

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

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Thursday, October 16, 2008 at 9:30 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Peter Pfeiffer	Board Supervisor, Chairman
Gerald Wixson	Board Supervisor, Vice Chairman
Dan Powers	Board Supervisor, Assistant Secretary
Rick Thorson	Board Supervisor, Assistant Secretary
G. Darby Connor	Board Supervisor, Assistant Secretary

Also present were:

Jon Miller	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Williams
Gene Robinson	Field Manager
Debby Bayne	Representative, Rizzetta & Company, Inc.

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Miller called the meeting to order and conducted roll call.

Ms. Bayne reviewed the transition of a new District Manager with the Board of Supervisor's. She stated there was a private agreement between Karen Hartman and Rizzetta & Company, Inc., regarding the transition of the District Managers. Ms. Bayne asked if there were any further questions. There were none.

Ms. Bayne left the meeting in progress.

SECOND ORDER OF BUSINESS

Consideration of the Agenda as Set Forth

Mr. Miller stated the next item on the agenda was the consideration of the agenda as set forth. Mr. Wixson stated he would like to add an agenda item: the discussion regarding the request for qualifications for District Management services. Mr. Miller asked if there were any further additions. There were none. Mr. Miller asked for a motion to approve the final agenda as set forth.

On a Motion by Mr. Wixson, seconded by Mr. Powers with all in favor, the Board approved the agenda as set forth for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisor's Meeting held on
September 18th, 2008**

Mr. Miller stated the next item on the agenda was the consideration of the minutes of the Board of Supervisors meeting held on September 18th, 2008. Mr. Thorson stated on page 4, under the seventh order of business, the e-mail as discussed regarding the current payroll has not yet been received by the Board members. He stated on page 5, it should state that the "Board of Supervisor's may disclose the *District's* office phone number as their contact information". Mr. Miller asked if there any further additions, deletions or corrections. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board approved the Minutes of the Board of Supervisor's Meeting held on September 18, 2008 for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for October
2008**

Mr. Miller stated the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for October 2008. He stated the expenditures for the period of September 1-30, 2008 total \$55,079.92 and include field manager services, pool maintenance, BOS meeting attendance fees, District Management fees, Irrigation and District Counsel fees. The Board agreed that the Florida Power and Light invoices may be consolidated into one statement. Mr. Pfeiffer stated he would like to know what the Trustee Fees are regarding the invoices. Mr. Miller asked if there were any further questions. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Connor with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2008 (\$55,079.92) for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Field Manager
Costs as an Employee**

Mr. Miller stated the next item on the agenda was the discussion regarding the Field Manager Costs as an Employee. He presented the current costs of the Field Manager to the Board. Mr. Miller stated if Mr. Robinson forms an LLC, and then formulates a Contract with the District for his services; the subject of insurance and hourly/ salary costs must be considered. The Board of Supervisors agreed to table this agenda item, pending further information regarding the costs of a vendor for the Field Manager.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board tabled this agenda item for the Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

**Consideration of VHB, Inc. Invoice
#0089182**

Mr. Miller stated the next item on the agenda was the consideration of the VHB, Inc. Invoice # 0089182. He stated the District Management office has received an invoice from VHB, Inc. for four-wheel drive impacts, and would like to look to the Board for further information regarding this invoice. Mr. Connor reviewed the previous mitigation work and invoices received from VHB, Inc. He stated a termination letter was sent to VHB, Inc. Mr. Miller stated that VHB, Inc. has notified him that the termination letter did not cover all of their services for this District; therefore, further services have been conducted. Mr. Vericker stated he would write a letter to dismiss all services and activities performed by VHB, Inc., and state that the District will not approve or pay this invoice.

Mr. Thorson stated the monitoring of No-Nonsense Creek is still being performed, and inquired when this service ends. Mr. Miller stated he would contact Rick Schappacher to review the monitoring services. Discussion ensued regarding contacting the District Engineer or requesting for proposals regarding performing the monitoring services. Mr. Miller asked if there were any further questions. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board authorized District Counsel to write a letter of dismissal for all services and activities performed by VHB, Inc. (subject to District Engineer confirming the ability to perform these services), for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

**Presentation of the Arbitrage Rebate
from Deloitte Tax LLP**

Mr. Miller stated the next item on the agenda was the presentation of the Arbitrage Rebate from Deloitte Tax LLP. He reviewed the document for the Board. Mr. Miller asked if there were any questions. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the Arbitrage Rebate from Deloitte Tax LLP for the Tara Community Development District 1.

Mr. Miller stated at the beginning of this meeting, Mr. Wixson stated he would like to add an agenda item: the discussion regarding the request for qualifications for District Management services. Mr. Wixson stated in the event of the District Management transition, he would like to address the consideration of the request for qualifications for District Management services from companies that have CDD experience. Mr. Wixson made a motion to authorize the District Manager to prepare a request for qualifications for District Management services.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board authorized the District Manager to prepare a Request for Qualifications for District Management services for the Tara Community Development District 1.

Mr. Connor expressed concern regarding an RFQ previously received by Severn Trent for the District Management services. Mr. Miller stated Rizzetta & Company, Inc. and himself were not involved in this process. He stated a draft of an RFQ and District Management agreement will be prepared for the next regular meeting to be presented and approved by the Board.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. District Manager
Mr. Miller stated the next regularly scheduled meeting will be held on November 20th, 2008 at 9:30 a.m.

Mr. Miller presented the Board with the financial situation for the CDD. He reviewed the cash report for the Board. Mr. Miller also reviewed the pending projects and expenditures for the Board, including the 2nd well deposit and full execution of the Contract, and the pool furniture re-strapping. Mr. Miller stated the District has a remaining balance of \$24,646.00.

Mr. Miller stated he would like to receive Board approval for a Contract with American Well regarding the 2nd well drilling. The Board approved this Contract.

Mr. Pfeiffer expressed concern regarding the Board receiving a correct and updated financial report at each meeting. Mr. Miller asked that all financial requests be submitted directly to him to ensure a correct report is conducted.

D. Field Manager

Mr. Robinson stated the pool furniture has been re-straped.

Mr. Robinson stated he has left messages with the Florida Highway Patrol regarding the insurance for the auto accident that occurred in the Community. He stated the Landscape Services has estimated a cost of \$1,500.00 for the replacement of the 2 damaged trees. Mr. Vericker stated he would contact the insurance company regarding the cost of the damages.

Mr. Robinson stated he was instructed to submit a request for proposals regarding the security work that was left by Statewide Surveillance. He stated he has received an estimate from United Electric of Sarasota for the DVR and internet services, for a cost of \$5,000.00. Mr. Robinson stated he will continue to research a reasonably priced DVR for these surveillance services. Mr. Wixson made a motion to authorize the District Manager and Field Manager to request for proposals for a new DVR to be brought back before the Board for their review.

<p>On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board authorized the District Manager and Field Manager to request for proposals for a new DVR to be brought back before the Board for final review and approval, for the Tara Community Development District 1.</p>

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Miller stated the next item on the agenda was Supervisor requests and audience comments. Mr. Vericker stated the Sunshine Laws were reviewed for the Board of Supervisors.

Mr. Connor stated he would like an audience attendance sheet to be re-established for the meetings.

Mr. Thorson stated he has acquired a photo album of the condominiums to provide record of the assets in the event of an insurance claim. He presented these records to the District Manager.

Mr. Connor stated he would like an update on the Permit #'s regarding the entrance signs. Mr. Miller stated he would provide this information for Mr. Connor.

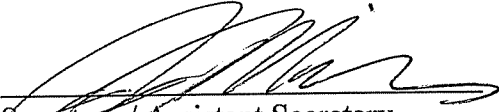
Mr. Miller asked if there were any audience comments. The Board entertained audience comments with no further action taken.


TENTH ORDER OF BUSINESS

Adjournment

Mr. Miller stated that there were no remaining agenda items to come before the Board, and asked for a motion to adjourn.

On a Motion by Mr. Powers, seconded by Mr. Connor, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:45 a.m., for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman