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, July 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
Gerald Wixson
G. Darby Connor

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary

Dan Powers

Board Supervisor, Assistant Secretary

(via speakerphone)

Also present were:

Karen Hartman
John Vericker
Mike Dyer
John Schmidt

District Manager, Rizzetta & Company, Inc.
District Counsel, Straley Robin & Williams

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 the Operation and Maintenance Expenditures for July 2008

Ms. Hartman stated the next item on the agenda was the consideration of the Operation and Maintenance expenditures for July 2008. She reviewed the expenditures for the Board.

The meeting began to record during this discussion.
Discussion ensued regarding the Investment Banking services and charges regarding the golf course. Mr. Connor asked if this is a standard price for these services. It was stated an S&P fee is necessary for independent Districts, without contingency. It was stated Prager, Sealy & Co. did not want to raise the rate over $4,200.00; however, in the absence if an S&P rating it is unknown if the bonds can be marketed. It was stated the standing debt on the golf course was not previously researched, which lead to this independent rating. It was stated the presentation performed was free. Mr. Connor stated as long as the golf course continues to be run by the same management, these services should not be pursued in the future. He stated he was unaware of the $3,500.00 charge for that meeting. Further discussion ensued regarding the Investment Banking Services.

Mr. Pfeiffer stated the minutes display a motion placed on the floor to accept the charges for $3,500.00, with two of the Supervisors, (Mr. Powers and Mr. Pfeiffer) opposing. He stated three paragraphs later; the motion was accepted, with Mr. Powers and Mr. Pfeiffer in favor. Mr. Pfeiffer stated he would like to further research the minutes and the motion that reflects the acceptance of the charges.

Further discussion ensued regarding the status of the golf course. Ms. Hartman explained to the audience the process of the bonds and the issues regarding the golf course. Mr. Connor stated for the audience that the golf course is a big contributor towards the CDD fees. Mr. Connor also stated his concern regarding pursuing these services on a frequent basis due to the lowering of credit rating that it causes. Ms. Hartman asked if there were any further questions. There were none.

On a Motion by Mr. Wixon, seconded by Mr. Powers, with all in favor, the Board approved the Operation and Maintenance Expenditures (holding the amount of $4,200.00 towards Prager, Sealy & Co, pending further researching), for July 2008 for the Tara Community Development District 1.

THIRD ORDER OF BUSINESS

Public Hearing Regarding the Fiscal Year 2008/2009 Final Budget.

Ms. Hartman stated the next item on the agenda was the Public Hearing regarding the Fiscal Year 2008/2009 Final Budget. She asked for a motion to open the Public Hearing.

On a Motion by Mr. Wixon, seconded by Mr. Powers, with all in favor, the Board opened the Public Hearing regarding the Fiscal Year 2008/2009 Final Budget for the Tara Community Development District 1.

Ms. Hartman stated an option A and an option B was previously presented to the Board, with option A submitted to the Tax Collector at a $33,905.00 increase. Ms. Hartman stated she would review Option B for consideration of the Board, with an increase of $5.00 per resident in the Special Assessment Revenue, for a total amount of $575,708.00.
Ms. Hartman explained each line item of the Budget for the audience. She stated the Administrative fees were reduced by $5,535.00. Ms. Hartman stated that Electric Utility fees were increased due to the addition of the well at Lake 102, with a second well to be added at the Aqua Range. She stated there is an increase of $4,000.00 for the electrical use related to irrigation.

Ms. Hartman stated storm water control, regarding No Nonsense Creek (Phase 1, Phase 2, and Phase 3), have all been released by SWFWMD, with a stipulation on the original permits. She stated any construction performed on this site while the permit is in place, states that water samples must be submitted to SWFWMD. Ms. Hartman stated VHB Firm has confirmed that although the construction near the front that is impacting No Nonsense Creek is a commercial area, the water samples still must be reported. Ms. Hartman stated further research is being done by the District Engineer and Field Manager regarding this requirement, and she would like the funds to be re-appropriated due to the sampling fees (approximately $9,000.00).

Ms. Hartman stated Pidgin, the Insurance Policy, is renewable on October 1, 2008 and Preferred Insurers have been contacted to submit an estimate regarding the renewal policy. She stated Preferred Insurers has failed to submit an estimate; therefore, the budget must include coverage for a possible increase in Insurance. Mr. Connor stated he would like Ms. Hartman to request for proposals for the Insurance Policy Services. Ms. Hartman confirmed she would.

Ms. Hartman stated the Landscaping line item increased $8,000.00. She stated this increase includes the laying of the mulch. Ms. Hartman stated the Landscape Replacement is an expenditure of $20,000.00. She stated Capital Improvement expenditure is set for $19,675.00, and a miscellaneous expense of $1,500.00. Mr. Connor explained the proposed and approved improvements to the District for the audience. Ms. Hartman stated the Tara Master Association as well as the Board of Supervisor's has agreed to fix the back entrance monument.

Ms. Hartman stated the Clubhouse Facility Maintenance was reduced by $2,000.00. She stated a Capital Reserve Fund has been established in an amount of $25,000.00 for two years to avoid a special assessment bill.

Ms. Hartman asked if there was any public comment or testimony. An audience member asked for the difference between the Standard and Deluxe. A board member explained the difference for the audience member. There was a question from the audience with an issue regarding trees blocking the streetlights, and if this responsibility was that of the Homeowners or the CDD's. A Board member stated this has not yet been determined, and this issue will be readdressed at a later date. There was a question regarding whose responsibility it is for the maintenance of a lot. It was stated the lot that the resident is referring to, 5115 Wingspan Way, is a preserved area. Mr. Pfeiffer stated an approval must be received from SWFWMD for the trimming and maintenance of this lot by the individual homeowners. Mr. Connor stated that the residents are to contact the Field Manager, Mr. Gene Robinson, to set up an appointment with SWFWMD to seek approval of the material that is to be removed, and a fee for this removal to be established. An audience member expressed concern regarding the water level and scum in a lake behind his house. It was stated the ponds are storm water retention ponds, and their sole purpose is to hold the run off water. It was stated maintenance for the ponds are performed twice a month. Ms. Hartman asked if there were any further public comment or testimony. There were none.
Ms. Hartman asked for a motion to close the Public Hearing regarding the Fiscal Year 2008/2009 Final Budget.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board closed the Public Hearing regarding the Fiscal Year 2008/2009 Final Budget for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2008-09, Adoption of the Fiscal Year 2008/2009 Final Budget

Ms. Hartman stated the next item on the agenda was the consideration of Resolution 2008-09, Adoption of the Fiscal Year 2008/2009 Final Budget. She asked for a motion.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved Resolution 2008-09, Adoption of the Fiscal Year 2008/2009 Final Budget, ($575,708.00), for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Public Hearing Regarding the Rule Development and Adoption

Ms. Hartman stated the next item on the agenda was the Public Hearing regarding the Rule Development Adoption. She stated the Rule Development includes the Clubhouse Rules. Ms. Hartman asked for a motion to open the Public Hearing.

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

Ms. Hartman read a statement prepared by Mr. Thorson, a Board of Supervisor, who was not present at the meeting. Mr. Thorson’s statement stated he is imposed to any user fee for residents exceeding $50.00. He stated a $50.00 fee will cover the fees incurred by the CDD for the Clubhouse use. Mr. Connor stated the use and user fee regards private parties only. Discussion ensued regarding the definition of a private party. It was stated the $50.00 fee is in addition to the $100.00 clean up deposit, which will be returned to the renter. It was stated the pool use is not included in these guidelines. A board member stated he would like the following statement included in the guidelines: “anyone who omits to follow the rules could expose themselves to suspension of use.” Mr. Vericker, District Counsel, stated he would include this in the guidelines. Mr. Pfeiffer asked if the individual homeowner who signs the contract is required to be present at all times. Mr. Vericker stated he would include that statement in the contract.

Ms. Hartman asked if there were any additional public comment or testimony. There were none. Ms. Hartman asked for a motion to close the Public Hearing.
On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board closed the
Public Hearing regarding the Rule Development for the Tara Community Development
District 1.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2008-10,
Adoption of Amended Rules and
Regulations

Ms. Hartman stated the next item on the agenda was the consideration of Resolution
2008-10, adoption of the amended Rules and Regulations. She stated the amended rules include
the previously discussed suspension of privileges for those who fail to follow the guidelines, a
set $50.00 rental fee as well as a $100.00 refundable deposit, with necessary cleaning costs
deducted from the deposit. It was stated if a cleaning cost exceeds the $100.00 deposit; a bill will
be issued to the renter. Ms. Hartman stated the amended rules also include the addition of the
requirement that the resident must be present for the entire duration of the event. She asked for a
motion.

On a Motion by Mr. Wixson seconded by Mr. Connor, with all in favor, the Board approved
Resolution 2008-10, Adoption of the Amended Rules and Regulations for the Tara Community
Development District 1.

SEVENTH ORDER OF BUSINESS

Consideration of Lake Issues

Ms. Hartman stated the next item on the agenda was the consideration of the lake issues.
Mr. Dyer stated the CDD is responsible for the maintenance of 50 lakes in the District, and
complimented the appearance of the lakes. Ms. Hartman stated that on behalf of the District, she
applied to SWFWMD for a $5,000.00 grant with an August 22, 2008 application deadline. She
stated she designated the funds for planting in the littoral shelf. Ms. Hartman asked for a motion
to ratify the grant application to SWFWMD in the amount of $5,000.00

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved
the SWFWMD Grant Application for $5,000.00 for the Tara Community Development District
1.

EIGHTH ORDER OF BUSINESS

Consideration of Petty Cash Increase

Ms. Hartman stated the next item on the agenda was the consideration of the Petty Cash
Increase. She asked if the board would consider increasing the petty cash fund. Ms. Hartman
stated the Field Manager has signed a contract that he is personally responsible for the amount of
funds he receives. Mr. Connor expressed concern regarding the $200.00 petty cash not allowing
the Field Manager to complete miscellaneous projects. He recommended increasing the petty
cash amount to $400.00, and requires the Field Manager to continue to submit a digital print out
of the receipts of the expenses incurred.
On a Motion by Mr. Wixson seconded by Mr. Powers, with all in favor, the Board approved the Petty Cash Increase to $400.00 for the Tara Community Development District 1.

NINTH ORDER OF BUSINESS  
Consideration of the Proposals for the Clubhouse Landscaping

Ms. Hartman stated the next item on the agenda was the consideration of the Proposals for the Clubhouse Landscaping. She stated there has been concern regarding multi color lantana around the Clubhouse, as well as softening the fence around the pool. Ms. Hartman stated fox tail palms were recommended by Florida Lawn Pros, which offer a minimal cost of $900.00. Mr. Pfeiffer stated he would like to make a motion to proceed with the planting of the fox tail palms with the intent that the funds are extracted from the revenue received from the accident recovery.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with one in favor (Mr. Pfeiffer) and one opposed (Mr. Powers), the Board approved the Florida Lawn Pros Proposal for softening the fence around the pool (planting fox tail palms for a minimal amount of $900.00) for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS  
Consideration of the Protection of Irrigation Pump at Lake 15

Ms. Hartman stated the next item on the agenda was the consideration of the Protection of Irrigation Pump at Lake 15. Mr. Connor recommended assigning the Field Manager to contact Arrow Fence for a proposal for a 4 to 5 foot high vinyl fence to protect the irrigation pump as well as muffle the noise. He recommended the gate opening facing the lake to mask the appearance of the pump. The board agreed to table this item until proposals for the fence are received.

ELEVENTH ORDER OF BUSINESS  
Consideration of Noise Abatement

Ms. Hartman stated the next item on the agenda was the consideration of the Noise Abatement. Mr. Powers stated two County Commissioners toured the perimeter of the District, including the west side of Interstate 75 to explore the noise issue. He stated he is meeting with Ron Reagan, Mike Bennett, and Veene Buchanan to research the need for a fence along Interstate 75. Mr. Powers stated the County Commissioners will review the permit regarding the commercial section. He stated noise occurrences have been proven an issue for residents who live near Birds Eye Terrace. Mr. Powers stated the installment of a sound barrier wall has been demanded before further permitting takes place. He stated this wall is also in need for safety issues.

Mr. Powers gave an update on Tara Boulevard for the board. He stated Braden River Bridge is supposed to be suspended, and a North South corridor is needed. Mr. Powers stated the item will be readdressed to the Board as further research is performed. The board entertained audience questions with no further action taken.
TWELFTH ORDER OF BUSINESS

May 2008 Un-audited Financial Statement

Ms. Hartman stated the next item on the agenda was the discussion regarding the May 2008 Un-audited Financial Statement. She stated there was an accounts receivable amount of $11,628.00 as a result of special assessment payment failure. Ms. Hartman stated the majority of the certificates were successfully sold online.

Ms. Hartman reviewed the revenue and expenses income statement. She stated the Budget for the Fiscal Year was $574,000.00 due to tax payment failure. Ms. Hartman explained when special assessments are not paid on time, the Tax Collector charges penalties that are applied to the District.

Ms. Hartman reviewed miscellaneous fees for the Board. She stated the fees were over budget due to the $4,200.00 payment to standard repairs. She stated gas was in budget for the TECO statement. Ms. Hartman stated that the lake and pond repair is increased due to the planting that SWFWMD required as a result of violations. She stated the landscaping line item is increased due to the timing of the expenditure. She stated the $5,200.00 increase in the Capital is due to painting the interior and exterior of the Clubhouse. She stated the expenditure of $25,669.00 includes the microwave, ice machine, pergola, security camera deposit, pool paver repair, coffee pot, chair and table replacement, fence, office furniture, ceiling, balance of the pavers, and the balance of the pergola.

Ms. Hartman stated the air conditioning expenditure paid to Arctic Air is $2,200.00. She stated the Field Manager received 4 proposals, resulting in Arctic Air offering the lowest price. Ms. Hartman stated this expenditure will be included in the next financial statement. Discussion ensued regarding the County Code that requires the air conditioning to maintain a certain condition. Ms. Hartman asked if there were any further questions. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved the expenditure of $2,200.00 towards Arctic Air for the Tara Community Development District 1.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
   Mr. Vericker stated he sent a letter on June 25th, 2008 to Tom Maloney regarding the second well location. Mr. Pfeiffer stated he has received a response and will e-mail it to Mr. Vericker.

B. District Engineer
   Not present.
C. District Manager
Ms. Hartman stated the next meeting is scheduled for August 21, 2008 at 9:30 a.m.

D. Field Manager
Not present.

FOURTEENTH 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 Requests. Mr. Pfeiffer stated the surveillance equipment expenditure is a total of $1,295.00, (with an applied minimal credit amount of $350.00 for the existing equipment). He stated in order for monitoring to take place on an off-site location, the board must approve the purchase of the new piece of equipment that allows dialing-in. Discussion ensued regarding the need for the equipment. Mr. Connor stated this equipment would be accepted in lieu of hiring the off-duty Sheriffs, allowing for more flexibility for monitoring. Ms. Hartman asked for a motion.

On a Motion by Mr. Connor, seconded by Mr. Wixson, with one in favor (Mr. Pfeiffer), and one opposed (Mr. Powers), the Board approved the installment of the dial-in surveillance equipment, in the amount of $1,295.00, for the Tara Community Development District 1.

Ms. Hartman asked if there were any further Supervisor Requests. Mr. Powers stated a mailbox has been installed with the address of 7340. He stated he has mailed test letters to that address which have been returned “Undeliverable.” He stated he would follow up on this matter and ensure that the District is receiving necessary mail.

FIFTEENTH 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. Powers, with all in favor, the Board adjourned the Board of Supervisors’ meeting at 12:30 p.m., for the Tara Community Development District 1.

Karen Hartman
Secretary / Assistant Secretary

[Signature]
Chairman / Vice Chairman