

## 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 special meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Thursday, March 22, 2007 at 11:00 a.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>
Darby Conner	<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</b>
Audience	

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

#### **Call to Order**

The meeting was called to order and roll call was completed.

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

#### **Consideration of the Minutes of the Board of Supervisors' Meeting held February 22, 2007**

Mr. Horner stated that the next item on the agenda is the consideration of the Minutes of the Board of Supervisors' Meeting held on February 22, 2007. He asked if there were any questions, additions or deletions. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Conner, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 22, 2007, for the Tara Community Development District 1.

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Mr. Powers referred to page 6 of the Minutes, which stated, "Mr. Bratcher stated that there was now a need for an additional 450 bags of mulch, at a cost of \$1,260. He stated that this was needed in order to complete the mulching of the District. A discussion ensued." Mr. Wixson asked Mr. Bratcher if he had completed the mulching of the District and Mr. Bratcher replied that he had. A discussion ensued.

Mr. Powers asked if the work order protocol referred to on page 6 of the February 22, 2007 Minutes had been put into place. Ms. Hartman stated that the work order system has been implemented and an addendum to the contract will be considered later in the meeting. She stated also that a non-monetary change has been made regarding the planting of annuals and that this change was made to provide better bloom coverage throughout the year. Ms. Hartman stated that all landscaping changes are being brought before the Board for approval.

Mr. Powers asked if the changing of plants in the center island had been completed. Mr. Bratcher stated that it had been completed.

**THIRD ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for  
March 2007**

Mr. Horner stated that the next item on the agenda is the consideration of the Operation and Maintenance Expenditures for March 2007, which covers the time period of February 1<sup>st</sup> – 28<sup>th</sup>. He asked if there were any questions or discussion regarding these expenditures.

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Florida LawnPros, Inc.  
Contract Addendum**

Mr. Horner stated that the next item on the agenda is the consideration of the Florida LawnPros, Inc. contract addendum. He stated that this addendum addressed the issue of treatment for fire ants in the common areas of the District. Mr. Bratcher stated that the contract currently called for treatment as needed, which treats only those ant mounds as discovered. He stated the treatment he is proposing is a more comprehensive and aggressive method of control, which aids in the prevention of future mounds. A discussion ensued.

Mr. Horner asked what was being put down on Tara Boulevard to control the weeds. Mr. Bratcher stated the majority of the turf along Tara Boulevard and Tailfeather has weeds and there is not Bahia or St Augustine grass. He stated that if these areas were treated for weeds the treatment would kill all the current growth and Board would be faced with resodding the areas.

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On a Motion by Mr. Pfeiffer, seconded by Mr. Wixson, with all in favor, the Board tabled the issue of the expanded fire ant treatment, until the next meeting when Mr. Bratcher is to present the Board with a cost estimate for the recommended treatment, for the Tara Community Development District 1.

Mr. Pfeiffer asked what could be done to improve the appearance of those areas. Mr. Bratcher stated that fertilization would improve the thickness and green appearance of the areas, but would do nothing to improve the content of the turf. Mr. Bratcher stated that he included in his proposal the recommendation for future capital improvement for resodding the areas in question. A discussion ensued.

Mr. Conner asked about the irrigation situation along Tara Boulevard. Mr. Bratcher stated in November 2006 he provided the District with a situation report on the irrigation system, which was found to be basically inoperable. He stated that upon entering into the contract with the District in February 2007, he began maintenance of the irrigation system. Mr. Bratcher explained the steps that have been taken to repair the system, to include replacement and repair of sprinkler heads and lines. He stated that one pump has been replaced and that the manufacturer had just recently replaced a second pump that is still under warranty. He stated the installation of the second pump would be completed upon receipt of a needed seal. A discussion ensued.

Mr. Powers asked if there was any treatment or preventative measure that could be taken to prevent the encroachment of carpet grass. Mr. Bratcher stated that overall he had not found a severe carpet grass encroachment problem. Mr. Bratcher stated that ultimately the only successful treatment is to kill the carpet grass and resod. He stated that ultimately the only preventative measure is a healthy lawn and that a healthy lawn is one that is not over watered, as carpet grass must have a lot of water to survive. A discussion ensued.

A resident asked why the District is watering and fertilizing the weeded areas. A discussion ensued.

A resident asked what recourse the District had if the Golf Course was maintained in less than acceptable condition. Mr. Pfeiffer stated that Mr. Agnelli has agreed to reseed some areas. He stated that since learning tonight that reseeding is not a permanent solution, he will meet with Mr. Agnelli again and see what other agreement can be reached, if any.

**FIFTH ORDER OF BUSINESS**

**Consideration of Lobeck & Hanson  
Invoice**

Mr. Horner stated that the next item on the agenda is the consideration of the Lobeck & Hanson Invoice. Ms. Hartman stated that on January 25, 2007, the Board authorized the Chairman and Staff to meet with Lobeck & Hanson as special legal counsel for possible litigation. She stated that the meeting took place on February 6, 2007 and the invoice in question is for that meeting.

Mr. Horner stated that at the time of the meeting he had the understanding that the meeting was one of an interview for possible hire and that no charge would be incurred.

On a Motion by Mr. Powers, seconded by Mr. Conner, with four in favor (Mr. Powers, Mr. Conner, Mr. Pfeiffer and Mr. Wixson) and one opposed (Mr. Horner), the Board approved payment of \$337.50 to Lobeck & Hanson, for the Tara Community Development District 1.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Vericker stated that he made official notification of Tropical Landscape Solutions, Inc. of the District's termination of contract. He stated that the Florida LawnPros contract was reviewed and sent for execution.
  
- B. District Engineer  
No report.
  
- C. District Manager  
Ms. Hartman stated that two of the outside umbrellas were in need of repair and one umbrella needed to be replaced. She stated that the cost of replacement is \$140 and that the cost of repair is \$145. She asked for Board approval of Florida Patio Furniture's proposal of \$285 for the repair and replacement of the umbrellas as described.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved Florida Patio Furniture proposal for \$285, for the Tara Community Development District 1.

Ms. Hartman stated that the spa heater was inoperable and cannot be repaired. She stated that she had obtained prices on a standard unit at a cost of \$2,200 and on a top-of-the-line unit with a two year warranty at a cost of \$2,550. Ms. Hartman stated that the funds for replacement are available in the contingency fund. A discussion ensued.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved the replacement of the spa heater in the amount of \$2,550, for the Tara Community Development District 1.

Ms. Hartman stated that she had a proposal from Florida LawnPros, Inc. for the removal of the Gazebo at a cost of \$285, for additional/replacement viburnum at a cost of \$100, and for the removal of a tree/stump at a cost of \$350. She asked for Board approval of \$735 for these services. A discussion ensued.

On a Motion by Mr. Conner, seconded by Mr. Wixson, with all in favor, the Board approved the Florida LawnPros, Inc. proposal of \$735 for the removal of the Gazebo, removal of the tree/stump and additional/replacement viburnum, for the Tara Community Development District 1.

Ms. Hartman stated that Gene Robinson, the Field Manager, has been working with several individuals and was keeping on top of the landscaping and lake management services, expediting the permit process for the Linger Lodge fencing project and was working with Mr. Pfeiffer on the relocation of the rocks.

Ms. Hartman stated that the budget committee met and identified the priorities that they are recommending to the Board. A discussion ensued.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved the Budget Committee's recommended goals, the posting of the goals on the website and TV and to seek resident input, for the Tara Community Development District 1.

Ms. Hartman stated that she had followed the direction of the Board and notified Mr. Agnelli to proceed with the installation of the meters. She stated that the invoices have been delayed because of a billing error and that the company has been notified and will be forwarding corrected invoices.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Powers stated that the hurricane season begins June 1st and the District still has no Preparedness Plan. He stated the Board needed to prepare and identify who was responsible for the District assets. A discussion ensued. Ms. Hartman stated that she would contact Manatee County Officials and inquire as to when the Board may be able to meet with them and discuss the development of an Emergency Preparedness Plan.

Mr. Powers requested that Ms. Hartman have information that was obtained from the Department of Transportation regarding highway development that will have an impact on the District posted on the website for resident review.

A discussion ensued regarding the advertising of scheduled Board Meetings.

Mr. Horner announced that Mr. Pfeiffer was running for a seat on the MPOA Board and asked the Board Members to support this action.

Mr. Wixson stated that during the February meeting the Board approved Resolution 2007-04, Designation of Officers. He stated that he questioned the resolution at the time, but did not clearly understand what it was to accomplish. A discussion ensued.

On a Motion by Mr. Wixson, seconded by Mr. Pfeiffer, with all in favor, the Board rescinded Resolution 2007-04, Designation of Officers, for the Tara Community Development District 1 and vacating all officers of the Board including the Chairman, Vice-Chairman and Assistant Secretaries.

On a Motion by Mr. Horner, seconded by Mr. Pfeiffer, with all in favor, the Board appointed Mr. Conner as temporary Chairman of the Board of Supervisors, for the Tara Community Development District 1.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board appointed Peter Pfeiffer as Chairman of the Board of Supervisors, for the Tara Community Development District 1.

On a Motion by Mr. Dan Power, seconded by Mr. Pfeiffer, with all in favor, the Board appointed Gerald Wixson as Vice Chairman of the Board of Supervisors, for the Tara Community Development District 1.

On a Motion by Mr. Wixson, seconded by Mr. Conner, with all in favor, the Board approved Resolution 2007-05 and the balance of the Board (Tom Horner, Darby Conner, Karen Hartman and Sue Ellen Gehrke) were appointed as Assistant Secretaries on the Board of Supervisors, for the Tara Community Development District 1.

*(Mr. Horner left the meeting in progress)*

A discussion ensued regarding the MPOA.

A resident asked if Tropical Landscape had completed the list of tasks they were to complete and what the amount of payment will be paid to them. Mr. Powers stated that Tropical Landscape had completed a majority of the tasks on the list. He stated Tropical Landscape was paid the full amount due, in order to avoid costly litigation.

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A resident asked when the Directory would be completed. Mr. Powers stated that it had been completed and is to be delivered anytime now. He stated that once received it will be noted on the TV, so that residents can pick up their copy.

A resident asked when the last election of Board Members had taken place. It was explained that the election was held in November 2006.

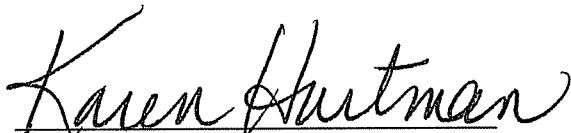
A resident reported the outage of a street light on Wingspan.

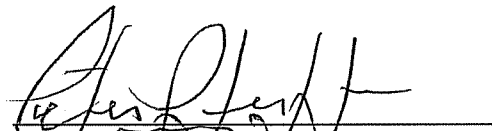
**EIGHT ORDER OF BUSINESS**

**Adjournment**

Ms. Hartman stated that there were no further items on the agenda 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 8:50 p.m., for the Tara Community Development District 1.
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Secretary / Assistant Secretary

  
Chairman / Vice Chairman