

## 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

A meeting of the Board of Supervisors meeting of the Tara Community Development District 1 was held on **Thursday, January 25, 2007 at 7:00 p.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Jack Horner	<b>Board Supervisor, Chairman</b>
Gerald Wixson	<b>Board Supervisor, Vice Chairman</b>
Dan Powers	<b>Board Supervisor, Assistant Secretary</b>
Peter Pfeiffer	<b>Board Supervisor, Assistant Secretary</b>
Timothy Lenz	<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, Robin &amp; Williams, P.A.</b>
Bob Lombardo	<b>Representative, Lombardo Foley &amp; Kolarik, Inc.</b>
Ken Kolarik	<b>Representative, Lombardo Foley &amp; Kolarik, Inc.</b>
Will Russell	<b>President, Master Property Owner's Association</b>

Audience Present

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

#### **Call to Order**

Mr. Horner called the meeting to order and read the roll call.

Mr. Horner stated the next item of business on the Agenda was to ensure that proper notice of the meeting had been given to the community. He stated the meeting had been noticed on Channel 60 for the past month and had also been posted outside the Tara Community Center Office.

**SECOND ORDER OF BUSINESS**

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

Mr. Horner stated the second order of business on the agenda was the consideration of the Minutes of the Board of Supervisor's Meeting, held December 28, 2006.

On a Motion by Mr. Wixson, seconded by Mr. Lenz, with all in favor, the Board approved the Minutes, for the Tara Community Development District 1.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Horner asked that the agenda format be suspended, in an attempt to address items for which individuals were present with information to present.

Mr. Horner introduced Mr. Will Russell, President of the Master Property Owner's Association, and asked if anyone had any questions for Mr. Russell.

A resident asked if the MPOA and District could pressure the County to complete the improvement of the paving of Tara Boulevard, which had previously been approved. Mr. Horner stated that he and Mr. Russell had discussed this issue and have agreed to attempt to put pressure on the Manatee County elected officials to complete what has already been funded.

A resident asked when the Bridge was scheduled to be built. It was stated the construction of a bridge had been approved, but there has been no date set to begin the construction. A discussion ensued regarding this issue.

A resident asked if there were any plans to install a traffic light, control signal or stop signs at Tara Boulevard and Stone River Road. A discussion ensued. Mr. Lombardo stated that a traffic signal was currently being designed and that the County is prepared to evaluate the intersection.

Mr. Horner stated that the landscaping on Tara Boulevard maintenance agreements had been put into place upon completion of the platting of the Boulevard.

**FOURTH ORDER OF BUSINESS**

**Discussion of Access to Lakes for  
Management Purposes**

Mr. Horner stated that at the last meeting, Mr. Lombardo had presented a site plan, showing District owned property and property the District was maintaining, but did not own, and that there was some question regarding the document.

Ms. Hartman stated that a development order had been granted for Tara Manatee, Inc., for Phase I, II & III. She stated that upon completion of Phase I, it was decided to establish the CDD for the site infrastructure, consisting of the interconnected storm water, required conservation area, roadways, water and sewer and landscaping. A discussion ensued regarding this issue.

Mr. Lombardo explained that the District assumed responsibility for the maintenance of the lakes on the golf course because the lakes were part of the stormwater system for the District residential areas, as well as the golf course. A discussion ensued regarding the ownership of parcels of land that were being maintained by the District.

Mr. Horner asked Mr. Vericker if it was possible that a maintenance agreement or contract could have been entered into in which the District would maintain private property. Mr. Vericker stated he had no knowledge of whether or not such an agreement or contract existed.

Mr. Horner asked if the golf course had given the District easements to the lakes. Mr. Lombardo stated that the easements noted on the map were those from the original Plat, and that no further research had been done to verify if there were any additional easements granted. A discussion ensued.

A discussion ensued regarding who was responsible for the mowing of the property/land surrounding the lakes, on the golf course and property around Grand Oaks Condominiums.

Mr. Horner asked how many wells were owned by the District. Ms. Hartman stated that to her knowledge there are three (3) wells. She stated that the water use permits were originally granted to the golf course and ownership of the consumption use permits are with the golf course, not the District. A discussion ensued.

A discussion ensued regarding the responsibility for the maintenance of easement land/property.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for  
January 2007**

Mr. Horner stated the next order of business was the consideration of the Operation & Maintenance Expenditures for January 2007. Mr. Horner asked if there were any questions or comments.

Mr. Pfeiffer asked why All Clear Pool was being paid monthly for a service that was not necessary. Ms. Hartman stated she would get a credit for that charge.

Mr. Pfeiffer asked Ms. Hartman to get with FPL, regarding account #5553, and have the bill corrected.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2007, for the Tara Community Development District 1.

Mr. Pfeiffer asked if the terrorism charge on the insurance could be removed on the payroll charges. Ms. Hartman stated she would look into this.

**SIXTH ORDER OF BUSINESS**

**Consideration of submittals from Request  
For Proposals for Landscaping Services**

Mr. Horner stated the next order of business on the agenda was the consideration of submittals from the Request for Proposals for landscaping services.

Ms. Hartman stated that in compliance with Florida Statute, the RFP for landscape services was advertised on November 24, 2006, the pre-bid meeting was advertised on December 11, 2006 and the mandatory pre-bid meeting was held on December 18, 2006 at 10:00 a.m. She stated that after the pre-bid meeting an addendum was issued, on December 22, 2006. She stated that there were multiple changes throughout the RFP document. Ms. Hartman went on to explain the process followed by the Landscape Committee in reviewing the proposals and the final scoring of those proposals, as follows:

<u>Vendor</u>	<u>Score</u>	<u>Proposal Total</u>
• Florida Lawnpros	471	\$156,000
• Valley Crest	366	\$183,096
• Nanaks	168	\$267,318
• Prodigy	158	\$ 81,461

Ms. Hartman discussed experience of each vendor that was similar to the requested level of service in the RFP. Ms. Hartman noted that Prodigy had no similar experience, as required in the specifications. Discussion ensued about experience and employees.

Ms. Hartman stated that the current contract with Tropical Landscape had expired January 31, 2007, and they did not submit a proposal. She explained that the District previously decided not to renew their services.

On a Motion by Mr. Wixson, seconded by Mr. Lenz, with all in favor, the Board awarded the contract for landscape services to Florida Lawnpros, for the Tara Community Development District 1.

It was suggested that Tropical Landscape be formally notified that the District was not going to renew their contract for landscape service. Mr. Vericker stated he would make the proper notification. A discussion ensued regarding the current situation with Tropical Landscape.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with Mr. Pfeiffer, Mr. Lenz and Mr. Horner opposed, the motion to make payment to Tropical Landscape did not carry, for the Tara Community Development District 1.

Mr. Horner stated that Ms. Hartman needed to notify SFWMD of the wetland area that was cleared. Ms. Hartman stated that she would be following up on this issue.

#### **SEVENTH ORDER OF BUSINESS**

#### **Report from Florida Lawn Pros**

Mr. Horner stated the next order of business on the agenda was a report from Florida Lawn Pros. He stated there was one area of concern, the small island to the South of Tara Preserve Lane. He stated he would like to have Florida Lawnpros to fix the island to match the rest of the area. He stated that Mr. Bratcher had indicated an estimated cost of about \$500.

On a Motion by Mr. Wixson, seconded by Mr. Pfeiffer, with all in favor, Board approved Florida Lawnpros to complete work on the island area, not to exceed \$500, for the Tara Community Development District 1.

Mr. Vericker stated he sent a letter to the former District Counsel and had received word back from them. He stated that they are packing everything and he should have the records by the next District meeting.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Facilities' Policies and Fees**

Ms. Hartman stated the next order of business on the agenda was the consideration of facility policies and fees for the pool, etc. Ms. Hartman stated the District is receiving requests to utilize/rent the facilities, from individuals who are not residents. Ms. Hartman discussed the requirement that a non-resident fee must be paid. In addition, she stated that there were currently no rental fees or charges for the use of the facilities by these individuals. A discussion ensued.

Mr. Powers stated that he felt the District should hire a full time secretary to perform clerical duties and handle the rental of the facility. He suggested the hours of 9:00 a.m. until

Noon, five days a week, at an hourly rate of \$10. It was suggested that the secretary should also have the duty of checking the facility when it was being rented.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with Mr. Lenz, Mr. Pfeiffer and Mr. Horner opposed, the motion failed for the District to hire a full time secretarial position, for the Tara Community Development District 1.

Mr. Powers stated that for a small amount of money a Master Control light could be installed to light the tennis court, for those who wish to play tennis at night, changing the hours of use of the tennis court from dusk, to 9:30 p.m.

It was suggested that further discussion of facilities' policies and fees be tabled until the next meeting.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved changing the hours of use for the tennis court by the installation of a Master Control for the light on the tennis court, to turn the tennis court lighting off at 9:30 p.m., for the Tara Community Development District 1.

**NINETH ORDER OF BUSINESS**

**Consideration of Easement and Water  
Use Agreement**

Ms. Hartman stated the next order of business on the Agenda was the consideration of Easement and Water Use Agreement. No action was taken at this time and the item was tabled.

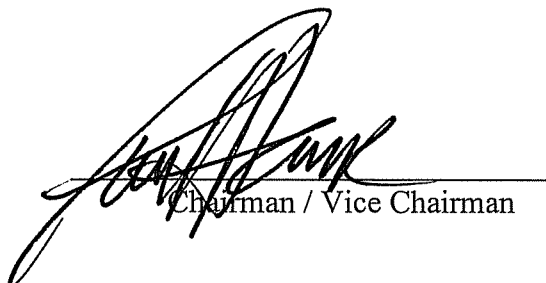
**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Horner stated that there were no other agenda items to come before the Board and asked for a motion to adjourn at 10:25 p.m.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board of Supervisors adjourned the meeting at 10:25 p.m., for the Tara Community Development District 1.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman