
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, June 25, 2013 at 10:00 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

John Schmidt	Board Supervisor, Chairman
Joe Mojica	Board Supervisor, Vice Chairman
Dan Powers	Board Supervisor
Beth Bond	Board Supervisor (via phone)
Mike Dyer	Board Supervisor (via Skype)

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Rick Schappacher	District Engineer, Schappacher Engineering
Jim Kaluk	Field Manager
Mike Kaighin	Aquagenix

Audience members	Present
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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

Adoption of Agenda

Mr. Schmidt asked Mr. Huber to act as Secretary for the meeting; he then provided an overview of rules for the meeting. Mr. Schmidt asked if there were any changes to the agenda. There were none. Mr. Schmidt called for a vote to approve the agenda as provided. With all in favor, the Agenda for the June 25, 2013 meeting was approved.

On a Motion by Mr. Mojica, seconded by Mr. Schmidt, with all in favor, the Board adopted the Agenda for the June 25, 2013 meeting for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Reading and Approval of the Minutes of
the Audit Committee Meeting held May
28, 2013**

Mr. Schmidt stated that there was one correction to these minutes that being that Mr. Dyer was present via Skype not via phone conference.

On a Motion by Ms. Bond, seconded by Mr. Schmidt, with all in favor, the Board approved the Minutes of the Audit Committee Meeting held on May 28, 2013 as amended, for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Reading and Approval of the Minutes of
the Board of Supervisors' Meeting Held
on April 23, 2013**

Mr. Schmidt stated that there was one correction to these minutes that being that Mr. Dyer was present via Skype not via phone conference. Mr. Schmidt noted that on page five (5) where it says that Mr. Powers replied regarding the "fountain repairs" it should read "bubbler repairs". Brief discussion ensued regarding the repairs.

On a Motion by Ms. Bond, seconded by Mr. Dyer, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 28, 2013 as amended, for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

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

Mr. Huber presented the Operations and Maintenance Expenditures for May 2013, advising expenditures totaled \$51,617.94. Mr. Powers stated he was opposed to the streetlight charges to the CDD. It was stated that Aquagenix would provide more details, such as a report, with their invoice. Some discussion ensued.

On a Motion by Mr. Mojica, seconded by Mr. Powers, with all in favor, the Board approved the operation and maintenance expenditures for May 2013 (\$51,617.94), for the Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

Reports

Officers

Mr. Schmidt stated that the Field Manager, Mr. Kaluk, was doing a great job. He stated that since Mr. Kaluk had reached his six (6) month point on the job that he would like to discuss a salary increase at the next meeting.

Mr. Schmidt stated that he discovered cigarette butts in the window sill at the Community Center. He stated that he would like this addressed with the Coordinator to put a stop to it. He stated that a "No Smoking" sign would be placed outside of all three doors at the Community Center. Mr. Schmidt stated that he checked with District Counsel and noted that if the person leaving the cigarette butts didn't stop leaving them near the Community Center that he would be suspended from the Community Center.

District Manager

No report.

District Counsel

Mr. Vericker stated that he had assisted Mr. Huber with the Assessment Notice process.

District Engineer

Mr. Schappacher stated that the Southwest Florida Water Management District (SWFWMD) recertification was due at the end of the month. He stated that the pond recertification involved pond #30, 36 and 14. Mr. Schappacher discussed some issues with the ponds where they require sod and other maintenance in order to receive certification. He reviewed a handout and proposals that would allow for certification. It was stated that the repairs and maintenance would not exceed \$2,300 to maintain pond #36 and #30. Mr. Schappacher discussed some wear and tear to the ponds that occurs over time due to erosion. Some general discussion took place regarding the ponds and funds for the maintenance.

<p>On a Motion by Ms. Bond, seconded by Mr. Mojica, with all in favor, the Board authorized use of not to exceed \$2,300 for the maintenance and repair of the ponds for the Tara Community Development District 1.</p>

Mr. Schappacher presented a lengthy detailed report on the lakes in the District. He discussed issues between some of the lakes. He stated that the wetland area was holding stagnant water. He stated that once repaired some of the lake levels would drop about 6 inches. He stated that he would have to look into easement rights over the golf course area. Mr. Schappacher stated that the CDD would need to get golf course permission to repair lakes and ponds for certification. General discussion ensued. Mr. Dyer stated that the Board attend to, repair and or maintain, the red items in the report, in the 2012/2013 Budget and attend to, repair and or maintain, the green and blue items in the 2013/2014 Budget. Mr. Schappacher pointed out areas

that should not have to be dealt with by the CDD that were golf course areas. It was noted that some protrusions on the golf course be attended to as soon as possible to avoid falls.

On a Motion by Mr. Dyer, seconded by Mr. Powers, with all in favor, the Board approved attending to, repair and or maintain, the red items in the report, in the 2012/2013 Budget and attending to, repair and or maintain, the green and blue items in the report in the 2013/2014 Budget for the Tara Community Development District 1.

The Board decided to table Mr. Dyer's motion to postpone discussion of payment of the repairs until August.

On a Motion by Mr. Dyer, seconded by Mr. Powers, with all in favor, the Board approved tabling the previous motion by Mr. Dyer and postponing discussion of payment of the repairs until August for the Tara Community Development District 1.

The Board discussed the specific items that required immediate attention near the golf course addressing the blue items such as exposed steel and epoxy.

Ms. Bond discussed authorizing work on Pond 1, 3, 31, 32 & 38 immediately as recommended by the District Engineer and to be administratively funded by direction of District Management. Mr. Schappacher stated that by completing maintenance/repairs regarding the mentioned ponds it wouldn't mean certification was guaranteed. He stated that in order for certification to be provided all the areas would need to be maintained and or repaired.

On a Motion by Ms. Bond, seconded by Mr. Powers, with all in favor, the Board authorized work on Pond 1, 3, 31, 32 & 38 immediately as recommended by the District Engineer, Mr. Schappacher, and to be administratively funded at the direction of District Management for the Tara Community Development District 1.

Field Manager

Mr. Kaluk stated that the spa would not be turned on until July 1, 2013. Mr. Kaluk discussed some issues about changing out the spa water every 7 days. He went on to discuss some bids to beautify Tara Boulevard by hydroseeding. He stated that the weeds would need to be killed before hydroseeding could take place. Further discussion ensued.

The Board recessed from 11:23 a.m. to 11:29 a.m.

Some discussion took place on the equipment room. Mr. Schmidt stated that proposals could not be made until the engineering schematics were received. He stated that the cost to redesign the equipment room was up to \$2,000. Mr. Schmidt went on to explain the process of having the equipment room redesigned.

Mr. Kaluk stated that the tree trimming was completed at a cost of \$1,545. He stated that the Community Center room divider was ordered and would arrive within a week. Mr. Kaluk stated that there was a petition signed by eleven residents regarding putting an aerator in pond #50. He stated that there were complaints because pond #51 was always clear but pond #50 was not clear. He stated that the cost could be up to \$7,000 to put an aerator in pond #50. Mr. Schmidt stated that pond #51 had little algae but many aquatic plants. Mr. Schmidt asked if aquatic plants could be put in pond #50. Mr. Kaighin, with Aquagenix, explained some of the things that can make one pond appear clearer than another pond. He stated that some aquatic plants could be put in pond #50. Further discussion ensued.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Inverso stated his concerns regarding the pond issues. He stated that it would be a great idea to put it in the newsletter the extent of issues that the Board faces when they deal with District issues. He stated that he appreciated the efforts of the Board in regards to the pond issues. He discussed the necessity of maintaining the cleanliness of the spa.

Mr. Woodhouse discussed maintaining the aesthetics of the Community. He stated that communication was important between the CDD and the Architectural Review Committee.

The District Engineer left the meeting at approximately 12:00 p.m.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding approval of
Expenditure for Pool
Equipment Room Redesign**

Mr. Schmidt gave an update to the Board of Supervisors.

NINTH ORDER OF BUSINESS

**Discussion Regarding Approvals of
Vendors to Distribute Pool Redesign**

Mr. Schmidt stated that there were currently two vendors but that a third vendor would be sought. He stated that it would be late August to get an approval for a specific vendor and that the work would not be completed until about September. Brief discussion ensued.

<p>On a Motion by Mr. Schmidt, seconded by Ms. Bond, with all in favor, the Board approved a not to exceed amount of \$2,500 for Engineering Services for the Pool equipment redesign for the Tara Community Development District 1.</p>
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TENTH ORDER OF BUSINESS

Re-consideration of Supervisors Roles and Activities

Mr. Schmidt discussed the matter of Supervisors roles and activities within the District. He stated that he would work on a document that the entire Board could review and decide upon.

ELEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2013/2014 Budget

On a Motion by Mr. Dyer, seconded by Mr. Schmidt, with all in favor, the Board opened the Public Hearing on Fiscal Year 2013/2014 for the Tara Community Development District 1.

Mr. Huber discussed the budget for the Board of Supervisors and the audience. He stated that the budget remained at \$532,890. Mr. Huber went on to explain the Debt Service and Assessments.

An audience member discussed his point of view on assessments having not been raised in the past and that there should possibly be a slight increase at some point. Mr. Schmidt stated that there wouldn't need to be an increase in assessments this year but possibly there may be a slight increase next year.

Mr. Huber explained the two accompanying resolutions for approval. He discussed Resolution 2013-06, Adopting Fiscal Year 2013/2014 Budget and Resolution 2013-07, Imposing Special Assessments. He explained them to the Board of Supervisors and the audience members.

On a Motion by Mr. Schmidt, seconded by Ms. Bond, with all in favor, the Board closed the Public Hearing on Fiscal Year 2013/2014 for the Tara Community Development District 1.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2013-06,
Adopting Fiscal Year 2013/2014 Budget**

On a Motion by Mr. Powers, seconded by Mr. Schmidt, with all in favor, the Board adopted Resolution 2013-06, Adopting Fiscal Year 2013/2014 Budget for the Tara Community Development District 1.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2013-07,
Imposing Special Assessments**

On a Motion by Mr. Powers, seconded by Mr. Schmidt, with all in favor, the Board adopted Resolution 2013-07, Imposing Special Assessments for the Tara Community Development District 1.

FOURTEENTH ORDER OF BUSINESS

Review of Action Item List (*under separate cover*)

Mr. Huber passed out the action item list. He discussed all of the issues on the list. He stated that Mr. Kaluk had discussed the pool heater and pumps; a quote was still being sought for pool equipment, future discussion was required regarding the web page, landscaping and the aquatic contract, to continue discussion on Supervisor roles and activities, and on an asset study being completed. Mr. Huber stated that the District Engineer had updated everyone on the lakes and what was required for certification. He stated that sign removal was ongoing and that a Magic Jack had been installed at the Club House. Mr. Huber went on to state that he'd previously explained the debt service fund. He stated that Mr. Kaluk discussed sod replacement and the tree trimming projects and what was underway and already completed. Mr. Huber stated that they were waiting on a new pool vendor to handle the chemical issue with the spa. He also went on to discuss the importance of setting up an email for CDD related business only.

Brief discussion took place regarding a Board of Supervisors Workshop in the near future. Mr. Schmidt stated that the Workshop would have to wait until a fourth Supervisor was able to attend in person. Ms. Bond stated that a good time to have the Workshop would be in October.

Mr. Kaluk stated that there could be some issues regarding keys being given out. He stated that he has collected about 20 to 25 keys for each door. He expressed some concerns regarding safety with all the keys that are in circulation. Mr. Schmidt stated that a new lock was needed as soon as possible for one of the offices that contained a computer with secured information on it.

Mr. Huber discussed the Financial Status and Summary report that he handed out previously under separate cover. He stated that the District was on track financially and has been operating under its budgeted amount.

FIFTEENTH ORDER OF BUSINESS

Tagging of CDD Trees

Mr. Schmidt discussed the tagging of the trees within the District. He stated that each tree that belonged to the CDD could be tagged so that there was no confusion as to which tree belonged to the CDD.

SIXTEENTH ORDER OF BUSINESS

July CDD Newsletter Items

Mr. Schmidt discussed the CDD Newsletter and stated that if anyone had any subjects to add to the newsletter they could send them to him.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dyer asked if the Supervisors could be provided with the new pool contract, the property insurance, general liability insurance and the new audit contract.

Mr. Powers asked regarding the trimming of the trees at 6147 Aviary Court. Mr. Kaluk stated that Mr. Joe Bratcher would go into the area and trim the pepper trees.

Mr. Kaluk asked that District Counsel write a letter to Ray Darling the Vice President at Florida Power and Light Company (FPL) regarding bushwhacking.

Mr. Schmidt stated that he would write a letter to the District 5 at County Commission Headquarters regarding the removal of the seven location speed signs to be removed.

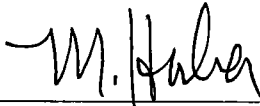
Mr. Mojica asked to see a copy of the Aquagenix contract. Mr. Schmidt stated that it would be forwarded to all Supervisors.

Mr. Huber stated that the next meeting would be held on August 27, 2013 at 10:00 a.m. at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Schmidt, seconded by Mr. Powers, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:54 p.m., for the Tara Community Development District 1.



Secretary / Assistant Secretary



Chairman / Vice Chairman