

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, June 19, 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
G. Darby Connor	Board Supervisor, Assistant Secretary
Dan Powers	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin (via speaker phone)
Gene Robinson	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held April 17, 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 April 17, 2008. She stated that corrections had been made to the minutes, as directed by the Chairman and asked if there were any additional corrections, additions or deletions. There were none.

A discussion ensued regarding whether or not Mr. Robinson and Mr. Schappacher had obtained the information regarding the monitoring and reporting of the Nonsense Creek. Mr. Robinson indicated that he was aware of no further information having been obtained. Mr. Robinson indicated that he would make contact with Mr. Schappacher regarding the situation.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held April 17, 2008 (as amended), for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held April 22, 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 April 22, 2008. She stated that the corrections had been made to the minutes as previously directed by the Chairman and asked if there were any additional corrections, additions or deletions. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on April 22, 2008 (as amended), for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May and June 2008

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for May and June 2008. She stated that the May 2008 expenditures were for the time period of April 1-30 and totaled \$22,397.58. Ms. Hartman gave a brief summary of the expenditures and asked if there were any questions or concerns. There were none.

A discussion ensued regarding the water meter and electrical billing, with no action being taken by the Board.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the Operation and Maintenance Expenditures for May 2008 (\$22,397.58), for the Tara Community Development District 1.

Ms. Hartman stated that the June 2008 expenditures were for the time period of May 1-31 and totaled \$65,873.05. She gave a brief summary of the expenditures and asked if there were any questions or concerns. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board approved the Operation and Maintenance Expenditures for June 2008 (\$65,873.05), for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Upcoming General
Election of Board Supervisors**

Ms. Hartman stated that the next item on the agenda was a discussion regarding the upcoming General Election of Board Supervisors.

Mr. Straley stated that anyone interested in running for the seat of a Board Supervisor must register with the Manatee County Supervisor of Elections Office by June 20, 2008. A discussion ensued regarding whether or not a Board Supervisor is able to run for another political office. Mr. Straley indicated that he would obtain an answer and notify the Board Supervisors after the meeting. Ms. Hartman stated that this was informational purposes and that no Board action was required.

SIXTH ORDER OF BUSINESS

**Consideration of Reimbursement of
Cedar Hollow at Tara Condominium
Association**

Ms. Hartman stated that the next item on the agenda was the consideration of reimbursement of Cedar Hollow at Tara Condominium Association in the amount of \$326 for work completed.

Mr. Robinson indicated that on March 14, 2008, he received a call regarding the Cedar Hollow leak, responded and had Mr. Brasher and Mr. Connor to look at the area. He stated that general consensus was that the leak was not on District property. Mr. Robinson stated that upon later inspection it was found that the pipe in question did originate from District property and was the leak was repaired. A discussion ensued regarding the District's responsibility for reimbursing Cedar Hollow at Tara Condominium Association.

On a Motion by Mr. Connor, seconded by Mr. Thorson, with four in favor (Mr. Pfeiffer and Mr. Wixson) and one opposed (Mr. Powers), the Board approved the reimbursement of \$326 to Cedar Hollows at Tara Condominium Association, for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Resident
Landscape Requests**

Ms. Hartman stated that the next item on the agenda was a discussion regarding a resident landscape request. Mr. Connor stated that he has walked the area and that no trees or roots are in the resident's property, and that the trees in question are there for erosion purposes. A brief discussion ensued. No action was taken.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Community Center
Use, Rules & Regulations and Rental Fees**

Ms. Hartman stated that the next item on the agenda was a discussion regarding the Community Center's use, rules & regulations and rental fees.

Mr. Connor stated that the District is incurring a large expense due to residents using the building without a fee and leaving the grounds and building a mess. A discussion ensued regarding the costs incurred when the building is utilized and what could be done to off-set the costs.

Mr. Thorson explained that a "private party" is one that not all residents of District are invited. He stated that currently there is a \$150 fee required and that \$100 is returned following the party if there is no damage and that the remaining \$50 is for the cost of cleaning.

A discussion ensued regarding the need of a monitor when the clubhouse is being rented.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all favor, the Board authorized Staff to advertise a Public Hearing for Rule Development on July 17, 2008 at 9:30 a.m., for the Tara Community Development District 1.

A discussion ensued regarding the funds collected from the rental of the clubhouse, the cost of cleaning the clubhouse and use of the funds collected from the rental of the clubhouse.

NINTH ORDER OF BUSINESS

**Consideration of American Drilling of
Sarasota, Inc. Proposal**

Ms. Hartman stated that the next item on the agenda was the consideration of the proposal submitted by American Drilling of Sarasota, Inc. She stated that the proposal is for a second well, and that American Drilling has proposed deducting \$1,000 from the cost of putting in the second well if it is completed before year's end. Ms. Hartman stated that District Counsel will obtain confirmation from Tara Manatee Inc. identifying exactly where the second well will be installed.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved the proposal of American Drilling of Sarasota, Inc., for the installation of the second well in mid October 2008, with one third of the cost being made in October 2008 and the balance being due in November 2008, for the Tara Community Development District 1.

Mr. Straley stated that he had reviewed the Statute regarding the requirements of a public official running for another County position. He stated that it is his understanding that if a Board Supervisor was going to run for another County position, that Board Supervisor would be required to resign his Board position ten days prior to qualifying for election of another County position.

Mr. Straley left the meeting in progress

TENTH ORDER OF BUSINESS

Discussion Regarding Maintenance Issues

Ms. Hartman stated that the next item on the agenda was the discussion regarding maintenance issues of the clubhouse. She stated that an inspection of the pool furniture indicated that it was in need of replacement. A discussion ensued regarding the pool furniture and the Board indicated revisiting the replacement of the pool furniture in the 2008/2009 Fiscal Year. Mr. Robinson was directed to have re-strapping completed of the chaise lounges in need of repair.

A discussion ensued regarding the need of the repair or replacement of the drinking water fountain.

On a Motion by Mr. Connor, seconded by Mr. Powers, with all in favor, the Board approved the installation of a refrigerated drinking water fountain at the Community Center, for the Tara Community Development District 1.

A discussion ensued regarding several other maintenance issues previously approved and the status of those issues. Mr. Robinson was directed to install a no smoking sign in the pool area and complete other maintenance items identified in the memorandum from Mr. Conner.

ELEVENTH ORDER OF BUSINESS

**Presentation of Highway Noise
Abatement Committee**

Ms. Hartman stated that the next item on the agenda was a presentation of the Highway Noise Abatement Committee. She stated that Ms. Redwine had indicated that she incurred expenses in the operation of the noise abatement committee and has requested reimbursement. A discussion ensued regarding the committee and its function. Mr. Wixson stated that the noise abatement committee has not been approved by the District and that if the Board were to authorize the reimbursement it would be coming very close to operating as a homeowners' association; and that he felt that it would be ill advised to approve the reimbursement. A discussion ensued regarding the noise abatement committee.

On a Motion by Mr. Wixson, seconded by Mr. Powers, the Board approved a one-time only reimbursement of \$83 to Ms. Redwine for expenses incurred by the Highway Abatement Committee and directed the removal any representation on behalf of the District in the material sent out, for the Tara Community Development District 1.

TWELFTH ORDER OF BUSINESS

**Presentation of Supervisor of Elections
Notification of Registered Voters**

Ms. Hartman stated that the next item on the agenda is for information purposes only and is the presentation of correspondence from the Supervisor of Elections notifying the District of the number of residents within the District that are registered voters.

THIRTEENTH ORDER OF BUSINESS

**Presentation of the Emergency
Management Plan Draft**

Ms. Hartman stated that the item on the agenda was the presentation of the Emergency Management Plan draft, and stated that she would like to defer this until the next meeting. She requested that the Board Supervisors review the document and note any corrections, additions or deletions that they would suggest.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Left the meeting and gave report earlier in the meeting.
- B. District Engineer
Not present
- C. District Manager
Ms. Hartman stated that she would like to review the unaudited May 2008 Financial Statement with the Board. She stated that as of April 30, 2008, the Operation and Maintenance budget there is a non-payment of non ad valorem assessment fees of \$20,016.36, and that the Debt Service has a non-payment of \$9,406.38.

Ms. Hartman reviewed line items of the financial statement, noting that the District is over budget in several areas. She stated that this statement is for April and that the District's cash must last through November, because the District does not begin receiving payment from the Tax Collector until November. A discussion ensued regarding the tax collection and the sale of tax certificates.

FIFTEENTH 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 Supervisor Comments.

Mr. Connor stated that he has been researching the possibility of solar power for the heating of the pool and will the figures soon to present to the Board for consideration. A discussion ensued regarding the use of solar power.

Mr. Powers stated that the Tara Master Association has agreed to install two monuments at Linger Lodge Road and Tara Boulevard. He asked that confirmation be obtained that it is permissible to install the monuments. A discussion ensued regarding the installation of the monuments. Ms. Hartman stated that she would look into the issue.

Mr. Powers stated that Aquagenix had removed plant material and no one on the Board or in Management was aware of what was being done. A discussion ensued regarding the situation and Ms. Hartman stated that she would make contact with Aquagenix and obtain an explanation.

Mr. Powers requested the Board approve \$1,300 so that the outside fence around the pool can be completed with plantings.

On a Motion by Mr. Powers, seconded by Mr. Connor, with two in favor and three opposed (Mr. Pfeiffer, Mr. Thorson and Mr. Wixson), the motion failed that \$1,300 be spent for landscaping around the outside fence of the pool, for the Tara Community Development District 1.

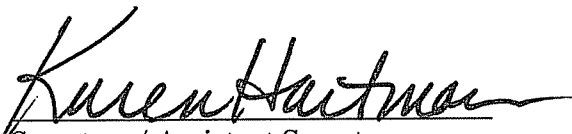
Ms. Hartman asked if there were any audience comments. Comments were entertained, with no Board action being taken.

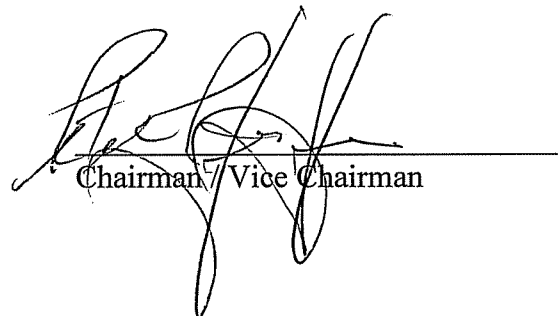
SIXTEENTH ORDER OF BUSINESS

Adjournment

Ms. Hartman stated that there were no remaining agenda items to come before the Board, and asked for a motion to adjourn.

On a Motion by Mr. Wixson, seconded by Mr. Thorson, with all in favor, the Board adjourned the Board of Supervisors' meeting at 11:35 a.m., for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman