, Waterproofing, Heater work, in an amount not to exceed \$7,000, for the Tara Community Development District 1.

3. Mr. Powers questioned how the Board will monitor use of the chairlift. Discussion ensued.

Hearing no further Supervisor requests or comments, Mr. Cox opened the floor to audience questions and comments.

Audience questions and comments were entertained.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Mojica, seconded by Mr. Connor, with all in favor, the Board adjourned the Board of Supervisors' meeting at 12:05 p.m. for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman