

**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 Workshop of the Board of Supervisors of the Tara Community Development District 1 was held on **Thursday, December 13, 2007 at 9:30 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present:

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

Also present was:

Karen Hartman	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
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Attending via Speakerphone were:

John Vericker	<b>District Counsel, Straley &amp; Robin</b>
Rick Schappacher	<b>District Engineer, Kimley Horn &amp; Associates, Inc.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

Ms. Hartman asked if the agenda could be altered to benefit those individuals attending the meeting via speakerphone and the Chairman approved.

**SECOND ORDER OF BUSINESS**

**Discussion Regarding Water Availability  
for Landscape Irrigation**

Ms. Hartman stated the next item on the agenda was the discussion regarding water availability for landscape irrigation.

Mr. Vericker stated that there has been communications with the Developer regarding the possibility of their turning off the water to the District. Mr. Pfeiffer stated that the water has not been turned off, nor has the District heard anything about the Developer's intent to turn it off.

Mr. Vericker stated that he had three additional items that need to be addressed. Those being the attainment of an easement over portions of the golf course to enable the District to complete maintenance; the bathroom on hole 14 that the Developer would like deeded to them; and the irrigation agreement.

Mr. Vericker stated that the Developer feels the District should share in the electrical costs in order for the District to continue utilizing water from the ponds. He stated that the District has asked the Engineer to look into this and that it is his understanding that Mr. Schappacher has a report to present regarding the situation. Mr. Vericker stated that he felt it would be better to hear the report from the Engineer and return to the discussion at that time.

Mr. Pfeiffer stated that he had a meeting with Mr. Agnelli and that Mr. Agnelli made an offer of a flat rate of \$1,000 per month for water use and that he (Mr. Pfeiffer) had countered with an offer of \$800 per month. He stated that the Mr. Agnelli has agreed to the District drilling a well at anytime, after first learning the water usage on the North end of the Preserve. If drilling is found to be an appropriate option, the water would be pumped into the District's ponds for irrigation use.

A discussion ensued regarding the striping of the golf course parking lot and who was responsible for the maintenance of the parking lot. Mr. Vericker stated that the deed documents indicate that the District has an easement over the parking lot.

Mr. Schappacher stated that he met with Ms. Hartman and Mr. Connor, regarding the irrigation to determine a fair way of dealing with the issue. He stated that a review of the electric bills for the water meters had been conducted and it was found that the average bill for the month has been \$100 at the Tara Preserve and \$80 at the backside lake #15, or a total of \$480 yearly. Mr. Schappacher stated that the other way it could be looked at was by reviewing the pumping of water.

Mr. Schappacher stated that he completed an estimation of the amount of water utilized by way of pumping. He stated that he utilized the price charged by Manatee County to compile his estimates, those being 20 cents per 1,000 gallons, and that he had estimated the number of gallons utilized as 16,000 gallons, or a total of \$1,000 yearly. Mr. Schappacher stated that utilizing this estimated procedure, he found that the pumping cost estimate to be slightly higher than the electric estimate.

A discussion ensued regarding the pumping of water from lake #15, the drilling of a well and maintenance of the existing pump.

Mr. Connor stated that in September, while in the company of Mr. Barker of SWFWMD, it was stated that Mr. Agnelli had never obtained the required permitting for putting in the irrigation for the District. He stated that Mr. Barker had also stated that he was not going to pursue the matter.

A discussion ensued regarding where to place a well for the replenishing of a lake/pond, to be utilized for the irrigation of District property and the payment of invoices submitted by Mr. Agnelli for previously pumped water. The Board agreed to readdress this issue at the next scheduled meeting on December 20, 2007, at 9:30 a.m.

Mr., Pfeiffer requested a time line from either Mr. Schappacher or Mr. Vericker and it was agreed to be presented at the next scheduled meeting. He also requested Mr. Vericker to provide information on the legal perspective on allowing residents to bring their own bottle to functions held at the Clubhouse.

*Mr. Vericker and Mr. Schappacher left the meeting in progress.*

### **THIRD ORDER OF BUSINESS**

### **Discussion Regarding Fees for Use of the Community Center and Facilities**

Mr. Pfeiffer stated that the next item on the agenda was the discussion regarding the fee for use of the Community Center and facilities.

Mr. Schmidt stated the committee recommended removing the carpet and installing wood flooring and tile for a dancing area. The committee is aware that the Board can make decisions based on what it deems fit. The committee recommends that the pool not be rented out, due to the liability involved. It was also felt that the tennis court not be rented out, but that use of the tennis court by the local school should be permitted, as long as there is not scheduled use for the court at that specific time.

A discussion ensued regarding the rental of the clubhouse by residents and non-residents and by business organizations, security and cleaning deposits, the waiving of rental fees for resident activities, ensuring the facility is cleaned following a function and other concerns.

Mr. Schmidt stated that the committee found no reason to install a stove/range in the clubhouse kitchen, but that the microwave be upgraded to a microwave/convection oven. The committee also felt that the oven should be wall mounted and that chaffing racks/dishes be purchased to give the ability to keep food warm. Mr. Pfeiffer stated that these suggestions should be brought up at a Board meeting.

A discussion ensued regarding the removal and disposal of the clubhouse furniture. It was suggested that it be donated to Goodwill or the Salvation Army.

Mr. Schmidt stated that the committee also recommended the purchase of an ice machine and explained the minor work required to install the ice machine. A discussion ensued.

Ms. Hartman stated that it had been suggested that an Activities Director be considered to handle booking, opening and ensuring cleaning and that any damage be deducted from the deposit, as well as other duties. A discussion ensued and it was suggested that it be a position for a secretary/activities director.

A resident asked if the renting of the facility would be a profit making venture for the District to supplement the annual budget. Ms. Hartman stated that in other communities it has not been found to be a money making venture, but that in time it could become such. She went on to explain that the rental of the facility would be in most part on the weekends only, due to the fact that community functions are held in the building during the week. The resident stated that he would prefer that more attention be put toward having more community activities, rather than make the building a vehicle for profit. A discussion ensued. Mr. Pfeiffer stated that this item would be placed on the December 20, 2007 agenda.

Mr. Pfeiffer stated that the Manatee County Sheriff's Department was conducting a Neighborhood Watch presentation on four Wednesday's, in January 2008. A discussion ensued regarding the Neighborhood Watch.

Mr. Pfeiffer stated that a need for walkie-talkies had been discovered and that the expense is more than the Field Manager's petty cash can handle. He stated that he was placing the consideration of purchasing walkie-talkies for the Board Supervisors on the next agenda. A discussion ensued regarding the need for walkie-talkies.

Mr. Pfeiffer stated that each year the data base is updated. He stated that he has made all the necessary changes on anything related to the District, and requested that everyone let their neighbors know to update their information and forward it to his attention. A discussion ensued regarding how to obtain the updated information.

Mr. Thorson stated that the newsletter would contain only approved action taken by the Board. He stated that the information section will give community pool hours and other helpful information. Ms. Hartman suggested posting a "catchy" sign directing residents to check channel 60 for the newsletter. A discussion ensued regarding the posting of signs.

#### **FOURTH ORDER OF BUSINESS**

#### **Supervisor Requests and Audience Comments**

Mr. Pfeiffer stated that the next item on the agenda is Supervisor Requests and Audience Comments. He asked if there were any audience comments.

A resident asked about the funds in reserve. It was stated that the funds in reserve for the MPOA total approximately \$200,000 and was for the replacement of trees, etc. on Tara Boulevard, in the event of a hurricane.

Mr. Pfeiffer asked if there were any Supervisor requests.

Mr. Powers stated that there is land for sale that wraps around homes on Birds Eye Terrace, on the North side. He stated that the residents need to contact the commercial division of Michael Sanders & Company and let them know that we are willing and able to file suit if they construct anything without putting up a buffer to prevent intrusion into the Preserve. A discussion ensued regarding a buffer between the commercial property and Homeowners in the Preserve.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

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

<p>On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board adjourned the Workshop at 12:00 noon, for the Tara Community Development District 1.</p>
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