

**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, June 28, 2007 at 7:02 p.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Peter Pfeiffer	<b>Board Supervisor, Chairman</b>
Gerald Wixson	<b>Board Supervisor, Vice Chairman</b>
Darby Connor	<b>Board Supervisor, Assistant Secretary</b>
Dan Powers	<b>Board Supervisor, Assistant Secretary</b>
Jack Horner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Karen Hartman	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bill Pastori	<b>MPOA Chairman</b>
John Vericker	<b>District Counsel, Straley Robin &amp; Williams</b> <i>(via speakerphone)</i>
Don Stoddard	<b>Finance Chair</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 on  
May 24, 2007**

Ms. Hartman stated that the second order of business was the consideration of the Minutes of the Board of Supervisors' meeting held on May 24, 2007 and asked if there were any comments, questions, additions or deletions. A Board Member noted a scrivener's error on page 4, Ninth Order of Business, first paragraph (*no definitive information was given to identify the particular error*). Ms. Hartman asked for a motion to approve the Minutes as amended.

On a Motion by Mr. Wixson, seconded by Mr. Pfeiffer, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 24, 2007 (as amended), for the Tara Community Development District 1.

**THIRD ORDER OF BUSINESS**

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

Ms. Hartman stated that the next order of business was the consideration of the Operation and Maintenance Expenditures for June 2007.

Chairman Pfeiffer discussed the \$1,750 Florida Power and Light monthly billing for street lights and noted that approximately 11 street lights are currently inoperative. Ms. Hartman stated that Florida Power and Light would be contacted again to repair the street lights. A discussion ensued. Ms. Hartman requested approval of the Operation and Maintenance Expenditures for June 2007.

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

**FOURTH ORDER OF BUSINESS**

**Business Items**

Ms. Hartman stated the next item on the agenda were business items.

1. Consideration of Easement and Water Use Agreement

Mr. Pfeiffer made a presentation to the Board regarding SWFMD. He stated that there are currently four wells located on the Tara Preserve Properties, adding that two are active, one is inactive and one is shut down permanently. Mr. Pfeiffer stated that the wells are located throughout the golf course and the District properties. Mr. Pfeiffer stated that county permits are available for wells up to five inches, for irrigation use.

Mr. Pfeiffer stated that Tara Manatee Inc. is authorized to pump 278,000 gallons a month, but that they have not been doing so and that they have never exceeded the allowable gallons per month. He noted that Tara Manatee Inc. pays nothing for water, but that they pay for the electricity utilized to draw the water from the wells to fill the lakes. Mr. Vericker stated that he has researched the District's right to access the District's pond and that he will continue researching the District's right of access to the golf course bathroom, upon authorization of the Board. The Board decided to table this issue until the July 19, 2007 meeting.

2. Consideration of Proposal from Frank Speck Painting & Pressure Cleaning, Inc.

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Mr. Pfeiffer recommended the Board table the consideration of the proposal from Frank Speek Painting & Pressure Cleaning, Inc.

On a Motion by Mr. Horner, seconded by Mr. Connor, with all in favor, the Board approved tabling consideration of the Proposal from Frank Speek Painting & Pressure Cleaning, Inc., for the Tara Community Development District 1.

3. Selection of Audit Committee

Ms. Hartman stated the Board needed to select an audit committee for the Fiscal Year 2006/2007. Ms. Hartman recommended that all Board Members sit on the audit committee. Ms. Hartman that she will draft the RFP and that upon receipt of the audit proposals the committee will score the proposals and select an auditor.

On a Motion by Mr. Wixson, seconded by Mr. Connor, with all in favor, the Board appointed all Board Members as the audit committee and set the first audit committee meeting for Thursday, July 19, 2007 at 7:00 p.m., at Tara Community Center, 7340 Tara Preserve Lane, Bradenton, FL 34203, for Tara Community Development District 1.

4. Presentation of Updated Rules of Procedure

Mr. Vericker presented the form of the Rules of Procedure which are usually updated every two years due to statutory changes. He stated that the most recent change to the Rules of Procedure was the addition of the District Audit Selection Committee and that formal rule changes must be performed during a Public Hearing. Mr. Vericker recommended that the Board set a Public Hearing and hold the hearing for comments on the Updated Rules of Procedure. Mr. Vericker suggested that the Board schedule the Public Hearing on July 26, 2007, which is the date of the next scheduled Board meeting.

5. Consideration of Resolution 2007-07, Setting the Date, Time and Location and Authorize Publication of the Public Hearing on the Rules of Procedure

On a Motion by Mr. Wixson, seconded by Mr. Pfeiffer, with all in favor, the Board approved tabling consideration of Resolution 2007-07 until the next regularly scheduled meeting on July 26, 2007, for the Tara Community Development District 1.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No additional report.

B. District Engineer  
No report.

C. District Manager  
Ms. Hartman stated that a Budget Workshop needed to be scheduled for Thursday, July 19, 2007 at 7:00 p.m.

Ms. Hartman asked if there were any comments for Mr. Robinson. She stated that Mr. Robinson monitors the landscape contract on a weekly, in order to ensure schedules are being adhered to. She stated that Mr. Pfeiffer has been working on the enhancements of the Clubhouse.

Mr. Pastori gave a presentation of the Master Property Owners Association (MPOA). He stated that the District had asked the MPOS to help fund a sign at the entrance of Tara Preserve. Mr. Pastori stated that a sub-committee was appointed to look into how this could be accomplished. He stated that the MPOA cannot write a check to the District to help build the monument sign, but that there is a possibility that the MPOA can add enough money to their operation's budget to design, build, and maintain the sign for the MPOA. He stated that there are some considerations that must be made first. Mr. Pastori stated that the MPOA must obtain legal advice regarding their insurance and liability responsibilities. He stated that the MPOA also needed to consult with the County to find out when and if Tara Boulevard is scheduled to be expanded to four lanes. Mr. Pastori stated that the District needed to research its ability to grant the MPOA an easement to build and maintain the sign. Mr. Pastori stated that once everything is put into writing at the Tara Management Association Board, the MPOA will add the sign to its 2007/2008 budget. He stated the MPOA would like for the sign to be identical to the one out front, but a bit smaller. Mr. Pastori stated that the initial estimate to build the sign was \$25,000.00, which included irrigation and lighting. He stated the MPOA will pay for the electricity and the water. Mr. Pastori stated that the estimated \$16,000 annual maintenance will also be paid by the MPOA. Mr. Pastori stated that the sign would be installed at the south end of Tara Boulevard. Mr. Pastori invited Mr. Pfeiffer to serve on the MPOA Ad Hoc committee. Mr. Pfeiffer will speak with Mr. Pastori about the MPOA's invitation.

## **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 audience comments.

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An audience member asked about the mini-parks. Mr. Pfeiffer stated that mini-parks were being installed at Coromont and across from Magnolia Crossing, and were paid for by the Homeowners (twelve Homeowners and eighteen trees). Mr. Pfeiffer stated that the District would like to add benches to the mini-parks in the future. He stated that mini parks will be funded, if residents agree to help with their establishment for the first year or so, and that the District would like for residents to consider adopting a mini park in their neighborhood.

A Board Member stated that notices were being sent to residents who need to clean up their mail boxes, weed their driveways and mow their lawns. It was stated that mail boxes are the homeowners' responsibility, but that there is no procedure in place to fine residents who fail to comply. The PARC (Preserve Architectural Review Committee) is responsible for policing these issues and have asked the District for assistance. Two representatives from the PARC attended the last Board of Supervisor's meeting to discuss areas of concern.

A Board Member stated that a spool had been observed in the lake. A discussion ensued and it was stated that the spool had been removed.

Mr. Stoddard expressed concern regarding residents who are not keeping up with their lawn maintenance and weeds appearing in the cracks in driveways. The Board of Supervisor's advised that PARC is responsible for the monitoring of residents and their adherence to their responsibilities concerning lawn and property maintenance warnings to the residents, and that PARC will be issuing warnings to those in violation.

It was stated that the MPOA Budget Committee hearing is scheduled for August and that next year's budget will be \$20.00 more a year.

<p>On a Motion by Mr. Connor, seconded by Mr. Horner, with all in favor, the Board approved the proposed bid of \$750.00 for the removal of fence and sod between two residences, for the Tara Community Development District 1.</p>
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Mr. Conner stated that he has sent an e-mail to Ms. Hartman, on June 1, 2007, regarding the District's budget. Ms. Hartman stated that she will forward Mr. Connor's email to all Board Members, for their review.

Mr. Powers stated that he is concerned about the District's irrigation and boundaries. It was stated that the District maintains the lakes and their runoff, and the right of way for the streets even though the District does not own the property.

A Board Member stated that there had been an incident at the pool with teens swimming nude. It was stated that a Board Member told the teens to vacate the premises, but that it is suspected the teens returned to the pool later and vandalizing the facility. It was stated that the motion lights that were intermittent around the pool are now on full time, which should deter vandalism in the future.

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A discussion ensued regarding the purchase of new furniture for the office in the Tara Community Center.

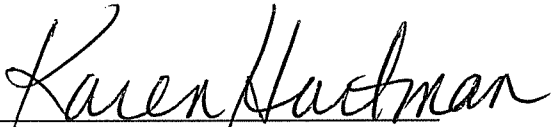
On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the purchase of new office furniture for the Tara Community Center in the amount of \$650.00 for, the Tara Community Development District 1.

**ELEVENTH ORDER OF BUSINESS**

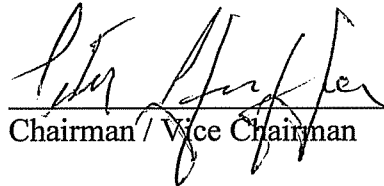
**Adjournment**

Mr. Pfeiffer 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 8:55 p.m., for the Tara Community Development District 1.



Secretary / Assistant Secretary



Chairman / Vice Chairman