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, April 26, 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:

Peter Pfeiffer  
Gerald Wixson  
Darby Conner  
Dan Powers  
Jack Horner  

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

Also present were:

Karen Hartman  
John Vericker  
Gene Robinson  
Don Stoddard  
Joe Bratcher  
Audience  

District Manager, Rizzetta & Company, Inc.  
District Counsel, Straley & Robin  
Field Manager  
Representative, Finance Committee  
Representative, Florida LawnPros, Inc.

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 March 8, 2007

Ms. Hartman stated that the first order of business is the consideration of the Minutes of the Board of Supervisors’ Meeting held on March 8, 2007 and asked if there were any comments, questions, additions or deletions. Syntax and typographical errors were noted by Mr. Pfeiffer. Ms. Hartman indicated those corrections will be made and asked if there are additional comments. She heard none.
On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on March 8, 2007 (as amended) for the Tara Community Development District 1.

A brief discussion followed regarding the proposed resident feedback survey. Mr. Pfeiffer indicated his notes reflect there is a fee of $635, per mailing, which is not shown in the meetings minutes. Ms. Hartman stated she will investigate and provide an accurate figure to the Board.

A brief discussion concerning the Trustee’s fee ensued, wherein Ms. Hartman stated the Trustee had been contacted and charges of $444.00 will be credited to the District.

A discussion ensued concerning the exchange with the golf course for certain parcels of land. Mr. Pfeiffer said the arrangement with the golf course was that the exchange would be even, but given the legal and taxing fees inherent to the transfer of property, there would be costs associated with the transfer. Mr. Vericker outlined the usual and customary costs associated with property title transfers and stated the biggest cost would be obtaining legal descriptions for the parcels.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the
Board of Supervisors’ Meeting held
March 22, 2007

Ms. Hartman stated that the next order of business is the consideration of the Minutes of the Board of Supervisors’ Meeting held on March 22, 2007 and asked if there were any comments, questions, additions or deletions.

A Supervisor concern was voiced regarding the earlier purchase of 450 bags of mulch at a cost of $1,260, which was discussed at the March 22, 2007 Board meeting. It was mentioned that records do not reflect that a motion was ever approved for the expenditure. A discussion ensued, after which Mr. Powers made a motion to ratify the purchase.

On a Motion by Mr. Powers, seconded by Mr. Conner, with all in favor, the Board ratified the purchase of 450 bags of mulch at a cost of $1,260.00 for the Tara Community Development District 1.

A discussion began regarding the Contract Addendum with Florida LawnPros, Inc. Mr. Bratcher was asked if there was an increase in the landscaping fee if the Board decides to use the proposed more comprehensive and aggressive method of fire ant control. Mr. Bratcher replied affirmatively and reiterated that the fire ants can still be treated on a per mound basis.
A discussion began regarding weed control and possible resodding of grass along Tara Boulevard. It was suggested that weed control be applied in these areas. A brief discussion ensued.

A discussion ensued regarding a resident’s concerns about the golf course being turned over to the District in less than acceptable condition. Mr. Pfeiffer clarified for the record that the golf course is not being turned over to the District.

A brief discussion developed regarding a Lobeck & Hanson invoice approved by the Board at the March 22, 2007 meeting. The discussion was concerning whether Lobeck & Hanson’s invoice should have been approved and paid, as Mr. Pfeiffer and Mr. Wixon were under the impression those charges would be gratis. Ms. Hartman explained her perceived reasoning for the charges.

Next, was a discussion concerning the development of an Emergency Preparedness Plan. The Board asked that the topic be addressed later in the meeting.

Scrivener errors in two motion boxes on page 6 were cited by Mr. Wixon. Ms. Hartman stated they would be corrected.

A discussion began regarding the resident directory. Mr. Pfeiffer reviewed circumstances surrounding the need to reprint the directory and stated the Master Property Owner Association agreed to pay for the reprinting. He also clarified that the first printed directory was not distributed. Mr. Powers voiced his concern regarding potential District liability if advertisers do not get the amount of exposure they were promised. A comment also was made that future directories should have the approval of the Board before they are printed. Mr. Pfeiffer stated he had spoken with the Master Property Owner Association regarding the advertisers and they told him they were working with the advertisers on a solution for the lessened exposure.

A brief discussion regarding irrigation pumps ensued. Mr. Robinson reviewed the circumstances surrounding repairs. He reported that all of the pumps are currently operational.

A question arose regarding the meter installation billing error documented in the minutes. Ms. Hartman stated that the error has been corrected and the District has been credited for the incorrect sales tax charge.

On a Motion by Mr. Powers, seconded by Mr. Wixon, with all in favor, the Board approved the Minutes of the Board of Supervisors’ Meeting held on March 22, 2007 (as amended) for the Tara Community Development District 1.
FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for April 2007

Mr. Pfeiffer stated that the next order of business is the consideration of the Operation and Maintenance Expenditures for April 2007.

A question arose regarding the payments to Arrow Fence Systems, Inc. for one-third deposits of the contracted amounts. A discussion ensued wherein it was decided that no action was needed.

A question arose regarding the Straley Robin & Williams invoice in the amount of $7,633.93. A discussion ensued wherein the amount was justified.

A replacement to petty cash of $80.00 was discussed. It was decided that a motion should be made to accept the replacement.

On a Motion by Mr. Powers, seconded by Mr. Conner, with all in favor, the Board approved the replacement to petty cash in the amount of $80.00 for the Tara Community Development District 1.

Mr. Powers explained the circumstances surrounding the replacement of the petty cash funds and clarified that a line of responsibility has now been instituted.

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

A comment was made regarding Lester King Fire & Safety Equipment Inc.’s fuel surcharge costs. Ms. Hartman explained that the vendor will not credit the current surcharge, but they did agree to not charge the District a fuel surcharge in the future. There was an audience comment.

Another discussion arose regarding the Straley Robin & Williams invoice. Mr. Vericker briefly reviewed the charges.

FIFTH ORDER OF BUSINESS

Consideration of Florida LawnPros, Inc. Contract Addendum

Ms. Hartman stated that the next item on the agenda is the consideration of the Florida LawnPros, Inc. contract addendum.
A discussion ensued regarding the Florida LawnPros, Inc. Contract Addendum and fire ant control using the Top Choice brand. Mr. Bratcher explained the method determining the square footage. He stated there is 345,000 square feet to be covered and a charge of $1.03 per square foot. Mr. Bratcher recommended that the District forego the Top Choice treatment and continue to treat ant mounds on an as needed basis. The Board concurred.

On a Motion by Mr. Conner, seconded by Mr. Wixson, with all in favor, the Board denied the Florida LawnPros, Inc. Contract Addendum and approved the continuation of spot treatment of fire ants for the Tara Community Development District 1.

A suggestion was made to consider adding fire ant eradication to the next year’s budget.

SIXTH ORDER OF BUSINESS

Consideration of Florida LawnPros, Inc.
Invoice for Irrigation Repair

Ms. Hartman stated the next item before the Board is the Consideration of Florida LawnPros, Inc. invoice for irrigation repair.

Mr. Bratcher was asked to provide the Board at their next meeting a cost of landscape maintenance on Tara Boulevard, from the Preserve Lane to Linger Lodge Road, both sides of the road and any center strip. A discussion also ensued regarding the landscape areas of the community which the Master Property Owners Association funds.

A discussion ensued regarding maintaining the work order report system. An invoice for irrigation was received from Florida LawnPros, Inc. which did not have a work order associated with it. The Board requested a work order. A discussion ensued. Mr. Bratcher offered to send a work order for all work outside of the monthly contract fees. Mr. Bratcher presented the Board with a listing of work performed. The Board expressed their appreciation for the outstanding efforts of Florida LawnPros, Inc.

On a Motion by Mr. Powers, seconded by Mr. Conner, with all in favor, the Board accepted the Florida LawnPros, Inc. irrigation repair invoice in the amount of $727.96 for the Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

Consideration of Florida Power & Light
Street Lighting Agreement

The next item for consideration was the Florida Power & Light street lighting agreement. Ms. Hartman explained that Florida Power & Light is requesting that a new contract be executed because six lights had been removed from the District’s ownership, leaving a revised total of thirty six lights for the District. She stated the new contract is for Florida Power & Light’s bookkeeping purposes.
On a Motion by Mr. Wixon, seconded by Mr. Powers, with all in favor, the Board approved the Florida Power & Light Agreement and authorized the Chairman to execute same for the Tara Community Development District 1.

A discussion ensued regarding a petition which was received requesting additional lighting along TailFeather. A suggestion was made that the Supervisors evaluate alternative lighting for badly lit areas of the District. Further discussion ensued. The Board decided to research lighting alternatives and the costs associated and broach the issue at the next Board meeting.

A discussion ensued concerning the resident on 5919 Wingspan who cut down a buffer zone between his home and the golf course. Mr. Robinson reported that the resident will be replacing the buffer zone with approved trees per SWFWMD’s decree. It was suggested that perhaps community residents should somehow be reminded about removing plants. Ms. Hartman reminded the Board that contact with the District’s environmental consultants should be minimized, as the District is charged for each communication or inquiry. She stated that consults with SWFWMD and Manatee County are cost free.

A discussion developed regarding the encroachment of preserve lands encroaching upon resident’s private property.

**EIGHTH ORDER OF BUSINESS**

Field Manager Report

Mr. Robinson updated the Board regarding items for the April Operational report. A discussion ensued regarding the ongoing situation with umbrellas being stolen or broken. Mr. Robinson stated he would research umbrella choices and report to the Board at their next meeting. He also reported an ongoing problem with wobbly furniture. He stated that the fencing projects along Linger Lodge Road and TailFeather Road are moving forward and the fencing should alleviate the problem of people driving vehicles into the conservation area. He notified the Board that there is an apparent problem with teenagers trespassing and partying after hours in the pool area. He proposed a few solutions to resolve the problem. A discussion ensued regarding signage and lighting in the pool area, and also placing a thorny type plant by the fence to thwart trespassers. Mr. Robinson stated that the rocks are scheduled to be moved in the near future. A discussion ensued regarding the location of the rocks.

On a Motion by Mr. Powers, seconded by Mr. Conner, with all in favor, the Board accepted and included the Field Manager Report in the minutes for the Tara Community Development District 1.

A reminder was given to Mr. Robinson concerning days and times during which the irrigation is run. He stated he would obtain and present the information to the Board at their next meeting.

Mr. Rick Thoreson was introduced to the Board and audience.
NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2005/2006 Audited Financial Statements

Ms Hartman stated the next item on the agenda is consideration of fiscal year 2005/2006 Audited Financial Statements. She commented the action requested of the Board is to accept the audit and if there are questions, the Supervisors should contact Grau & Associates. She further mentioned that there were no audit findings and also pointed out the auditors found the District to be in good financial condition.

On a Motion by Mr. Wixon, seconded by Mr. Conner, with all in favor, the Board accepted the Fiscal Year 2005/2006 Audited Financial Statements for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS

Tabling of Various Matters

Mr. Pfeiffer expressed the Board’s desire to table the discussions of the Board’s acceptance of Birds Eye property and costs; Board’s acceptance of Wingspan Way property and costs; Board’s conveyance of the golf course bathroom; and, discussions on the Aqua Range and fairway on hole #14 until a later date.

ELEVENTH ORDER OF BUSINESS

District Counsel Report

Mr. Vericker stated most legal issues have been resolved. He mentioned that he will be on vacation for the month of May and one of his associates will cover May’s Board meeting. He had nothing further to report.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Conference Telephone

A discussion regarding Mr. Vericker’s billable time spent in traveling to the Board meeting ensued. A suggestion was made to purchase conference call equipment which records the call. Ms. Hartman stated Mr. Robinson will evaluate speakerphone/conferencing equipment and report back to the Board at their next meeting.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Additions to the Residents’ Survey

A discussion ensued concerning the residents’ survey and a letter for same. A discussion ensued regarding the need for a dog park and the possibility of placing trash cans throughout the community.
FOURTEENTH ORDER OF BUSINESS  Discussion Regarding Finance Committee’s Proposed Budget

The financial committee was asked to stand and be recognized. The Board commended them on their effort. Finance Committee Chairman, Don Stoddard, presented a copy of the proposed budget to the Board and gave a detailed verbal report to the Board. Mr. Stoddard asked the Board to spread the proposed budget into the minutes. Discussions ensued regarding various items in the budget.

On a Motion by Mr. Wixon, seconded by Mr. Powers, with all in favor, the Board commended the Finance Committee and accepted and their Proposed Budget to include in the Minutes for the Tara Community Development District 1.

Ms. Hartman confirmed that additional meetings will need to take place to review and finalize the budget.

FIFTEENTH ORDER OF BUSINESS  Supervisor Comments

Mr. Powers discussed recent correspondence received regarding creating retail space near Stone River Road.

Mr. Powers inquired if it has been decided what is going to replace the old gazebo. Ms. Hartman reported it was her understand that proposals for three Bismarck Palms were going to be presented to the Board at a later date.

A discussion regarding alligators within the community ensued.

Mr. Powers inquired of Ms. Hartman whether the disk regarding the Interstate Highway 75 expansion has been placed on the District’s website. Ms. Hartman reported that she would verify that this task has been done. Mr. Conner inquired as to whether any correspondence has been received with reference to noise abatement for the expanded Interstate highway. Mr. Powers indicated that nothing has been received, yet. A discussion ensued regarding future increases in noise pollution as a result of various highway improvements in the community’s vicinity.

Mr. Horner suggested that a master landscaping plan be developed. A discussion ensued regarding seeking out a landscape architect or professional within the community that may be interested in chairing a committee to oversee the development of a landscaping plan. Mr. Conner presented a list of landscape suggestions to the Board. He briefly reviewed the list.

Mr. Conner suggested inviting Manatee County Commissioner, Donna Hayes and a Department of Transportation representative to attend a Board meeting to discuss Interstate Highway 75 noise abatement. He suggested publicizing the meeting to residents.
Mr. Powers commented that perhaps the Board should send a formal letter requesting Manatee County Commissioner Hayes and a Department of Transportation agent attend a future Board meeting.

Mr. Pfeiffer commented that he feels that everyone is working together and expressed his gratitude the Board and Staff for their concerted efforts on behalf of the District.

Mr. Powers inquired as to the District’s policy on solicitations. A discussion ensued and it was stated that the Master Property Owners Association oversees and enforces violations for the entire community. Several members of the audience commented on the topic.

**SIXTEENTH ORDER OF BUSINESS**  
District Manager’s Report

Ms. Hartman told the Board and audience that she has been working closely with Mr. Pfeiffer and that he has shown enormous interest in the welfare of the District and has been very diligent and thorough in dealing with District affairs. She felt that he should be lauded for his tremendous efforts. There was applause from the audience.

**SEVENTEENTH ORDER OF BUSINESS**  
Audience Comments

A resident inquired about valuating the District’s assets. A discussion ensued. The resident offered to provide at the next Board meeting the name of company who does appraisals of assets. Ms. Hartman expounded briefly on the subject.

**EIGHTEENTH ORDER OF BUSINESS**  
Adjournment

Mr. Pfeiffer stated that there were no further items on the agenda and asked for a motion to adjourn.

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On a Motion by Mr. Wixon, seconded by Mr. Powers, with all in favor, the Board adjourned the Board of Supervisors’ Meeting at 9:30 p.m. for the Tara Community Development District 1.

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\[Signature\]  
Secretary / Assistant Secretary

\[Signature\]  
Chairman / Vice Chairman