
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 18, 2007 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
Rick Thorson	Board Supervisor, Assistant Secretary
Dan Powers	Board Supervisor, Assistant Secretary
G. Darby Connor	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Rick Schappacher	District Engineer, Kimley-Horn & Associates
Gene Robinson	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order and roll call was completed.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting held on
September 27, 2007**

Ms. Hartman stated the next item on the agenda was the consideration of the Minutes of the Board of Supervisors' Meeting held on September 27, 2007 as amended and distributed under separate cover. Ms. Hartman asked if there were any further additions, deletions or corrections. There were no additional changes noted.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on September 27, 2007 (as amended) for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Audit
Committee Meeting held on
September 27, 2007**

Ms. Hartman stated that the next item on the agenda was the consideration of the Minutes of the Audit Committee Meeting held on September 27, 2007. The board discussed the contract price and an interim audit report is possible. The Board requested that District Counsel discuss with the audit service (McDermitt Davis) if this can be negotiated and made part of the final contract and with a three year renewal period.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the Minutes of the Audit Committee Meeting held on September 27, 2007, for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
October 2007**

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for October 2007. She reviewed the expenditures for the Board and asked for a motion to approve the Operation and Maintenance Expenditures for October 2007 as presented.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2007, for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Straley & Robin
Communication**

Ms. Hartman stated that the next item on the agenda was the consideration of the Straley & Robin communication on the outstanding issues concerning the Water Use Agreement, easements, the golf course bathroom and other pending issues that the Board feels should be addressed.

Mr. Vericker stated that he has been communicating with the Chairman regarding the concerns of the District on the Water Use Agreement, irrigation concerns, maintenance easements and conveyance of the Bathroom. Mr. Vericker stated that he had sent the District Engineering firm of Lombardo Skipper for release of engineering documents that will be required for informational purposes.

Mr. Schappacher stated that he will review documents, the SWFWMD permits to determine stipulations, the design drawings from SWFWMD, other pertinent documents to determine the number of gallons permitted and the number of wells on site.

Ms. Hartman stated that at this time during the transition of the District Engineer it would be advisable to table this discussion.

<p>On a Motion by Mr. Powers, seconded by Mr. Thorson, with all in favor, the Board tabled the discussion and items on the Water Use Agreement, conveyance of the bathroom, grant of easement, and Quit Claim Deed for the Tara Community Development District 1.</p>

A discussion ensued regarding the District being billed for water being pumped from the aqua range into Lake 15 and for pumping water out of Lake 15.

Mr. Pfeiffer stated that MPOA has been discussing taking over the property on both sides of the street of Tara Boulevard to Linger Lodge Road, which consists of approximately one mile. Mr. Pfeiffer stated that this is anticipated that the maintenance of Tara Boulevard to Linger Lodge Road has been discussed to start in December 3, 2007, following the MPOA Meeting. Mr. Pfeiffer stated that with this being done, the District should have lower costs in landscaping and irrigations.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance

Ms. Hartman stated that the next item on the agenda was the consideration of the Landscape Maintenance report prepared by Board Member Connor. Mr. Connor stated that his inventory of dead trees and shrubs were as follows:

- Remove 1 tree at Tara Blvd. at the corner of Linger Lodge
- Remove 2 and replace them (2) at Wingspan across from Golf Course Lake
- Remove 4 and replace them (4) at the location across from 5915 Wingspan
- Remove 1 and replace it (1) next to 5915 Wingspan
- Remove 2 and replace them (2) at the lake on Wingspan (irrigation holding ponds)
- Remove 3 and replace 1 across from 6747 Tailfeather
- Remove 1 across from 6646 Tailfeather
- Remove 3 and replace them (2) across from 6842 Tailfeather
- Remove 1 and replace it (1) across from 6814 Tailfeather

This is a total of 18 trees to be removed and 13 trees to be replaced. There were several proposals discussed: Mr. Connor presented two proposals from Florida Lawnpros at \$8,320; Fire Mountain at \$4,875 and Mr. Powers presented one proposal from Dave Cash's Company at \$5,195. Ms. Hartman noted that there is not sufficient funding currently and recommended that if approved that this was not started until December 2007.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved Fire Mountain proposal at \$4,876 including pine bark and that the work would not be start until December 2007 for the Tara Community Development District 1.

Mr. Connor stated that his report also includes an inventory of shrubs that are dead and need to be removed and replaced. Mr. Connor stated that there are 45 dead viburnums on Linger Lodge Road. This area is very visible to the community and the area is an entrance into the community.

On a Motion by Mr. Wixson, seconded by Connor, with all in favor, the Board approved Florida Lawn pros to replace the 45 dead viburnums costing \$630 at the Linger Lodge location and that the work would not start until December 2007 for the Tara Community Development District 1.

Mr. Connor stated that his report also includes an inventory of shrubs that are dead and need to be removed and replaced throughout the community. Mr. Connor stated that there are 132 dead viburnums on Tara Boulevard down to Linger Lodge Road. Mr. Pfeiffer stated that this maintenance is being discussed with the MPOA and should not be done until the maintenance of the road is finalized. The Board agreed.

On a Motion by Mr. Connor, seconded by Mr. Pfeiffer, with all in favor, the Board tabled replacement of 132 dead viburnums along Tara Boulevard to Linger Lodge Road for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

**Consideration of District Engineer Contract with
Kimley-Horn & Associates, Inc.**

Ms. Hartman stated that the next item on the agenda was the consideration of the District Engineer Contract with Kimley-Horn & Associates, Inc. Ms. Hartman asked if there were any questions or concerns. There were none.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the District Engineer Contract and authorized the Chairman to execute the contract with Kimley-Horn & Associates, for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2008-01,
Re-Designation of District Counsel**

Ms. Hartman stated that the next item on the agenda was the consideration of Resolution 2008-01, Re-designation of District Counsel. Ms. Hartman explained that this was to officially document Straley & Robin as District Counsel. She asked if there were any questions or comments. There were none.

<p>On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved Resolution 2008-01, Re-designation of District Counsel as Straley & Robin and authorized the Chairman to execute for the Tara Community Development District 1.</p>

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that he is working the Developer Issues as noted earlier in the meeting.

Mr. Vericker explained that sometimes Statues change that will void Rules developed by the District. He stated that the Statute always supersedes any such rule.

Mr. Pfeiffer stated that he had resigned as the Villas Landscape Association Board as Chairman, following Mr. Vericker's recommendation.

Ms. Hartman stated that if the Board wants to change a rule to set fees for the Community Center, it requires a Public Hearing in accordance with Rule Making and setting fees. A discussion ensued regarding the current fees and those being considered for the community center. The Board requested that Staff take the necessary steps to allow the changing of fees and begin the public hearing process.

Mr. Pfeiffer suggested the forming of a Clubhouse Committee that could organize a Super Bowl party. A discussion ensued.

B. District Engineer

No report.

C. District Manager

Ms. Hartman stated that the Audit Review Committee selected McDirmitt-Davis. She stated that previously the Board had authorized the Chairman and District Counsel to finalize the proposal. Ms. Hartman stated that the contract period is for three (3) years.

Ms. Hartman stated that the landscape contract period is March 1, 2007 through February 29, 2008. Mr. Pfeiffer would like to see a Landscape Committee appointed to begin working in November on setting the landscaping scope of services. She explained that this full process would take approximately 90 days and would enable the execution of a landscape contract in February. A discussion ensued regarding the contract terms, Linger Lodge Road, Tara Boulevard being maintained by the MPOA and the general scope of services for the Florida Lawnpros Landscape contract.

(John Vericker left the meeting in progress.)

D. Field Manager

Mr. Robinson stated that vandalism and trespassing have been a major issue in the last month. He stated that on October 2, 2007, a group of male and female youths entered the pool area at about 1:30 a.m. and stayed until about 4:30 a.m. During this time the gate was kicked off the wall, 3 cameras were damaged and the back water fountain was torn from the wall. Temporary repairs were made of all but the water fountain. He stated that he had obtained estimates for the replacement of the water fountain:

- \$842 for a vandal resistant fountain
- \$445 for an Oasis refrigerated fountain
- \$395 for an Oasis non-refrigerated fountain

Mr. Robinson reported that trespassing had occurred during the first week of October, at which time some type of four wheel drive vehicle entered the preserve area, slightly south the area where the fence had been placed on the easement. A temporary fence and no trespassing signs have been placed in the area. He stated that he obtained an estimate for the fence replacement of \$682. Mr. Robinson stated that to place a fence along Tara Boulevard of about 180 feet would cost approximately \$1,800.

Mr. Robinson stated that the planting around Lake 45 Phase 2E have been completed. Mr. Robinson stated that he had also obtained three proposals for pest extermination. Mr. Robinson stated the he has requested proposals for an up-graded camera system. He stated that he has one proposal and is awaiting two more. He stated that he had also obtained a proposal for the resurfacing of the tennis courts and replacing of windscreen. Mr. Robinson stated that he had a vendor coming to give a proposal for correcting or realigning the pool deck pavers. Ms. Hartman stated that these issues would be placed on the agenda at the next scheduled meeting.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the installation of fencing at the site where the temporary fence has been erected, at a cost of \$682, as soon as funding is available (December 2007), for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Hartman stated that the next item on the agenda was Supervisor requests and Audience comments.

Mr. Wixson requested that a key to the Clubhouse be given to the Condominium Association. Mr. Robinson was directed to contact the Association President and let them know when they can pick-up the key.

Mr. Powers stated that there will be a Workshop in January 2008 regarding the widening of I-75. He stated that anyone interested in viewing what has been accomplished to date they can check the internet at www.i-75pde.com

Mr. Thorson stated that a meeting is trying to be scheduled in an attempt to get the different Condominium Associations of the community to join together in a mutual aid in the purchase of landscaping, insurance, security, pool service, palm trimming and backflow flushing.

Mr. Thorson asked the permission of the Board to initiate a Newsletter to the residents, beginning in January, through e-mail. A discussion ensued.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board authorized Mr. Thorson to proceed with a Communication Committee that will put out a quarterly newsletter in email form, with the first Newsletter being mailed out with the survey in which Mr. Thorson will solicit e-mail addresses, for the Tara Community Development District 1.

Mr. Thorson stated that in the future he would like for the Board to consider the purchase of a sound system for the Clubhouse. He stated that having previously been a member of the audience and now a Board Member, he has been seated on both sides and it is difficult for everyone to hear.

Mr. Pfeiffer asked if there were any Audience comments.

A resident asked if the golf course was being sold. Mr. Pfeiffer stated that it has not yet been sold, but that there is a very serious buyer. A discussion ensued.

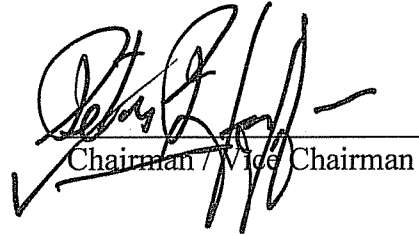
EVENTH ORDER OF BUSINESS

Adjournment

Ms. Hartman stated that there were no further items on the agenda and asked for a motion to adjourn.

On a Motion by Mr. Pfeiffer, seconded by Mr. Thorson, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:45 p.m., for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman