

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, September 28, 2006 at 7:00 p.m.** at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Timothy Lenz	Board Supervisor, Chairman
Tom Holm	Board Supervisor, Vice Chairman
Gerald Wixson	Board Supervisor, Assistant Secretary
Dan Powers	Board Supervisor, Assistant Secretary
Jack Horner	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Williams
Jack Brywa	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Hartman called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting on
August 24, 2006**

Ms. Hartman stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on August 24, 2006. It was stated that on page 5 where it says "Distinct Engineer-it says that Ms. Hartman statedproxies will be submitted and the ballots will be turned in November 23rd" which is after the election. Ms. Hartman stated that date was incorrect and should be corrected to read "November 16". It was stated that also on that page in the same paragraph the repairs mentioned have nothing to do with the bond money, and it should be separated. It was stated that on page 6 there was a question regarding the parking lot and which spaces were reserved for which buildings, the minutes stated that 34 spaces were designated to the community center, when actually 12 spaces are dedicated.

It was stated that on page 6 that the Board would accept the TV from the Tara Masters Association valued at \$3,000.00 and it should be valued at \$3500.00. Ms. Hartman asked if there were any questions or comments. There were none.

On a Motion by Mr. Wixson, seconded by Mr. Lenz, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting on August 24, 2006 (as amended) for Tara Community Development District 1.

Ms. Hartman stated that she would not electronically distribute invoices in the Board packages in the future, unless the Board requests a copy. It was suggested that one copy of the invoices can be brought to the meeting.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September 2006

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for September 2006. There was a question in regards to an invoice from Bradenton Tree Service in the amount of \$375.00 for removing one oak tree, and why didn't Tropical Landscape Service remove the tree. Ms. Hartman stated that the invoice was in regards to a tree that was located in the common area that blew down on a homeowner's lot. The homeowner already had a tree company come out to remove the debris from his yard, while the tree company was there, Ms. Hartman asked for an estimate from Bradenton Tree Service and the cost was less than Tropical Landscape Service. There was also a question regarding an invoice for miscellaneous expenses in the excess of \$1,000.00 for the Preserve Golf Club. Ms. Hartman explained that it was actually \$506.00, and was for Lake #15 to refill the irrigation for the master pump that is shared by the District and the golf course. She explained that when the pump is run to refill the irrigation lake, FP&L estimates the share for the electricity to run the pump. Ms. Hartman stated that this will be a continual billing. She stated that the bill was originally for \$3,619.24 and the District share is \$506.92. She stated that the April charge for \$259.00 is for the mowing of the right of way. Ms. Hartman stated that she reviewed the billing and determined that there is some type of fairness to the billing. Ms. Hartman explained that when Mr. Wilson from FPL was here she showed him a copy of the bill and talked to him about this shared meter. She stated that he told her that the breakdown to sharing a bill vs. actually installing a meter system it is more cost effective. Ms. Hartman stated that the billing is sporadic and is not monthly. It was stated that it is on the agenda for the next meeting in order to pin the formula down for the calculation of the bill. It was stated that the preceding bill is about \$100.00 less than a recent bill for \$600.00. Also last week there was an expenditure for \$2936.86 to adjust a steel fence. Ms. Hartman explained that the District is still paying for the street lights. A general discussion ensued regarding the streetlights. Ms. Hartman believes that the District needs to submit a petition to the county to take over the maintenance of the street lights. She stated that currently it is the lowest cost option available right now. It was stated that there was a cost for a leaf blower for \$99.98.

Ms. Hartman stated that there was a letter from the Reserve Golf Club about mowing around the lakes for an invoice of \$765.92. Ms. Hartman stated that the amount was part of the \$1,000.00 mentioned earlier. A discussion ensued regarding what areas were being mowed at the Golf course. She asked for a motion to approve the operation and maintenance expenses for September 2006.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2006 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Consideration of a Landscape Proposal

Ms. Hartman stated that the next item on the agenda was the consideration of a Landscape Proposal. The landscape proposal pertained to the trimming of the palmettos. She stated that there is a homeowner, Jeanne McCartney who doesn't want the palmettos and the ground coverage pulled up. She explained that the homeowner bought that lot with the intention of the ground cover creating a natural privacy barrier. A general discussion ensued regarding the trimming proposal. A suggestion was made that the Field Manager ask the homeowners their opinion, and bring the results back to the Board. Meanwhile it was agreed that this item be tabled until the next agenda.

FIFTH ORDER OF BUSINESS

**Consideration of Acceptance of the
Television from the Master Association**

Ms. Hartman stated that the next item on the agenda was the consideration of accepting a Television valued at \$3,500 from the Tara Master Association. It was stated that there is potential liability with having the TV in relation to theft. A discussion ensued regarding the television. Mr. Horner made a motion to accept the television from the Tara Master Association.

On a Motion by Mr. Horner, seconded by Mr. Lenz, with all in favor, the Board of Supervisors accepted the television from the Tara Master Association for Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker asked if the Board needed more members present than just the quorum. It was stated that it would save the Board money if we did not have District Counsel and the Engineer in attendance for every regular meeting. It was stated that Management Staff could inform them if their attendance is needed. A general discussion ensued regarding attendance at Board meetings.

On a Motion by Mr. Lenz, seconded by Mr. Wixson, with all in favor, the Board of Supervisors removed District Counsel from mandatory attendance at the regular Board Meetings for Tara Community Development District 1.

It was stated that the landowner's election would occur on November 16th. There was a question regarding safeguards for prevention of tampering of the proxy or ballot. It was stated that it is held similar to a county election; and there must be a form of identification along with the proxy or ballot. A discussion ensued regarding how the proxy's or ballots are counted.

Ms. Hartman stated that there is an issue of minor leaks in the roof of the clubhouse. The original installer of the roof was called due to the leaking. It was stated that All Steel Consultants has not responded to the District's recent calls to fix the leaks, but responded to request a letter from the District stating even though the warranty is no longer in effect the District is requesting that All Steel Consultants still complete the repairs. Ms. Hartman stated she did not comply with their request therefore; the leaks have not been repaired. She stated that the roofer has been out numerous times to try and fix the roof, but the leaking continues to be an issue. Ms. Hartman would like to ask Mr. Brywa to contact three other roofing companies to come out and inspect the roof. She stated that she is very concerned that the warranty is no longer in effect and the District is still having leaks. It was stated that the roofing companies will need to state in their estimates the nature of the problems which are causing the roof to leak. It was stated that the District would then have evidence from three different roofers regarding the cause of the leakage. It was requested that Staff contact Circle Roofing for an estimate. Ms. Hartman stated that the budget has \$18,500.00 allocated for this expenditure which is a rough estimate. *(Mr. Vericker left the meeting)*

B. District Engineer

Ms. Hartman stated that on September 13th, the Board reviewed several developer issues. She stated that the Developer verified some of these items. She stated that the storm water system was completed approximately between the years of 1997-2005. She stated the warranty for the storm water system was a one year warranty and the construction of the lakes and the ponds in the District were done by Sarasota Land Services. Ms. Hartman stated she has a site map of the District. She stated that she marked all of the lakes and the easements on the map. She explained she would like to have all of this information on one master map. A discussion ensued regarding easements.

Ms. Hartman stated that the District Engineer will prepare a map with the easements color coded and the lakes of the District numbered. Ms. Hartman asked for a motion for the Project Engineer to draft an easement map.

On a Motion by Mr. Lenz, seconded by Mr. Holm, with all in favor, the Board of Supervisors authorized the District Engineer to prepare an easement map, with a not-to-exceed amount of \$500.00 for Tara Community Development District 1.

A discussion was held regarding flooding on Birds Eye Terrace. It was stated that this issue has been addressed by the engineer and the engineer agreed some action would need to be taken.

C. District Manager

A discussion was held regarding the District insurance premium increase of \$6,937.00. It was explained that last year, the hurricanes depleted the state insurance fund and; the state legislature funded \$715 million which left 1.3 billion dollars to be paid by the homeowners over the next 10 years. Ms. Hartman stated that insurance rates are expected to rise over the next year. Ms. Hartman stated that due to this situation the only proposal she received was from PGIT Preferred Governmental Insurance for \$19,000.00, and PGIT Preferred would like the Board to sign and return the application by October 1st. She asked for authorization from the Board to use funds out of the miscellaneous contingency fund. She stated that this expenditure will reduce the District's reserve to \$163,000.00. It was stated that next year, the District should plan on the insurance costing \$35,000.00.

On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board of Supervisors authorized the payment for the District insurance premium to be paid from the miscellaneous contingency fund for Tara Community Development District 1.

A discussion was held regarding the gazebo & fence repairs. It was stated that the Gazebo needs to be painted, and possibly the fence removed. It was suggested that the District solicit input from the community about the gazebo. A discussion ensued regarding the gazebo.

SEVENTH 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 Supervisor requests.

It was stated that a picture of the gazebo should be posted to the website.

Ms. Hartman asked if there were any audience comments. The audience comments are listed as follows:

1. Richard McCunney=
- Palm Trees on Tara Boulevard
The Board responded that the Tara Masters Association maintains the center strips.
2. Mary McGaharan =
- Tennis Court Lights
The Board responded that the tennis court closes at dark.

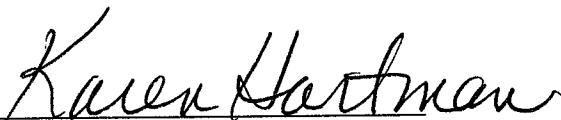
It was stated that the next Board of Supervisors meeting will be held on Thursday, October 26, 2006 at 7:00 p.m. at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

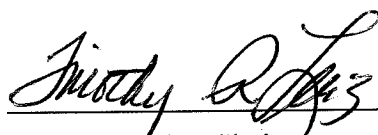
EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Hartman stated that there were no other agenda items to come before the Board. She asked for a motion to adjourn.

On a Motion by Mr. Wixson, seconded by Mr. Holm, with all in favor, the Board of Supervisors adjourned the meeting for Tara Community Development District 1.


Secretary/Assistant Secretary


Chairman/ Vice Chairman