
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 continued meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Tuesday, September 25, 2012 at 10:10 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)
Gene Robinson	Field Manager
Lynn Hudson	TMA Secretary
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.

Ms. Syvret advised she received a request for roll call voting to ensure she is capturing an accurate voting record for the minutes. Discussion ensued. The Board agreed to implement roll call voting.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting Held on
August 28, 2012**

Ms. Syvret presented the minutes of the Board of Supervisors Meeting held on August 28, 2012. She asked if there were any questions. There were none. Mr. Mojica made a motion

which was seconded by Mr. Connor to approve the minutes. Ms. Syvret performed the roll call vote as follows: Mr. Connor, in favor; Mr. Schmidt, in favor; Mr. Mojica, in favor; Ms. Bond, in favor; and Mr. Powers, in favor.

On a Motion by Mr. Mojica, seconded by Mr. Connor, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on August 28, 2012, for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of August 2012**

Ms. Syvret presented the Operations and Maintenance Expenditures for August 2012 advising expenditures totaled \$42,600.08. She asked if there were any questions. Questions were entertained regarding invoices from Florida Lawn Pros. Mr. Schmidt made a motion which was seconded by Mr. Mojica to approve the expenditures. Ms. Syvret performed the roll call vote as follows: Mr. Connor, in favor; Mr. Schmidt, in favor; Mr. Mojica, in favor; Ms. Bond in favor; and Mr. Powers in favor.

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

FOURTH ORDER OF BUSINESS

Discussion Regarding District Financials

Ms. Syvret provided an overview of the District Financials for the month of August 2012. Discussion ensued.

FIFTH ORDER OF BUSINESS

**Discussion Concerning Pool
Temperatures During Summer**

A Supervisor provided an overview of comments received from residents related to the temperature of the pool in the summer. Discussion ensued. Another Supervisor provided information relating to research conducted on the average temperatures. No Board action was taken.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2012-07,
Amending Resolution 2000-25; Adopting
the Final Second Supplemental Special
Assessment Allocation Report Dated
August 28, 2012**

Ms. Syvret provided an overview of Resolution 2012-07, explaining that the preliminary Second Special Assessment Allocation Report adopted by the Board in the early part of the refinance process was based on the bond pricing and savings that District staff anticipated would be achieved in the refinance, and that it is appropriate for the Board to now adopt the Special Assessment Allocation Report in final form, setting forth the actual amounts of bond pricing, coupon rate, and savings realized. Ms. Syvret pointed out that the final numbers turned out to be more favorable than the estimated preliminary numbers. Mr. Schmidt made a motion, which was seconded by Mr. Connor, to adopt Resolution 2012-07. Ms. Syvret performed the roll call vote as follows: Mr. Powers, in favor; Ms. Bond, in favor; Mr. Connor, in favor; Mr. Schmidt, in favor; and Mr. Mojica, in favor.

On a Motion by Mr. Schmidt, seconded by Mr. Connor, with all in favor, the Board adopted Resolution 2012-07, Amending Resolution 2000-25; Adopting the Final Second Supplemental Special Assessment Allocation Report Dated August 28, 2012, for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2012-08,
Amending the District's Budget for Fiscal
Year 2012/2013**

Ms. Syvret provided an overview of Resolution 2012-08, advising that since the District had adopted its budget for Fiscal Year 2012/2013 prior to refinancing the bonds, it is necessary to amend the Fiscal Year 2012/2013 budget, in particular the debt service budget, to reflect the debt service amounts post refinance. Mr. Mojica made a motion, which was seconded by Mr. Connor, to adopt Resolution 2012-08. Ms. Syvret performed the roll call vote as follows: Mr. Powers, in favor; Ms. Bond, in favor; Mr. Mojica, in favor; Mr. Schmidt, in favor; and Mr. Connor, in favor.

On a Motion by Mr. Mojica, seconded by Mr. Connor, with all in favor, the Board adopted Resolution 2012-08, Amending the District's Budget for Fiscal Year 2012/2013, for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2012-09,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Syvret provided an overview of Resolution 2012-09, advising that now that the Board has amended the Fiscal Year 2012/2013 budget, it is also necessary to adopt a revised Assessment Resolution, which will impose the special assessments and certify the assessment roll based on the revised debt service amounts. Ms. Bond made a motion, which was seconded by Mr. Mojica, to adopt Resolution 2012-09. Ms. Syvret performed the roll call vote as follows: Mr. Powers, in favor; Ms. Bond, in favor; Mr. Mojica, in favor; Mr. Schmidt, in favor; and Mr. Connor, in favor.

On a Motion by Ms. Bond, seconded by Mr. Mojica, with all in favor, the Board adopted Resolution 2012-09, Imposing Special Assessments and Certifying an Assessment Roll, for the Tara Community Development District 1.

NINTH ORDER OF BUSINESS

Discussion Concerning Community Center Surge Protection

As a result of the recent power outages, a proposal was presented related to installation of surge protection at the Community Center. Discussion ensued. The determination was made to book the item to the maintenance line item of the budget, with work being completed in the upcoming fiscal year. Mr. Schmidt made a motion, which was seconded by Ms. Bond, to approve the proposal from Complete Electrical Services. Ms. Syvret performed the roll call vote as follows: Mr. Powers, in favor; Ms. Bond, in favor; Mr. Mojica, in favor; Mr. Schmidt, in favor; and Mr. Connor, in favor.

On a Motion by Mr. Schmidt, seconded by Ms. Bond, with all in favor, the Board approved the Proposal from Complete Electrical Services for Community Center Surge Protection, in the amount of \$1,357.00, for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker advised that he had received some information relating to possible changes to the rates for use of the community center, and advised that a public hearing would need to be held to amend fees. A Board Supervisor advised that the rates themselves were not being changed but a note was being added to clarify that the TMA would not be charged for use of the building. Mr. Vericker advised that a public hearing is not required if the rates were not being changed. A motion was made by Mr. Schmidt, and seconded by Mr. Powers, to accept the addition of the note as referenced. Ms. Syvret performed the roll call vote as follows: Mr. Powers, in favor; Ms. Bond, abstained on the basis of conflict arising from her position on the TMA Board; Mr. Mojica, in favor; Mr. Schmidt, in favor; and Mr. Connor, in favor.

On a Motion by Mr. Schmidt, seconded by Mr. Powers, with four in favor and one abstaining, the Board accepted the addition of a note to the Community Center Guidelines for rental and use, as revised on August 28, 2012, for the Tara Community Development District 1.

B. District Engineer
Not Present.

C. Field Manager

Mr. Robinson provided an overview related to the power surge/loss that hit the Community Center on or about August 28, 2012. He stated it is believed to have been caused by FP&L, and resulted in damage to the spa pump, the A/C went out,

and computer repairs were required; all of which totaled close to \$2,000. Mr. Robinson further advised FP&L has denied responsibility and he is awaiting a denial of claim letter. Discussion ensued. Mr. Schmidt advised that once the denial of claim letter is received, he will write a letter to FPL on behalf of the District.

Mr. Robinson further provided updates on various maintenance items.

D. District Manger

Ms. Syvret advised there have been many issues with the ADA chair lifts at the pool. She explained that she has spoken to the representative of Peninsular Aquatics and found out they are having issues with this model of chair in various locations. Ms. Syvret stated that Peninsular is currently looking for a comparable chair to replace the current one. Ms. Syvret advised that, unless the Board objects, she intended to request Peninsular to remove the existing chairs and place covers on the pool deck where the anchor holes are until they could install suitable replacement chairs. Ms. Syvret noted that the District has not yet made payment for the chairs that were initially installed. Discussion ensued. The Board agreed with the course of action outlined by Ms. Syvret.

Ms. Syvret presented the Arbitrage Rebate Calculations for the Series 2000A&B Capital Improvement Revenue Bonds advising that there is no arbitrage liability as of the date of this report.

Ms. Syvret advised the next meeting of the Board of Supervisors is scheduled for October 23, 2012 at 10:00 am.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Supervisor comments were then entertained.

1. Mr. Powers stated that Ms. Bond should be commended for her efforts in pushing for the bond refinance so that all the District residents can realize the benefits of the resulting savings.
2. Mr. Schmidt advised he received a letter requesting use of the Community Center for line dance classes. The classes would be open to all Tara residents and there would be no cost, though donations would be accepted for a contribution to the food bank for Thanksgiving. He advised he will be approving the request.

Mr. Schmidt advised he recently solicited a proposal for pool maintenance services. He provided an overview of the proposal versus the current contract advising it would cost roughly \$130 more per month, or an additional \$1,560 per year. He noted that the current company does not provide repairs, though the company who provided the proposal does complete repairs. Mr. Schmidt advised

the proposal is more expensive and therefore he would hold on to the proposal for now. The proposing company did advise the equipment room was not exactly what is necessary for the District's pool. Mr. Schmidt advised he would notify the proposing company that the District will pass on the maintenance proposal but that he would keep the line of communication open with them for purposes of obtaining repair proposals or future services.

Mr. Schmidt discussed installing crown molding for the cupola around the dance floor at an amount not to exceed \$900 to come out of the Fiscal Year 2012/2013 budget. The Board agreed to move forward.

Mr. Schmidt advised he would like some information From Management related to the bond refinance for purposes of including a write-up in the December Newsletter.

3. Mr. Connor advised that mulch is due to be installed in November, but noted that it is not needed in certain areas such as around the community center/pool area and around the trees in some common areas. He explained that by skipping these areas this year, it would reduce the amount of mulch used the District would realize a savings from about \$22,700 down to \$18,000. Mr. Connor also advised the fall annuals are scheduled to be installed in the next two weeks.


Hearing no further Supervisor requests, Ms. Syvret opened the floor to Audience questions or comments. Questions and comments were entertained.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Syvret advised there was no further business to come before the Board and asked for a motion to adjourn the meeting. Mr. Mojica made a motion which was seconded by Mr. Connor to adjourn the meeting.

On a Motion by Mr. Mojica, seconded by Mr. Connor, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:37, for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman

10-23-12