TARA COMMUNITY DEVELOPMENT DISTRICT 1
November 15, 2007 Minutes of Meeting
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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, November 15, 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
Rick Thorson
Dan Powers
G. Darby Connor

Board Supervisor, Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman
John Vericker
Gene Robinson
Audience

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley Robin & Williams
Field Manager

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 October 18, 2007

Ms. Hartman stated the next item on the agenda was the consideration of the minutes of the Board of Supervisors’ meeting held on October 18, 2007. Ms. Hartman asked if there were any additions, deletions or corrections.

Mr. Pfeiffer stated that on page three, in the first paragraph the word “and” should be added following “maintenance easements” and in paragraph five it should read December “3”, 2007, and “following the MPOA Meeting” should be added to the end of that sentence.
On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on October 18, 2007 (as amended), for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for November 2007, which covered the time period of October 1 – 31, 2007 and total $20,544.18. Ms. Hartman reviewed the expenditures with the Board.

Mr. Robinson was asked to check with Joel Christianson of VHB regarding when 3M, 3L, 2F, 2E and Nonsense Creek will be released, and obtain confirmation on the current standing of these locations.

Ms. Hartman stated that SWFWMD requires recertification every two years to ensure compliance and that since the District had changed Engineers recently, it needed to be verified when that report is due. Mr. Robinson and Ms. Hartman are to discuss the recertification requirements with Mr. Schappacher.

It was stated that Clear Pool had submitted a bill that was higher than the agreed upon amount for service. Ms. Hartman stated that chemicals were changed to bromide from chlorine, which could be the cause of the higher invoice. Mr. Pfeiffer stated that the agreed upon monthly rate is $275 and if there are charges in excess of this agreed upon amount there needs to be a separate bill to explain the cause of the increase. Mr. Robinson stated that he would discuss the situation with Clear Pool and until the situation is agreed upon no payment above the agreed upon $275 will be approved.

A discussion ensued regarding the not wanting to continue paying finance charges on the insurance premium.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved paying off the financed Insurance Premium following the receipt of the tax roll in December 2007, for the Tara Community Development District 1.

Mr. Pfeiffer requested that Mr. Powers contact FP&L about consolidating bills.

A discussion ensued regarding the mowing of the easement under the FP&L lines. It was stated that Tony Greising stated that it was Tara Master Association’s responsibility to mow the easement area. Ms. Hartman requested that Mr. Robinson notify the Tara Master Association that the District will no longer maintain the area.
Mr. Thorson stated that it had been noted that utilizing the petty cash account an average of $200 monthly results in a sales tax charge of $218 annually. A discussion ensued and Mr. Powers stated that he would work with Mr. Robinson in setting up a protocol for all vendors to accept the District’s tax exempt identification number or the District would shop elsewhere.

Mr. Pfeiffer stated that the District continues to receive a monthly bill under the name of the Tara Golf Club. Ms. Hartman stated that it was a telephone bill for office number 756-2416. A discussion ensued and Mr. Robinson identified the number as that of the office. Ms. Hartman stated that she would contact Verizon and have the billing name changed.

On a Motion by Mr. Powers, seconded by Mr. Connor, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2007, subject to Mr. Robinson verifying the invoices from Manatee County and VHB, for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Presentation of Updated Rules of Procedure and Consideration of Resolution 2008-02, Setting Date, Time & Place of Public Hearing on Rules of Procedure

Ms. Hartman stated that the next item on the agenda was the presentation of the updated Rules of Procedure. She stated that it was necessary to consider Resolution 2008-02, Setting the Date, Time and Location of the Public Hearing on the Rules of Procedure, and to authorize the publication of notice of intent to adopt Rules of Procedure.

Mr. Vericker stated that the advertising is necessary and that there is time to advertise for the public hearing to be held during the next scheduled Board of Supervisors’ meeting.

On a Motion by Mr. Thorson, seconded by Mr. Connor, with all in favor, the Board approved Resolution 2008-02, Setting of Public Hearing on Rules of Procedure on December 20, 2007 at 9:30 a.m., at the Tara Community Center located at 7340 Tara Preserve Lane, Bradenton, Florida, 34203, for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2008-03, Setting Public Hearing Regarding the Adoption of Fee Schedule for Resident and Non-Resident Use of District Facilities

Ms. Hartman stated that the next item on the agenda was the consideration of Resolution 2008-03, Setting Public Hearing Regarding the Adoption of a Fee Schedule for Resident and Non-Resident Use of the District Facilities.
Mr. Pfeiffer began a discussion regarding possible rental fees and the possibility of an untapped income source. A discussion ensued regarding the responsibilities, difficulties and insurance problems that could arise.

Mr. Vericker stated that the law requires that a non-resident user fee be adopted. He stated that the fee must be reasonable. Mr. Pfeiffer stated that he would like the topic placed on the December agenda for further discussion.

Mr. Vericker stated that he will put together a proposed fee schedule, based on the information and discussion obtained during the meeting, and have it available for review at the next meeting. A discussion ensued regarding an annual and daily fee for a non-resident use of facilities.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved Resolution 2008-03, Setting the Public Hearing on Adopting a Fee Schedule for Resident and Non-Resident Use of District Facilities on January 17, 2008 at 9:30 a.m., at the Tara Community Center located at 7340 Tara Preserve Lane, Bradenton, Florida, 34203, for the Tara Community Development District 1.

**SIXTH ORDER OF BUSINESS**

**Consideration of Frank Speek Painting & Pressure Cleaning Inc. Proposal for the Repair and Painting of Interior and Exterior of Tara Preserve Community Center**

Ms. Hartman stated that the next item on the agenda was the consideration of the Frank Speek Painting & Pressure Cleaning, Inc., proposal for the repair and painting of the interior and exterior of the Tara Preserve Community Center. It was stated that this proposal had been obtained and approved previously, but that it had been put aside pending funding.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board approved the repair and painting of the interior and exterior of the Community Center proposal from Frank Speek Painting & Pressure Cleaning, Inc., not to exceed $6,000, for the Tara Community Development District 1.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding the Preserve Golf Club and Tara-Manatee Inc. Issues**

Ms. Hartman stated that the next item on the agenda was the discussion regarding the Preserve Golf Club and Tara-Manatee Inc. issues.
Mr. Vericker stated a discussion has been on-going with the Developer and asked that Mr. Pfeiffer brief the Board regarding the recent correspondence from Tara-Manatee, Inc. Mr. Pfeiffer stated that Tara-Manatee, Inc.’s response had been as follows:

“Further to your request regarding the irrigation water, I would inform you as follows: As you know the District pumps water to irrigate its common areas from four different locations, all four of them from golf course lakes. Except for rain water all of this water is supplied from a well on the North side of the course’s aqua driving range. Some of the District’s water is drawn directly from this lake and the balance is drawn from other lakes that are fed from the lake near the course’s 15 tee box. That lake is fed from the aqua range, by the course’s underground piping system. The course needs to be reimbursed for the cost of the electricity necessary to provide this irrigation water. In order to calculate a rate we first installed four water meters, at a cost of $1,000 a piece, supplied by the District, at the aforementioned locations. These meters are read approximately once every month. We then calculate the cost of electricity by taking the electric bills for the pumps on the golf course wells and divide by the number of gallons pumped. We determined that amount to be fifty cents per thousand gallons. The District will be charged at this rate to pump water into the aqua range lake from the well, plus an additional amount to pump it from there to the lake next to Hole 15.

On the other side of the aqua range, about the middle of the range, we are pumping for just about everything that is North of that. From Lake 15, we are pumping all the rest. To date we have charged you $.75 per 1000 gallons since the District pumps about one-half of its total irrigation water consumption from the aqua range lake. Going forward the course will charge you $.50 per 1000 gallons for all the water used, plus $.50 per 1000 gallons for the water pumped by the three pumps exclusive of the aqua range.

I hope the above clarifies our methodology, but if you would rather have someone else prepare something we would be happy to review it. In the mean time, it would be appreciated if payment were made to the golf course for the outstanding……”

Mr. Vericker stated that he has stepped back and let the District Engineer take over, because the District is currently in a fact-finding phase. He stated the District has an easement over the golf course to operate ponds and such for the District infrastructure. Mr. Vericker stated that the concern appears to be that if the golf course is recharging the lakes for the District, that they will cease doing so if the District does not come to an agreement with the golf course. He stated that he has spoken with the District Engineer, who has expressed that he is not certain that would be the case. Mr. Vericker stated that until the situation has been looked into thoroughly and the District is certain that Lake 102 is being recharged from the golf courses well, he cannot recommend going into an agreement with the golf course.

A discussion ensued regarding waiting on additional information before any decision is made on the irrigation issue, to include whether or not the golf course irrigation system is integrated with the District’s system.
Mr. Vericker stated that he could notify Tara-Manatee, Inc. that the District is waiting on further information from the District Engineer before any decision on entering into the agreement will be made.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board tabled all issues related to the Preserve Golf Club and Tara-Manatee, Inc., until the regularly scheduled January meeting, for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS  Discussion Regarding Pool Awning and Deck Repairs

Ms. Hartman stated that the next item on the agenda is the discussion regarding the pool awning and deck repairs. A discussion ensued regarding the placement and height of an awning, the repair of the pool deck, the extending of the fence, lighting and improving the pool area security. Mr. Robinson stated that as long as the vendors responded in a timely manner he would have the information available for the next meeting.

On a Motion by Mr. Powers, seconded by Mr. Connor, with all in favor, the Board tabled the discussion regarding the pool awning and deck repairs, for the Tara Community Development District 1.

NINTH ORDER OF BUSINESS  Discussion Regarding Tennis Court Repair Proposal

Ms. Hartman stated that the next item on the agenda is the discussion regarding the tennis court repair proposal. She explained that proposal is for the view screens for the tennis court.

Mr. Connor stated that the tennis court surface should be good for about one to two more years. He stated that there is resident conflict regarding the desire to install the wind screen and that he would recommend not going ahead with the installation. A discussion ensued regarding the condition of the current wind screen and it was decided that it would be removed and new one would not be installed.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board denied the proposal for the installation of wind screen on the tennis court, for the Tara Community Development District 1.
TENTH ORDER OF BUSINESS
Discussion Regarding Proposal for Fence at Cypress Strand Conservation Area

Ms. Hartman stated that the next item on the agenda was the discussion regarding the proposal for fence at the Cypress Strand conservation area. The proposal was reviewed and discussed by the Board.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved the proposal for the installation of fencing at the Cypress Strand Conservation Area, for the Tara Community Development District 1.

A discussion ensued regarding the temporary fence that had been installed near the pond in the preserve. It was noted that residents are complaining about trespassers in the area, but are not notifying law enforcement so that action can be taken against the trespassers.

ELEVENTH ORDER OF BUSINESS
Discussion Regarding Pest Control Proposals

Ms. Hartman stated that the next item on the agenda was the discussion regarding the Pest Control Proposals. She stated that three proposals had been received.

<table>
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<tr>
<th>Company</th>
<th>Monthly Rate</th>
<th>Annual Rate</th>
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<tr>
<td>Arrow Pest Control</td>
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<td>$298.00</td>
</tr>
<tr>
<td>Manatee Termite &amp; Pest Control</td>
<td>$45.00</td>
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Mr. Robinson stated that he would notify Keller that their services would no longer be needed, as of December 1, 2007.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board approved the proposal from Home Team for pest control, to begin December 2007, for the Tara Community Development District 1.

TWELFTH ORDER OF BUSINESS
Discussion Regarding Landscape Contract

Ms. Hartman stated that the next item on the agenda is the discussion regarding the landscape contract. She stated that the addendum to the landscape contract was a reduction of fees from $13,000 monthly, to $6,100 monthly, subject to add-ons. Mr. Pfeiffer stated that the mowing and maintenance of the section from Tara Preserve Lane to Linder Lodge was being taken over by the Homeowner’s Association.
On a Motion by Mr. Thorson, seconded by Mr. Pfeiffer, with four in favor and Mr. Powers against, the Board authorized the Chairman to execute the addendum to the landscape agreement, reducing the monthly fee from $13,000 monthly to $6,100 monthly, for the Tara Community Development District 1.

THIRTEENTH ORDER OF BUSINESS  Staff Reports

A. District Counsel
   No report.

B. District Engineer
   Not present.

C. Field Manager
   Mr. Pfeiffer stated that he was attempting to initiate a Living Plan for the District, so that new projects or issues are assigned to a Supervisor who has worked on related issues in the past and therefore would have the most knowledgeable foundation of that particular area.

   Mr. Powers stated that he has been asking for six District florescent vests for two years. A discussion ensued and Mr. Powers stated that he would make the purchase and the vests would be stored at the community center.

D. District Manager
   No report.

FOURTEENTH ORDER OF BUSINESS  Supervisor Requests and Audience Comments

   Ms. Hartman stated that the next item on the agenda is Supervisor Requests and Audience Comments.

   Mr. Pfeiffer stated that he would like to hold a workshop on December 13, 2007, at 7:00 p.m.
Ms. Hartman stated that she previously spoke with Mr. Robinson about conducting an inventory of trees on the conservation property that present the possibility of causing personal injury or property damage. Mr. Robinson stated his inspection revealed one tree that could cause damage to personal property, should it fall. Mr. Robinson stated further that he had previously reported a tree on Avery that presented a safety risk, because it blocks the view of the street light. He stated that he has obtained permission to trim the tree.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board approved the trimming of trees on Avery and inspection and removal of one tree in the conservation area if found necessary, for the Tara Community Development District 1.

FIFTEENTH 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. Connor, seconded by Mr. Powers, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:45 p.m., for the Tara Community Development District 1.

Karen Hartman
Secretary / Assistant Secretary

Chairman / Vice Chairman

[Signature]