

## 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 **special** meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Thursday, April 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	<b>Board Supervisor, Chairman</b>
Gerald Wixson	<b>Board Supervisor, Vice Chairman</b>
Rick Thorson	<b>Board Supervisor, Assistant Secretary</b>
G. Darby Connor	<b>Board Supervisor, Assistant Secretary</b>
Dan Powers	<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 &amp; Robin</b>
Rick Schappacher	<b>District Engineer, Kimley-Horn &amp; Associates, Inc</b>
Danielle Berch	<b>Financial Consultant, Rizzetta &amp; Company, Inc.</b>
John McKay	<b>Financial Consultant, Rizzetta &amp; Company, Inc.</b>
Tiffany Slaughter	<b>Representative, Prager Sealy &amp; Company</b>
Doug Draper	<b>Representative, Prager Sealy &amp; Company</b>
Gene Robinson	<b>Field Manager</b>
Mike Dyer	<b>Chairman, Budget Committee</b>
Audience	

#### **FIRST ORDER OF BUSINESS**

#### **Call to Order**

Ms. Hartman called the meeting to order and conducted roll call.

#### **SECOND ORDER OF BUSINESS**

#### **Presentation by Prager Sealy & Company Regarding Possibility of Refunding**

Ms. Hartman stated that with the Chairman's permission, she would amend like to the agenda to allow the presentation by Prager Sealy & Company. Mr. Pfeiffer stated to proceed with the Prager Sealy & Company presentation to be conducted first.

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Mr. Draper introduced Ms. Slaughter and himself and stated that though Prager Sealy was not the original underwriter investment banker with the original transaction and stated that he was making this presentation following the receipt of a request to look into a new transaction.

Mr. Draper stated that in August 2000 the District issued Bonds in the amount of \$3,460,000, to fund infrastructure within the community. He stated that the Bonds were originally issued at a rate 7.15% coupon rate. Mr. Draper indicated that since the risk involved in the development has decreased, with there having been a single landowner responsible for payment to now having numerous landowners being responsible for payment, and that in most cases this would allow the District to seek refinancing at a lower rate. He stated that one of the challenges that the District faces is that the Golf Course is responsible for approximately 20% of the over-all debt service, which would be considered significant from an investor's standpoint. Mr. Draper stated that the Bonds are currently outstanding at approximately \$3,010,000, with a final maturity date of May 1, 2031.

Mr. Draper stated that there are two scenario options that the Board can consider, the Bank Qualified Advance Refunding Scenario and the Proprietary Tender Offer Scenario. He stated the par amount to be refunded would be \$3,010,000 that currently has a debt service of \$269,340. Mr. Draper stated that it is being proposed that the refunding amount be \$3,230,000 with an interest rate assumption of 5.16% that is significantly less than the current 7.15%. He explained that this would give a savings of approximately \$30,000 annually in the debt service payment, which is a net present value savings of 3.89%. Mr. Draper stated that the total debt service reduction under this scenario is \$732,000. He stated that the debt service reduction of the annual assessment to the landowners would be as follows:

- \$22                      Condominium
- \$27                      Single Family 45
- \$33                      Single Family 55
- \$51                      Single Family 65
- \$7,100                  Golf Course

Mr. Draper stated that the Bonds were callable in 2010 at a premium 2%. He explained that this would mean that the District would have to put money into an escrow account that would pay principal and interest on the debt service and the Bonds would be paid in 2010. Mr. Draper stated that this would create a negative arbitrage and would not be financially beneficial for the District. He explained that the second option is the Proprietary Tender Offer Scenario. Mr. Draper stated that in this scenario Prager Sealy would attempt to buy the Bonds from the current Bond Holder(s), and if successful would waive the callable date of 2010. He stated that this would result in the Bonds being issued at the same 5.16%, but that the net present savings is almost twice that of the Bank Qualified Advance Refunding Scenario and would give an addition savings of approximately \$7,000 annually.

Mr. Draper explained that both scenarios are based on the assumption that the District can obtain an Investment Grid Credit Assessment from Standard and Poor. He stated that this would be a challenge, based on the current concentration of the Golf Course portion of the Bonds.

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A discussion ensued regarding the two scenarios being offered for consideration and the feasibility of the District purchasing the Golf Course.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with three in favor and two opposed (Mr. Pfeiffer and Mr. Powers) the Board authorized the engagement of Prager Sealy & Company to proceed in obtaining a credit rating at a cost of \$3,500, for the Tara Community Development District 1.

A discussion ensued regarding the refinancing and possible purchase of the Golf Course and obtaining a credit rating without the purchase and with the purchase.

*Mr. Draper, Ms. Slaughter, Mr. McKay and Ms. Berch left the meeting in progress.*

A discussion ensued regarding the Golf Course situation and the authorization of Prager Sealy to look into the credit rating of the District. Audience comments were entertained regarding the presentation and possible purchase of the Golf Course.

On a Motion by Mr. Connor, seconded by Mr. Wixson, with all in favor, the Board authorized the engagement of Prager Sealy & Company to proceed in obtaining a credit rating at a cost of \$3,500, for the Tara Community Development District 1.

Mr. Wixson stated that he was against the purchase of the Golf Course, but that if the District could purchase the Golf Course at a discounted price he would be more interested. He stated that he would also have to consider what the intentions of Tara Manatee, Inc. are if it is unable to find a purchaser. A discussion ensued regarding the possible purchase of the Golf Course.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board authorized District Counsel and the District Engineer to research the Deed Restrictions, Zoning Documents and Development Order for any stipulations and/or restrictions of the Golf Course property, for the Tara Community Development District 1.

Ms. Hartman stated that with the Chairman's permission, she would return to the order of the agenda.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
March 20, 2008**

Ms. Hartman stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held on March 20, 2008. She stated that on page 5, the Motion Box should read the Aquagenix Proposal, \$2,400 annually. Ms. Hartman asked if there were any further corrections, deletions or additions to be made to the minutes.

Mr. Thorson stated that on page 6, prior to the Twelfth Order of Business, he stated that the minutes read there was a discussion regarding a monthly newsletter, with no action taken. He stated that there is no justification for a monthly newsletter. A discussion ensued.

On a Motion by Mr. Connor, seconded by Mr. Wixson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on March 20, 2008 (as amended), for the Tara Community Development District 1.

**THIRD ORDER OF BUSINESS**

**Presentation of the Minutes of the Budget  
Committee Meetings held on  
February 6, 13 & 22, March 5, and  
April 10, 2008**

Ms. Hartman stated that the next item on the agenda was the presentation of the minutes of the Budget Committee meetings held on February 6, 13 & 22, March 5, and April 10, 2008. She asked if there were any corrections, additions, deletions or questions regarding the minutes. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board accepted the minutes of the Budget Committee meetings held on February 6, 13 & 22, March 5, and April 10, 2008, for the Tara Community Development District 1.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for  
April 2008**

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for April 2008. She stated that the expenditures cover the time period of March 1-31, 2008 and total \$26,743.95. Ms. Hartman gave a brief explanation of the expenditures incurred and a discussion ensued.

Ms. Hartman asked if No Nonsense Creek still needed sampling and reported to SWFWMD. Mr. Schappacher stated that after researching the situation he found that there is a period during which maintenance and monitoring is required, until an 80% success rate is reached. Once that success rate is reached, another two years of monitoring is required to ensure that the success rate has been maintained. Mr. Schappacher stated that he found a report date 2006, and that a 2007 and 2008 report should have been completed. He stated that as long as the 80% success rate is maintained the monitoring and reporting to SWFWMD ceases. Mr. Robinson and Mr. Schappacher were directed to contact VHB to ascertain whether or not the reports were filed, where the samplings were taken, whether or not continued monitoring and reporting is required and what services the latest invoices are for.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the Operation and Maintenance Expenditures for April 2008 (\$26,743.95), for the Tara Community Development District 1.

*Mr. Schappacher left the meeting in progress.*

**FIFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2008/2009  
Proposed Budget; Consideration of  
Resolution 2008-08, Approval of Fiscal  
Year 2008/2009 Proposed Budget  
and Setting Date, Time and Location of  
Public Hearing**

Ms. Hartman stated that the next item on the agenda was the presentation of the Fiscal Year 2008/2009 Proposed Budget, consideration of Resolution 2008-08, Approval of the Fiscal Year 2008/2009 Proposed Budget and Setting the Date, Time and Location of the Public Hearing.

Mr. Dyer gave a brief presentation and explanation of the proposed budget being presented by the Budget Committee. A discussion ensued regarding the proposed budget under consideration.

Mr. Wixson stated that the proposed budget that was originally discussed should be approved and sent to the County. He stated that in doing so this would allow more time for discussion and determination on what changes the Board wishes to make in order to come to the final budget. The discussion continued.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved Resolution 2008-08, Approval of FY 2008/2009 Proposed Budget and Setting of Final Budget Public Hearing for July 17, 2008 at 9:30 a.m., for the Tara Community Development District 1.

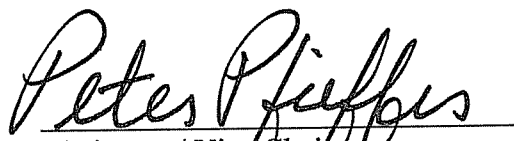
**SIXTH ORDER OF BUSINESS**

**Continuation of Meeting**

Mr. Pfeiffer stated that due to the time the meeting needed to be continued at a later date. Ms. Hartman stated that there are numerous items on the agenda that have not been addressed. A discussion ensued and a continuation of the meeting was scheduled for Tuesday, April 22, 2008 at 2:00 p.m.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board continued the meeting to April 22, 2008 at 2:00 p.m., for the Tara Community Development District 1.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman