

**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, December 20, 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	<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 were:

Karen Hartman	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley Robin &amp; Williams</b>
Rick Schappacher	<b>District Engineer, Kimley-Horn &amp; Associates</b>
Gene Robinson	<b>Field Manager</b>
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  
November 15, 2007**

Ms. Hartman stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held on November 15, 2007. Ms. Hartman asked if there were any additions, deletions or corrections.

Mr. Pfeiffer stated that on page five, in the last paragraph the 102 should be added after lake, on page six the word new should be removed from within the motion box, on page seven a spelling correction should be made changing Post to read Pest, on page seven Mr. Pfeiffer should be replace where it shows Mr. Powers, and Mr. Powers stated that on page eight the motion should be corrected to show that he opposed the motion.

On a Motion by Mr. Thorson, seconded by Mr. Connor, with all in favor, the Board approved the minutes (as amended) of the Board of Supervisors' meeting held on November 15, 2007, for the Tara Community Development District 1.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board rescinded its motion reducing the Florida Lawnpros monthly agreement from \$13,000 to \$6,000 until the Master Property Owner's Association makes a final agreement with the District to provide these services, for the Tara Community Development District 1.

**THIRD ORDER OF BUSINESS**

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

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for December 2007, which covered the time period of November 1 – 30, 2007 and total \$51,319.67. Ms. Hartman reviewed the expenditures with the Board.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the Operations and Maintenance Expenditures in the amount of \$51,319.67, for December 2007, for the Tara Community Development District 1.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on the Rules of  
Procedure**

Ms. Hartman stated that the next item on the agenda was the public hearing on the Rules of Procedure.

Mr. Vericker discussed the procedures and various issues related to the sunshine law as it pertains to Board committees. The Board made various comments on the first page and Mr. Vericker stated that he would update this page per the discussion. Ms. Hartman asked for a motion to open the public hearing.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board opened the Public Hearing on Rules of Procedure, for the Tara Community Development District 1.

Ms. Hartman asked if there was any public comment or testimony. There was none. She asked for a motion to close the public hearing.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board closed the Public Hearing on Rules of Procedure, for the Tara Community Development District 1.

Ms. Hartman asked for a motion to approve Resolution 2008-02, Adopting the Rules of Procedure.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board approved Resolution 2008-02, Adopting the Rule of Procedure (as amended), for the Tara Community Development District 1.

**FIFTH ORDER OF BUSINESS**

**Discussion regarding Fee Schedule for  
Resident and Non-Resident Use of District  
Facilities**

Ms. Hartman stated that the next item on the agenda is the scheduling of a Public Hearing in January 2008, regarding the adoption of a fee schedule for the resident and non-resident use of the District's facilities. She stated that today's discussion is only for any updated items that the Board may want to be included in the rules. Mr. Pfeiffer thanked Mr. Schmidt and Ada and Tony Mojica for their work regarding the updated information on the community center and the improvements that he suggested to the Board. Mr. Pfeiffer also thanked him for his work on the alcoholic beverage research. A discussion ensued regarding the responsibilities, difficulties and insurance problems that could arise.

**SIXTH ORDER OF BUSINESS**

**Consideration of Various District  
Improvements**

Mr. Connor presented pending improvements that the Board had previously discussed and requested that the Board review his information.

Mr. Connor stated that the community center painting for the interior and exterior was previously approved by the Board for \$5,200. He stated that the installation of the fence at the Cypress Strand area was previously approved by the Board for \$1,793. Mr. Connor stated that the removal of the dead viburnum on Linger Lodge Road was previously approved by the Board for \$662. He stated the next item that was requested for Board action was for the removal and replacement of dead viburnum on Tara Boulevard for \$1,903.

On a Motion by Mr. Powers, seconded by Mr. Connor, with all in favor, the Board approved the removal and replacement of dead viburnum on Tara Boulevard in the amount of \$1,903, for the Tara Community Development District 1.

Mr. Connor stated that the removal and replacement of dead trees throughout the Preserve was previously approved by the Board for \$4,876.

It was requested that the Board approve action for the upgrade of the furniture and kitchen in the Community Center in the amount of \$4,105.

On a Motion by Mr. Powers, seconded by Mr. Thorson, with all in favor, the Board approved the upgrade of furniture and kitchen for the Community Center in the amount of \$4,105, for the Tara Community Development District 1.

It was requested that the Board approve action for the repair and adjustment of the pool pavers around the pool deck in the amount of \$3,600 and \$1,600 for the sealing.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved the repair and adjustment of pool pavers around the pool deck in the amount of \$3,500, and that the cost of \$1,600 for sealing is approved as well, for the Tara Community Development District 1.

It was requested that the Board approve the upgrade and installation of the security camera for \$4,500.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with three in favor (Mr. Connor, Mr. Thorson and Mr. Pfeiffer), and two opposed (Mr. Powers and Mr. Wixson), the Board approved the upgrade and installation of the security camera not-to-exceed \$4,500, for the Tara Community Development District 1.

It was requested that the Board approve raising the pool fence to 72 inches in height, at the cost of \$6,623.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board approved raising the height of the fence around the pool to 72 inches, at a cost not-to-exceed \$6,623, for the Tara Community Development District 1.

It was requested that the Board consider the purchase and installation of pergola cover at the rear of the swimming pool for \$8,390.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the purchase and installation of pergola cover at the rear of the swimming pool, at a cost not-to-exceed \$8,390, for the Tara Community Development District 1.

It was stated that the irrigation item for \$30,000 will be placed on hold until the District Engineer can determine the appropriate steps for the well.

It was requested that the Board consider approval of \$3,000 for cutting the grass along Linger Lodge Road, for the year.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board approved \$3,000 to cover the cost of cutting the grass along Linger Lodge Road for one year, for the Tara Community Development District 1.

It was requested that the Board consider approval of \$21,429 to complete the mulching of the District common areas.

On a Motion by Mr. Connor, seconded by Mr. Wixson, with all in favor, the Board approved \$21,429 for the mulching of the District common areas, for the Tara Community Development District 1.

**SEVENTH ORDER OF BUSINESS**

**Discussion on Maintenance Plan**

Ms. Hartman stated that the next item on the agenda was a discussion regarding the maintenance plan. She requested that this item be deferred until the next meeting so that Staff can review the content of the maintenance plan she prepared and provide comments.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Liquor License Application**

Ms. Hartman stated that the next item on the agenda is the discussion regarding application for a liquor license. The Board authorized District Staff to prepare the necessary application for a liquor license so that alcoholic beverages are permitted at the community center.

On a Motion by Mr. Connor, seconded by Mr. Wixson, with all in favor, the Board authorized staff to prepare the application for a Liquor License, to allow alcoholic beverages at the community center, for the Tara Community Development District 1.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Vericker gave an update on his work with the Water Use Agreement and other pending issues on which he has been working on the behalf of the District.

Mr. Vericker requested consideration of the Grant of Easement for maintenance items.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the Grant of Easement between Tara Manatee Inc. and the Tara Community Development District 1, for the Tara Community Development District 1.

Mr. Powers discussed that the management staff that no longer worked for the golf course.

On a Motion by Mr. Powers, with no second, the motion failed to retain the services of prior management staff to consult, for the Tara Community Development District 1.

Mr. Vericker discussed the outstanding payments to the golf course and Mr. Pfeiffer discussed his meetings with Mr. Agnelli, the owner of the golf course.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the payment of \$900 per month to Tara Manatee Inc., for four (4) months (\$3,600), for the Tara Community Development District 1.

Mr. Vericker discussed the Quit-Claim Deed for the golf course bathroom. No action was taken by the Board.

B. District Engineer  
No report.

C. Field Manager  
Mr. Robinson gave his monthly completion of project report.

D. District Manager  
Ms. Hartman advised the Board that given the actions taken today to fund various projects, she will need to project the funding for the Chairman to insure that the District has adequate funding to meet contractual obligations, emergency items and funding through November 2008 for operational items.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Ms. Hartman stated that the next item on the agenda is Supervisor requests and audience comments. She asked if there were any audience comments. There were none. Ms. Hartman asked if there were any Supervisor requests.


Mr. John Schmidt made a presentation on a wooden dance floor.

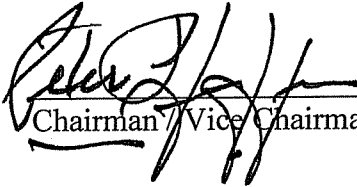
**ELEVENTH ORDER OF BUSINESS**

**Continuation**

Ms. Hartman stated that there were no further items on the agenda and asked for a motion to continue the meeting to January 4, 2008 at 8:30 a.m.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board continued the meeting to January 4, 2008 at 8:30 a.m., to be held at 7340 Tara Preserve Lane, Bradenton, Florida, for the Tara Community Development District 1.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman