

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 January 17, 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
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.
Rick Schappacher	District Engineer, Kimley Horn & Associates, Inc.
Gene Robinson	Field Manager
Audience	

Attending via speakerphone was:

Mark Straley	District Counsel, Straley Robin & Williams
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
January 2008**

Ms. Hartman stated that the next item on the agenda was the consideration of the January 2008 Operation and Maintenance Expenditures. She stated that these expenditures are for the time period of December 1st - 31st and total \$46,984.22. Ms. Hartman stated that the payments include \$17,375.94 for the full payment of the insurance and a deposit of \$597 on the wetland fencing. She asked if there were any questions or concerns. There were none.

On a Motion by Mr. Connor, seconded by Mr. Wixson, with all in favor, the Board approved January 2008 Operation and Maintenance Expenditures (\$46,984.22), for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

Public Hearing Regarding Adoption of Proposed Rule

Ms. Hartman stated that the next item on the agenda was the Public Hearing regarding the adoption of the proposed rule on a fee schedule for resident and non-resident use of District facilities.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board opened the Public Hearing regarding the Proposed Rule of a fee schedule for resident and non-resident use of District facilities, for the Tara Community Development District 1.

Ms. Hartman explained the proposed rule regarding the fee schedule for resident and non-resident use of District facilities. She stated that a \$100 deposit was being recommended for special events, which would be refunded following an inspection of the facility upon the conclusion of the event. Ms. Hartman stated that if the inspection of the facility determined that additional cleaning was required the cleaning fee would be deducted from the deposit and the balance of the deposit would be returned.

Ms. Hartman stated that the non-resident user fee was being recommended as \$1,000 annually or \$50 daily. She stated that the non-resident would also be subject to a facility rental fee of \$300, for 4 hours or less, plus the \$100 deposit.

Ms. Hartman stated that Mr. Schmidt had prepared a priority of rental entities that are currently using the facility, and identified them as:

1. Emergency meeting for the CDD
2. CDD meetings
3. State and local government, such as voting polls
4. Condominium Association meetings
5. Organizations, such as Majhong, quilting, card parties
6. Individuals in the Preserve
7. Non-residents

A discussion ensued regarding reservations and cancellations, and the Board indicated that the Resolution include that the \$100 deposit fee could be waived at the discretion of Management.

On a Motion by Mr. Connor seconded by Mr. Thorson, with all in favor, the Board approved including the rental priority rankings as an attachment to Resolution 2008-06 (Adoption of Fee Schedule for Resident/Non-resident Use of District Facilities), for the Tara Community Development District 1.

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

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2008-06,
Adoption of Fee Schedule for Resident/
Non-Resident Use of District Facilities**

Ms. Hartman stated that the next item on the agenda was the consideration of Resolution 2008-06, Adoption of Fee Schedule for Resident/Non-resident Use of District Facilities.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved Resolution 2008-06, Adoption of Fee Schedule for Resident/Non-resident Use of District Facilities (as amended to allow waiver of the \$100 deposit at the discretion of Management), for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Consideration of Wooden Dance Floor
Proposals**

Ms. Hartman stated that the next item on the agenda was the consideration of the wooden dance floor proposals.

Mr. Schmidt presented two (2) proposals for the wooden dance floor in the community center. He explained that both companies were given the same specifications for the floor, and that Manasota Flooring's proposal was \$3,522 and K&K Flooring's proposal was \$2,585. A discussion ensued regarding the two proposals.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the K&K Flooring proposal for \$2,585 (pending analysis of funding availability), for the Tara Community Development District 1.

A discussion ensued and the Board directed that the actual purchase of the wood flooring be placed on hold until completion of the community center painting and review of the fund availability.

SIXTH ORDER OF BUSINESS

**Consideration of Community Center
Manager Job Description**

Ms. Hartman stated that the next item on the agenda was the consideration of the community center manager job description.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board tabled the consideration of the Community Center Manager job description until the January 25, 2008, for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

Consideration of District Newsletter

Ms. Hartman stated that the next item on the agenda was the consideration of the District Newsletter. A discussion ensued regarding the newsletter, its content and the cost of mailing.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved the mailing of District Newsletter and Pak Mail proposal (not-to-exceed \$625), for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Consideration of Golf Club Invoices

Ms. Hartman stated that the next item on the agenda was the consideration of the golf club invoices. A brief discussion ensued and the Board took no action, tabling the issue.

NINTH ORDER OF BUSINESS

Consideration of Easement and Water Use Agreement

Ms. Hartman stated that the next item on the agenda was the consideration of the Easement and Water Use Agreement. A brief discussion ensued and the Board took no action, tabling the issue.

TENTH ORDER OF BUSINESS

Consideration of David Cannon Well Drilling Inc. Proposal

Ms. Hartman stated that the next item on the agenda was the consideration of the David Cannon Well Drilling, Inc. proposal. A brief discussion ensued and the Board took no action, tabling the issue.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Board Compensation

Ms. Hartman stated that the next item on the agenda was the discussion regarding Board Compensation. A discussion ensued regarding whether or not Board members should be compensated if they did not attend a meeting.

On a Motion by Mr. Powers, seconded by Mr. Connor, with all in favor, the Board approved the compensation of Board members who were physically present at meetings or who were participating in meetings by speakerphone, for the Tara Community Development District 1.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

Mr. Straley left the meeting in progress.

- B. District Engineer
Mr. Schappacher updated the Board on a meeting he had with Mr. Bob Thomas and the irrigation plan status.

Mr. Schappacher left the meeting in progress.

- C. District Manager
Ms. Hartman stated that she would be working with the Finance Committee to begin budget discussions. A discussion ensued regarding a meeting schedule for budget workshops.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the schedule of budget workshops on February 6, 8, 13 & 22, March 5, 13 & 20 and April 2, 10, 17 & 23, 2008 at 9:30 a.m., at the Tara Community Center located at 7340 Tara Preserve Lane, Bradenton, Florida, for the Tara Community Development District 1.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Hartman stated that the next item on the agenda was 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. Conner presented a proposal for Birds Eye irrigation.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the Florida LawnPros proposal, not-to-exceed \$4,600 for Birds Eye, for the Tara Community Development District 1.

Mr. Conner presented a proposal from American Well Drilling, of \$10,500.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the proposal of \$10,500 from American Well Drilling, subject to availability of funding, for the Tara Community Development District 1.

Mr. Robinson stated that First Choice Cleaning would cost an additional \$5 per week. A discussion ensued.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board approved the weekly increase of \$5 for First Choice Cleaning, for the Tara Community Development District 1.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with all in favor, the Board approved the monthly cleaning of the pool furniture at \$30 per month by First Choice Cleaning, for the Tara Community Development District 1.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board adjourned the meeting at 12:00 p.m., for the Tara Community Development District 1.



Secretary / Assistant Secretary



Chairman / Vice Chairman