

**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, July 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 Connor

**Board Supervisor, Chairman**  
**Board Supervisor, Vice Chairman**  
**Board Supervisor, Assistant Secretary**  
*(via speakerphone)*  
**Board Supervisor, Assistant Secretary**  
**Board Supervisor, Assistant Secretary**

Dan Powers  
Jack Horner

Also present were:

Karen Hartman  
John Vericker

**District Manager, Rizzetta & Company, Inc.**  
**District Counsel, Straley Robin & Williams**  
*(via speakerphone)*

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  
June 28, 2007**

Ms. Hartman stated the second order of business was the consideration of the Minutes of the Board of Supervisors' meeting held on June 28, 2007 and asked if there were any comments, questions, additions or deletions. The Board provided Ms. Hartman with corrections to the meeting minutes.

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 June 28, 2007 (as amended), for the Tara Community Development District 1.

**THIRD ORDER OF BUSINESS**

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

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

Ms. Hartman stated Mr. Pfeiffer contacted Aquagenix to renew the District's contract. Mr. Pfeiffer stated Aquagenix has agreed to reduce their invoices for surface treatment to the algae and plant material by approximately \$80-\$90 per month. This will save the District approximately \$1,000.00 this next fiscal year. Mr. Pfeiffer also saved the District \$500.00 for a mandatory re-planting where Aquagenix installed about 500 plants "free" of charge. A discussion ensued. Ms. Hartman requested approval of the Operation and Maintenance Expenditures for July 2007.

Mr. Pfeiffer stated the District is also working to eliminate the fee from Vanasse Hangan Brustlin, Inc. Ms. Hartman will compose a letter to the County stating the District is in compliance and the fees in the future will be eliminated. Mr. Pfeiffer asked for a motion approving the expenses.

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

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2007/2008  
Proposed Budget**

Ms. Hartman stated the next item on the agenda was the Public Hearing on Fiscal Year 2007/2008 Proposed Budget.

Ms. Hartman stated the Budget Workshop took place on July 19, 2007. The Board developed a proposed budget within \$4,000.00 of the recommended finance committee's budget. Ms. Hartman asked for a motion to open the public hearing.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board opened the Public Hearing on Fiscal Year 2007/2008 Proposed Budget for Tara Community Development District 1.

Ms. Hartman asked if there were any comments from the Board or audience. But, instead of paying the Golf Course, the CDD would like to have the funds in the next fiscal year's budget to install a well and supply its own water source for irrigation. A contingency in the amount of

---

\$30,000.00 has been added to the Fiscal Year 2007/2008 proposed budget. Mr. Pfeiffer stated the increase to the individual homeowner's assessment is less than 5%. Mr. Pfeiffer asked for a motion to close the public hearing.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board closed the public hearing on Fiscal Year 2007/2008 Proposed Budget for Tara Community Development District 1.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2007-09,  
Approving Fiscal Year 2007/2008 Final  
Budget**

Ms. Hartman stated the next item on the agenda was the consideration of Resolution 2007-09, Approving Fiscal Year 2007/2008 Final Budget.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved the consideration of Resolution 2007-09, Approving Fiscal Year 2007/2008 Final Budget, for the Tara Community Development District 1.

**SIXTH ORDER OF BUSINESS**

**Authorize to Advertise RFP for Auditing  
Services**

Ms. Hartman stated the next item on the agenda was the consideration of Audit Committee Recommendations – Authorize advertising of request for proposal for Auditing Services. Mr. Pfeiffer stated the Board needs to hire an auditor.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board authorized the District Manager to advertise an RFP for Auditing Services, for the Tara Community Development District 1.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Authorization to  
Advertise RFQ for District Engineer**

Ms. Hartman stated the next item on the agenda was the consideration of authorization of District Management to advertise a request for qualification for District Engineer. Mr. Pfeiffer stated the District had retained a District Engineer at a rate of \$5,000.00 per year. District Counsel would like to review the current contract the CDD has with the District Engineer. Ms. Hartman will provide a copy of the contract to District Counsel for review. Board members will submit names of potential engineering firms to District Manager.

The Board agreed to advertise for District Engineer RFQ's.

On a Motion by Mr. Wixson, seconded by Mr. Horner, with all in favor, the Board authorized the advertising the RFQ for District Engineer, for the Tara Community Development District 1.

## EIGHTH ORDER OF BUSINESS

### Staff Reports

A. District Counsel

Mr. Vericker stated the CDD does not have an obligation to convey the bathroom and surrounding property back to the Golf Course. The Board discussed authorizing Mr. Vericker to draft a letter to the Golf Course's attorney stating the CDD would be happy to convey the bathroom and surrounding property if and when they convey several lots (Birds Eye and Wingspan) to us with the corner marked and clear title at their cost.

On a Motion by Mr. Wixson, seconded by Mr. Horner, with all in favor, Board authorized District Counsel to draft a letter to the Golf Course attorney, for the Tara Community Development District 1.

Mr. Wixson stated he would like District Counsel to draft the letter and bring it to the Board meeting to discuss before submitting to the Golf Course attorney.

On a Motion by Mr. Wixson, seconded by Mr. Horner, with three in favor (Mr. Connor), two opposed (Mr. Pfeiffer and Mr. Powers) the Board approved to authorize District Counsel drafting a response to the Preserve Golf Course letter for District Counsel's presentation at the August 23, 2007 Board meeting for the Tara Community Development District 1.

B. District Engineer  
Not present.

C. District Manager

Ms. Hartman stated the District received from the Preserve Golf Club Invoice #6192007 covering the period of March, April and May 2007. Ms. Hartman explained the invoice charges the District for electricity to pump various quantities of irrigation water. The Board made a motion to reject the invoice and any future invoices from Preserve Golf Club until a contract or agreement is signed.

On a Motion by Mr. Horner, seconded by Mr. Powers, with all in favor, the Board rejected the payment of the invoice #6192007 and any future invoices until an agreement is signed from Preserve Golf Club for the Tara Community Development District 1.

The Board would like the discussion of the Preserve Golf Club to be tabled until the August meeting.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved tabling discussion of Preserve Golf Club issues for the Tara Community Development District 1.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Ms. Hartman stated the next item on the agenda was Supervisor requests and audience comments. Ms. Hartman asked if there were any audience comments. A representative from the park committee, stated notice has been mailed to each District resident with new rules involving the space around mailboxes and posts. The choices are: grass or mulch (12 to 16 inches in diameter). She stated anything else planted around the mailbox post will be considered in non-compliance. She stated residents will have 30 days to come into compliance. After September 1, 2007, residents will be issued a warning for not being in compliance.

Ms. Hartman asked the Board for a motion to table the Rules and Procedures to the November meeting.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved tabling discussion of Rules and Procedures until the November meeting, for the Tara Community Development District 1.

Ms. Hartman will contact Keller Pest Control and provide them with the facilities manager's new schedule.

Mr. Pfeiffer asked if there were any Board requests. Mr. Horner presented a report to the Board. General discussion ensued. Mr. Horner stated he is resigning from the Board and presented his letter of resignation. Mr. Horner is relocating his family to Maryland on Monday.

Mr. Pfeiffer asked if there were any additional comments. Additional audience comments were given. The Board did not take any action on the audience comments.


**TENTH 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. Powers, seconded by Mr. Wixson, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 9:00 p.m., for the Tara Community Development District 1.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman