

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, October 26, 2006 at 7:00 p.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Timothy Lenz	Board Supervisor, Chairman
Tom Holm	Board Supervisor, Vice Chairman
Gerald Wixson	Board Supervisor, Assistant Secretary
Dan Powers	Board Supervisor, Assistant Secretary
Jack Horner	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Jack Brywa	Field Manager
Daniel R. Shulman	Representative, Tropical Landscape Solutions, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
September 28, 2006**

Ms. Hartman stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held on September 28, 2006. She asked if there were any questions.

Mr. Powers stated that he would like further clarification regarding proper identification to be presented at the time of receiving a proxy. He stated that on page four of the minutes it says "It was stated that the landowner election is similar to a county election; and there must be a form of identification presented along with the proxy or ballot."

Ms. Hartman stated that this is correct and when a proxy is received and there is no formal identification, the resident's address will be sufficient.

Ms. Hartman discussed the landowner election and the proxies received from out of state. She stated that District Counsel recommended that out of state residents can mail their proxies to the District Office.

Ms. Hartman asked if there were any other questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Wixson, seconded by Mr. Holm, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on September 28, 2006 for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October 2006

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for October 2006. She stated that the expenditures total \$38,459.50 and are for the period of September 1st – 30th. She stated that the expenditures include landscaping services, miscellaneous cleaning services and payroll.

Ms. Hartman stated that she would like to discuss the report in detail. She stated that the line items that do not show a vendor are associated with the District's Field Manager payroll, such as workmen's compensation.

Mr. Horner asked why there were mowing expenses paid to Tropical Landscape Solutions, Inc. Mr. Horner stated that these charges should be included in the yearly landscape maintenance contract with Tropical Landscape Solutions, Inc. Mr. Shulman of Tropical Landscape Solutions, Inc. stated that these areas are not a part of the existing landscape contract and he discussed this with the Board prior to today's meeting. Mr. Horner stated that the mowing of these areas should be included in the contract and that he specifically requested that they be included in the contract. The Board disagreed. It was stated that Florida Power & Light Company should be mowing the various areas. Mr. Brywa stated that the golf course previously took care of these areas and they have stopped taking care of them. Mr. Wixson asked if there is an easement right to the property. He questioned if Florida Power & Light Company should mow the property. Mr. Horner asked about the CDD property maintenance. Mr. Wixson recommended that the Board confer with District Counsel to see who owns the property. A brief discussion ensued.

Ms. Hartman briefly discussed the Florida Power & Light bills with the Board. She stated that there are 116 street lights in the District. A brief discussion ensued.

Ms. Hartman briefly discussed the telephone bills with Verizon Florida, Inc.

Mr. Lenz stated that he would like to obtain a cable system for the television at no charge. He asked if the District can also install a cable modem at the same time and delete the monthly fee of \$50.00 payable to Verizon Florida, Inc.

Mr. Powers asked if the District has retrieved and is currently using the old telephone number for the District. Ms. Hartman stated that Mr. Dave Johnston, a former District employee, went to Verizon Florida, Inc. and changed the account name and telephone without her approval. She stated that she is uncertain why he changed the account without District Management approval. Ms. Hartman stated the alternate number is (941) 400-4674 and it is posted on the District's website.

Ms. Hartman asked if there were any questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Powers, seconded by Mr. Lenz, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2006 totaling \$38,459.50 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Consideration of a Landscape Proposal for Palm Tree Trimming

Ms. Hartman stated that the next item on the agenda was the consideration of a Landscape Proposal for Palm Tree Trimming. She stated that this item was tabled from the previous Board meeting. Ms. Hartman stated that she received a proposal from Tropical Landscape Solutions, Inc. dated September 20, 2006 in the amount of \$2,450 for trimming 98 cabbage palms along the east side of Tara Blvd.

Mr. Brywa stated that Ronald Kent who resides at 7034 Gosling Terrace has been attempting to get 98 cabbage trees trimmed behind his home. Mr. Brywa stated that the trees are owned by the District. Mr. Lenz stated that last month Jack Brywa was instructed to go visit the homes on the block. Mr. Brywa stated that he did visit each neighbor and four residents were not in favor of the trimming and one resident was in favor of the trimming. Mr. Brywa asked the Board if they would like to trim the trees. Mr. Lenz stated that Mr. and Mrs. Kent paid a premium to Homes by Towne for their lot as did their neighbors because their homes face the Cypress Strand Condominiums. He stated that Homes by Towne planted these palms so that there would be no view of the condominiums being built at the time. He stated that the residents feel if the palms are trimmed the condominiums will be seen. Mr. Lenz stated that regardless whether this type of tree is trimmed or not, it will continue to grow. Mr. Shulman stated that the growth of this type of tree is anywhere from 3' to 60'.

Ms. Hartman asked if there were any questions or comments. Hearing none, she asked for motion to approve.

On a Motion by Mr. Wixson, seconded by Mr. Lenz, with all in favor, the Board denied the landscape proposal submitted by Tropical Landscape Solutions, Inc. in the amount of \$2,450.00 for the trimming of 98 cabbage palms trees for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present.

B. District Engineer
Not present.

C. District Manager

Ms. Hartman stated that she was in receipt of agenda items sent to her by Mr. Wixson. She distributed a copy to the Board. Mr. Wixson stated that the first item is the cost of pumping water out of the District's lakes for sprinkler usage. He stated that he has retrieved a formula for this process and has forwarded a copy to the District Manager. He stated that John Agnelli's attorney would draft a copy of this formula for billing purposes.

Mr. Wixson stated that the next item for discussion is the ownership of the District's pumping equipment. He stated that the golf course owns the system and would be financially responsible for any type of repair.

Mr. Wixson stated that the next item for discussion is the District's golf cart rental issue. He stated that the golf course has a four-seat golf cart that is available for use by District Management or others. He stated that the golf course personnel will be working on a rental rate fee. He stated that he would update the Board at the next regularly scheduled Board meeting.

Mr. Wixson stated there is an issue of ownership of a white fence which is sits along side of Tara Blvd. He stated that there was a question of the fence being owned by the District. He stated that he has visited the area and there is not a white fence but that there is a fence that may belong to the homeowners. Mr. Wixson stated that he will verify the ownership of the fence and report back to the Board at the next regularly scheduled Board meeting.

Mr. Wixson asked for identification of any access points to the golf course. He has asked the Field Manager to provide these points to gain access to maintain the lakes or mow the sites in the future.

Mr. Wixson asked that the District Manager direct the Field Manager to meet with the lake management company to help identify these sites.

Mr. Wixson updated the Board on the golf course parking lot regarding the number of parking spaces and ownership of the lot for future maintenance purposes. He stated that there is a current site plan for the parking lot and it reflects the actual number of spaces. He stated that he believes the total number of spaces is 25. Mr. Wixson stated that the golf course owns the parking lot and the District should not be financially responsible for any type of repairs.

Mr. Wixson stated that there was an issue with the high cost of electrical use of the District's street lights. He stated that the County made a request that the street lights not be relinquished to them from the District. Mr. Wixson stated that the street lights are owned by Florida Power & Light would maintain the lights at no charge.

Mr. Wixson stated that if the street lights are relinquished to the County, the District would be responsible for paying the County for electricity and additional fees. He stated that the District currently pays the electric bills for the lights and that in his opinion the District should not enter into any negotiations with the County at this time.

Ms. Hartman stated that she wanted to update the Board on the District's pending projects. She stated that she has given the District Engineer the recorded easement, the recorded lake numbers, the conservation document and the pump irrigation paperwork to prepare a master map. She stated that once the project is complete she will present this to the Board. Ms. Hartman stated that once the Board reviews the master map she recommended posting the master map on the District's website.

Ms. Hartman stated that the transitional areas in the District's preservation areas that were previously discussed with the District Engineer will require signage in the future. She stated that she has not received any signage proposals at this time. Mr. Wixson stated that any areas in the preserve can not be trimmed. Ms. Hartman stated that a resident has eliminated some natural areas within the District's preservation area. A brief discussion ensued.

Ms. Hartman stated that the fence across from Tailfeather has been painted. She stated that the Florida Power & Light Company easement fence has been painted and repaired. She stated that she hired a handyman for pressure cleaning the community center and miscellaneous odd jobs.

Ms. Hartman stated that there will be a Landowners' election prior to the next regularly scheduled Board meeting. She stated both meetings will be held on November 16, 2006. She stated that the Landowners' meeting will begin at 6:00 p.m. and the regular Board meeting will begin at 7:00 p.m.

Ms. Hartman suggested that the Board hold a Board orientation meeting after the election to review financial statements, budgets, contracts and rules of procedure. She stated that it was very important that the Board understand all of this information. Ms. Hartman asked that all Board members should attend this orientation and she stated that she will invite District Counsel to attend. She stated that the orientation meeting should be scheduled in December 2006. A brief discussion ensued.

Ms. Hartman stated that while she is making on-site visits to the District's community center, she stated that she noticed the condition of the community center. She stated that the plants surrounding the center were in distress and the building's exterior was in need of pressure washing. Ms. Hartman stated that on this day she discovered that the irrigation timer for the community center is tied into the golf course irrigation system. She stated that the plant material is being watered only when the golf course is being watered. She stated that she wanted the Board's input on possible changes for the irrigation system for the center due to the poor condition of the plant material.

Ms. Hartman asked Mr. Schulman to update the Board on the irrigation system. Mr. Schulman gave a brief overview and stated that the system can be switched over to an isolated system. He stated the approximate cost for this conversion would be \$1,500. A brief discussion ensued. Mr. Lenz stated that he would like to obtain quotes for the job.

<p>On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board approved District Management to separate the irrigation system for the Community Center from the Golf Course Irrigation System with the cost of this conversion to be set at \$1,500 for Tara Community Development District 1.</p>

Ms. Hartman stated that she wanted to update the Board on the issue regarding the down spout at the community center. She stated that it once flowed to the front door of the pool room which caused problems with water overflowing into the community center.

Ms. Hartman stated that the spout has been turned to flow into the plant bed and drains will be installed underneath the sidewalk and will feed in an outward direction. She stated that one of the reasons the pool room flooded is when there are heavy rains, the sidewalks do not have any lifts, thereby, creating an overflow. She stated by installing the drains under the sidewalk this would elevate any flooding problems in the future.

Ms. Hartman stated that pursuant to Florida Statutes, the Board must renew the contract with the District's auditing firm. She asked if there were any questions. There were none.

Ms. Hartman asked for a motion to approve.

<p>On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board approved the renewal of the auditing service contract with Grau & Associates, Inc. for one (1) year for Tara Community Development District 1.</p>

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Hartman stated that the next item on the agenda was Supervisor requests and audience comments. Ms. Hartman asked if there were any Supervisor requests.

Mr. Lenz asked for an update on the removal of the District's gazebo. A brief discussion ensued.

Mr. Lenz stated that the Board approved certain amounts for the tax bills. He stated that he has asked District Management to review it. He stated that either the taxing authority or the finance department has made an error. A brief discussion ensued.

Mr. Lenz stated that he observed the tennis lights were on past 9:00 p.m. when they should have been turned off during the overnight hours. Mr. Brywa stated that he has contacted the electrical company and has obtained a quote to install a box with a timer which will prevent the lights from being on all night. A brief discussion ensued.

Mr. Horner stated that golf course personnel were driving across District land and are killing the grass. He stated that he witnessed golf course personnel dumping garbage within the District. He stated that he would like both of these issues addressed immediately.

Mr. Horner stated that the irrigation system on Tara Blvd. between Owls Nest and Cypress Strand is being left on longer than it should be and pedestrians are getting wet.

Mr. Horner stated that the property behind his home has been mowed by Tropical Landscape and the golf course personnel have not been mowing it. A brief discussion ensued.

Mr. Powers asked if anyone present at the meeting would like to join a five member Landscape Committee for the District. There were several responses by residents. He asked those volunteers to stay after the meeting so he could obtain names and telephone numbers.

Ms. Hartman asked for a motion to approve the formation of the five member Landscape Committee which will make recommendations back to the Board in the future.

On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board approved the formation of a five member Landscape Committee, including Board Member, Dan Powers for Tara Community Development District 1.

Mr. Thorsen, a resident stated that he was asked to locate a flat panel plasma television that could be wall mounted for the District's community center. He stated that he found a 50" HD Samsung flat panel plasma television at a local department store in the amount of \$2,699.99. He stated that the wall mounting bracket is \$399.99 and wireless installation is \$500.00 with a delivery fee of \$50.00. He stated that there is a \$150.00 rebate with the purchase. A brief discussion ensued. Ms. Hartman asked the Board to consider this proposal.

Ms. Hartman stated that she will issue a check request immediately. She asked if there were any questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Holm, seconded by Mr. Horner, with all in favor, the Board approved the purchase of a wall mounted 50" HD Samsung flat panel plasma television, (totaling \$3,649.98 less a \$150 Rebate or \$3,499.98) for the Community Center for Tara Community Development District 1.

Ms. Hartman asked if there were any audience comments.

An audience member stated his concern with the ballot and proxy process. A brief discussion ensued. He asked what the term for the position was for the upcoming election. Ms. Hartman stated it would be a 4 year term.

An audience member asked about the fencing on Tara Preserve Lane and asked who installed the fence. A Board member stated that the developer installed the fence. He stated his concern regarding irrigation costs within the District.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Hartman stated that there were no other agenda items to come before the Board. She asked for a motion to adjourn at 9:30 p.m.


TARA COMMUNITY DEVELOPMENT DISTRICT 1

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On a Motion by Mr. Lenz, seconded by Mr. Powers, with all in favor, the Board of Supervisors adjourned the meeting for Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman