
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, August 23, 2007 at 7:05 p.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Peter Pfeiffer	Board Supervisor, Chairman
Gerald Wixson	Board Supervisor, Vice Chairman
Dan Powers	Board Supervisor, Assistant Secretary
G. Darby Connor	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Gene Robinson	Field Manager
John Vericker	District Counsel, Straley Robin & Williams <i>(via speakerphone)</i>

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
Budget Workshop Meeting held on July
19, 2007**

Ms. Hartman stated the second order of business was the consideration of the Minutes of the Budget Workshop Meeting held on July 19, 2007. She stated that a change had been made to page 2, to state "\$30,000 had been added to the contingency budget line item to cover irrigation costs." Ms. Hartman asked if there were any further additions, deletions, or corrections. There were none.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the Minutes of the Budget Workshop Meeting held on July 19 2007 (as amended), for the Tara Community Development District 1.

Mr. Pfeiffer expressed concern about the relationship between the Developer and the CDD becoming strained. He stated the Board has been receiving bills for non contractual items. The Board agreed to discuss this item further later in the meeting.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on July 26, 2007

Ms. Hartman stated that the next order of business was the consideration of Minutes of the Board of Supervisor's Meeting held on July 26, 2007. She stated that on page 2 the second sentence had been deleted due to some confusion, and on page 4, under District Counsel Reports, "*Birds Eye*" and "*Wingspan*" had been included to specify the lots being discussed.

Mr. Pfeiffer stated that the sentence stating he thanked Mr. Horner served no consequence, and should be removed.

Ms. Hartman asked if there were any further additions, deletions or corrections. There were 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 July 26, 2007(as amended), for the Tara Community Development District 1.

Mr. Wixson stated he would like the Board to accept Mr. Horner's resignation.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board accepted Mr. Horner's letter of resignation from the Board of Supervisors', for the Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2007**

Ms. Hartman stated that the next item on the agenda was the consideration of Operation and Maintenance Expenditures for August 2007. Mr. Pfeiffer stated that he would like the Board to contact Pritchard Plumbing and notify them of the overcharge of \$169 for commercial testing of the water pipe. Mr. Robinson stated there is a difference in charge between residential and commercial testing. The Board requested Mr. Robinson contact Casey Overflow Plumbing for a price comparison. It was stated by a Board member that the building may not be considered commercial due to the residents owning it, and there are no activities related to buying, selling or making a profit.

Mr. Pfeiffer stated that there are some invoices that needed to be reviewed, and phone bills that need to be adjusted.

Mr. Pfeiffer inquired about a Pest Control service. It was stated the community has an exterior pest control service that also does interior services and the Board had previously received proposals and motioned for the least expensive service. Mr. Pfeiffer stated the monthly bill of \$70.00 seemed too high, and this item is to be further discussed.

General discussion ensued regarding the Board receiving an invoice with the corrected address, but the wrong billing name. Ms. Hartman stated that Manatee County was requiring the Board to pay for a commercial deposit, and she had refused because the District has government status. She stated she received confirmation of this from the legal department, and the issue has been resolved. Mr. Pfeiffer stated the \$900.00 deposit should be given to Tara Managing.

Ms. Hartman asked if there were any further questions. There were none.

<p>On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2007, for the Tara Community Development District 1.</p>
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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2007-10,
Setting Fiscal Year 2007/2008 Meeting
Schedule**

Ms. Hartman stated that the next item on the agenda was the consideration of Resolution 2007-10, setting the Fiscal Year 2007/2008 meeting schedule. The Board stated they would like to table this item until the next meeting.

The Board asked if tabled items could be listed on the next months' agenda.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved to table Resolution 2007-10, Setting the Fiscal Year 2007/2008 Meeting Schedule, for the Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

Discussion Regarding Lambardo, Foley & Kolarik, Inc. Invoice

Ms. Hartman stated that the next item on the agenda was the discussion regarding the Lombardo, Foley & Kolarik, Inc. Invoice. It was stated that Lombardo was Manatee Tara Inc.'s agent and the consulting services bill was from June 1st, 2007 to June 30th, 2007. The Board inquired how Lombardo knew to bill at the contract maximum. General discussion ensued regarding the charges. Ms. Hartman stated that she will notify Lombardo of the process, that a work order is to be submitted and Mr. Robinson is to be notified and supervise the work order. Ms. Hartman stated she will notify Lombardo and inquire about the "contract maximum." General discussion ensued regarding the contract coming to an end with SWFWMD and Phase 3 becoming Tara Preserve water shed. No motion was necessary.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Aquagenix Invoices

Ms. Hartman stated that the next item on the agenda was the discussion regarding Aquagenix invoices. She stated these were all expenses and that the expenses had been reduced by \$500.00, leaving an expenditure total of \$2,271.75.

On a Motion by Mr. Powers, seconded by Mr. Wixson, with all in favor, the Board approved the Aquagenix Invoices (\$2,271.75), for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Consideration of Submittals from RFQ for District Engineering Services

Ms. Hartman stated the next item on the agenda was the consideration of submittals from the RFQ for district engineering services. She stated the Board received proposals from Kimley - Horn & Associates Inc. and DMK Associates, Inc. General discussion ensued. It was stated that the Board should ensure the firm that is hired also comprises an RLS (Registered Land Surveyor) so that it is not necessary to hire a different firm for this service in the future. It was stated that the Board needs to proceed with an interview process with questions regarding the turnover process between firms. Mr. Pfeiffer stated he would like to appoint audience members to join with a supervisor and start a search committee for a District Engineer. Mr. and Ms. Jerry, and Mr. Thornson were appointed.

NINTH ORDER OF BUSINESS

**Consideration of Recommendation from
Audit Committee**

Ms. Hartman stated that the next item on the agenda was the consideration of the recommendation from the Audit Committee. She stated that the Board must ratify the motion to re-advertise. Ms. Hartman asked for a motion.

On a Motion by Mr. Wixson, seconded by Mr. Pfeiffer, with all in favor, the Board approved the Recommendation of Re-Advertising from the Audit Committee, for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS

Consideration of Water Use Agreement

Ms. Hartman stated that the next item on the agenda was the consideration of the water use agreement. A Board member stated that he would like the agenda modified to include the following preserve issues: 1) Consideration of Water Use Agreement, 2) Consideration of the Property Swap and 3) Discussion regarding the Community Center. Ms. Hartman asked for a motion.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with 3 in favor, (Mr. Connor, Mr. Wixson and Mr. Powers) and one opposed (Mr. Pfeiffer) the Board approved the modification of the agenda to include the preserved issues for the Tara Community Development District 1.

General discussion ensued regarding the Board's disapproval of Mr. Maloney's services. It was stated the Land Agreement listed 2 parcels of land and that the agreement should always include the number of properties. Mr. Vericker read a letter to the Board that he had written to Mr. Maloney expressing the Board's disapproval.

General discussion ensued regarding the selling of the Golf Course. Mr. Vericker stated that the survey will show the buyers that the property would not include the bathroom, and this will present a problem. He stated that the Board should deal directly with the current land owner regarding the Clubhouse Deficiencies.

A Board member stated that there were 2 portions to the Water Agreement, one being a license to access property to reach the equipment. The Board member asked if this license was needed. Mr. Vericker stated that the District had access rights to all lakes for which it is responsible.

Mr. Powers asked if the Golf Course was to be sold, who presently holds the upper hand: the Developer (Tara Manatee) or the CDD. Mr. Vericker stated currently the Developer holds the upper hand because they own the Water Use Agreement. He stated the CDD paid an expenditure of \$3,000 to install water meters in order to get a measurement of the quantity of water being used. Ms. Hartman stated the meters read that 200 gallons were being used. She stated the homeowners' bill read 2,000 gallons, causing an outstanding payable of \$9,000 to provide the CDD with irrigation.

It was stated that the following issues were found in the Water Use Agreement: 1) the license for access, 2) there is no method of charge memorialized, 3) the agreement allows the provider to limit or cut off the water completely during drought season and 4) the agreement can be cancelled at any time. General discussion ensued regarding the measurement of the water needing to be verified. It was stated that the Boards' stance on the issue has not been made known to Mr. Maloney and it needs to be addressed before the sale of the Golf Course.

Discussion ensued regarding the Community Center, which is currently owned by the CDD. Following a brief debate, the Board decided to remove the discussion regarding the Community Center from the agenda.

Discussion ensued regarding writing a letter to Mr. Maloney mentioning existing District development issues. Mr. Pfeiffer stated that he and Ms. Hartman would hold a meeting with Mr. Maloney, the developer, and a representative from the Board, to negotiate the Water Use Agreement and Property Swap.

On a Motion by Mr. Pfeiffer, seconded by Mr. Powers, with all in favor, the Board authorized the District Counsel to conduct and send a letter to Mr. Maloney regarding a meeting for discussion of District Development Issues for the Tara Community Development District 1.

Ms. Hartman stated that a resolution was needed to extend the terms of office for three of the Board members in order to correspond with the general election. She stated that this item would be included in the next meeting. Mr. Vericker asked Ms. Hartman to send him the status of all of the Board members.

(John Vericker left the meeting in progress.)

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Manager

Mr. Robinson reviewed the Field Operations Report for the Board. He stated that the only project that remains unfinished is the Landscaping across from the Magnolia crossing. Mr. Robinson stated that two oak trees need to be pruned and a couple of tree stumps need to be ground out. He stated lightning had delayed the process, and it should be resumed and done by next month.

Mr. Robinson stated he had made a request for the removal of bushes on Tara Preserve Way, along with a problem regarding irrigation.

Mr. Robinson stated he received complaints from a resident on Aviary Road that trees were blocking the street lights, producing a safety issue. He stated the tree is located on resident property.

Mr. Robinson stated he had received resident calls regarding the grass not being mowed under the FPL Easement. He stated that this was not in the budget, but he had told the residents he would address it to the Board.

Mr. Robinson stated he had received complaints regarding the algae buildup in the pond. He stated he replaced a missing skimmer for \$775. Mr. Robinson stated the skimmers were being stolen due to their contents of aluminum, and that the new skimmers were made with fiber glass in an attempt to deter theft of the item.

Mr. Robinson stated there were new pool trespassing signs, and that there were no recent reports of vandalism or trespassing. He also stated that seven umbrellas were damaged and need to be replaced.

Mr. Robinson stated he received a request regarding installing additional fencing on Tara Blvd. to discourage trucks from entering. He stated there was no evidence of entrance, but told the resident he would place "No Trespassing" signs to prevent this from happening again.

Mr. Robinson stated he received a request from a community resident regarding permission to rent out the clubhouse in October for a celebration in honor of her husband returning from Iraq. The Board agreed to donate the clubhouse for this celebration.

TWELFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

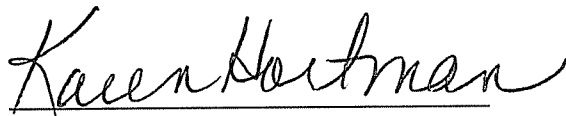
Ms. Hartman stated that the next item on the agenda was Supervisor requests and audience comments. Ms. Hartman asked if there were any audience comments. There were none. Ms. Hartman asked if there were any Supervisor requests. A discussion ensued regarding Grand Oak not having a key to the air conditioning unit in the Community Center for their meetings. Mr. Pfeiffer stated he would ensure Grand Oak received a key. Mr. Thornson stated 15 panels were lost during a vandalism incident on the fence, and it later suffered damages during a wind storm. He stated it was up to the Contractor when it would be repaired. Mr. Thornson stated the 8 foot fence would be replaced with a stronger 6 foot fence.

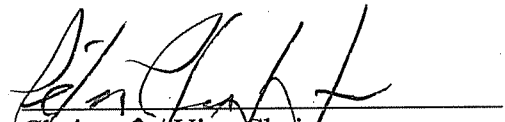
THIRTEENTH ORDER OF BUSINESS

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 9:30 p.m., for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman