

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 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 **Wednesday, August 24, 2005 at 2:00 p.m.** at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

John Agnelli	Board Supervisor, Chairman
David Rekow	Board Supervisor, Vice Chairman
David Collumbell	Board Supervisor, Assistant Secretary
Tom Holm	Board Supervisor, Assistant Secretary
Stuart Prall	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Patricia Petruff	District Counsel, Dye, Deitrich, Prather, Petruff & St. Paul
Bob Lombardo	District Engineer, Lombardo, Skipper & Foley
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 Minutes of the Board of Supervisors' Meeting on June 23, 2005

Ms. Hartman stated that the first item on the agenda is the consideration of the minutes from the Board of Supervisors' meeting on June 23, 2005. She asked if there were any comments or corrections. Mr. Holm stated that he would like to have a correction made on page two under the fourth order of business. He stated that in the third paragraph he would like the word "or" stricken from the sentence and Community Center changed to Clubhouse. With no other comments being heard, Ms. Hartman asked for a motion to approve the minutes as corrected.

On a Motion by Mr. Agnelli, seconded by Mr. Collumbell, with all in favor, the Board of Supervisors' approved the Minutes of the Board of Supervisors meeting on June 2, 2005 (as corrected) for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

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

On a Motion by Mr. Rekow, seconded by Mr. Prall, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July for Tara Community Development District 1.

On a Motion by Mr. Agnelli, seconded by Mr. Prall, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2005/2006
Final Operating Budget**

Ms. Hartman stated that the next item on the agenda is the public hearing on the Fiscal Year 2005/2006 Final Operating Budget. She asked for a motion to open the meeting.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2005/2006 Final Operating Budget for Tara Community Development District 1.

Ms. Hartman stated that a workshop was held on July 26, 2005 to allow residents the opportunity to provide input on the proposed budget. She briefly reviewed the budget totaling \$539,625, explaining that most of the \$129,905 increase falls into the categories of landscape and street light maintenance, security, and costs for the clubhouse amenities and athletic facilities. Ms. Hartman stated that assessment levels have been reduced from the proposed levels as a result of the Board's approval to utilize the \$70,000 fund balance to offset some of the budget increase. She asked if there were any comments. Mr. Agnelli stated that a correction needed to be made to the resolution to reflect the appropriate amount to be assessed by the County. The resolution should read \$504,973.

Ms. Hartman asked if there were any audience comments. Residents asked for more clarification on the issue of the clubhouse being deeded to the District and the impact it is having on the budget. It was explained that while there are some increases in this area, costs were budgeted in the 2004/2005 Fiscal Year. This change does not have a huge impact on expenditures. However, the fact that the funds were budgeted by the District, and the Developer actually paid them, accounts for the \$70,000 reserve fund. Questions were raised regarding the ability of the District to earn interest on the funds being assessed. Ms. Hartman explained that the funds are invested, but due to timing of payments, etc. the actual returns are very limited.

A brief discussion ensued during which the Board and Ms. Hartman addressed other concerns from residents. They explained budget details, tax assessment levels, the trim notice received from the County and the bonds. Mr. Agnelli asked for a motion to close the public hearing.

On a Motion by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2005/2006 Final Operating Budget for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2005-04,
Adopting Fiscal Year 2005/2006 Final
Operating Budget**

Ms. Hartman stated that the next item on the agenda is the consideration of Resolution 2005-04, Adopting the Fiscal Year 2005/2006 Final Operating Budget. She asked for a motion to approve the resolution with the correction to the General Fund total to reflect the \$504,973 as discussed by Mr. Agnelli.

On a Motion by Mr. Prall, seconded by Mr. Holm, with all in favor, the Board of Supervisors approved Resolution 2005-04, Adopting the Fiscal Year 2005/2006 Final Operating Budget totaling \$504,973 for Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2005-05,
Setting the Meeting Dates for Fiscal Year
2005/2006**

Ms. Hartman stated that the next item under the agenda is the consideration of Resolution 2005-05, Setting the Meeting Dates for Fiscal Year 2005/2006. She stated that, currently, the Board meets the 4th Thursday of each month at 1:00 p.m. and asked if the Board would like to continue with this schedule. She stated that the residents have requested the meetings be held at 7:00 p.m. quarterly. Following a brief discussion, it was decided that the Board would continue to meet on the 4th Thursday of the month at the clubhouse, but the time would change to 7:00 p.m.

On a Motion by Mr. Holm, seconded by Mr. Prall, with all in favor, the Board of Supervisors approved Resolution 2005-05, Setting the Meeting Schedule for Fiscal Year 2005/2006 as the 4th Thursday of the month at 7:00 p.m. at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203 for Tara Community Development District 1.

It was decided that the new schedule will be advertised, posted on the website, placed on Channel 11 and posted at the clubhouse to ensure that residents are aware of the new meeting time to begin in October. Upon closer examination of the actual dates, it was decided that the November meeting would be moved to the 3rd Thursday due to the Thanksgiving holiday.

SEVENTH ORDER OF BUSINESS

**Consideration of Indemnification
Agreement with Manatee County
Sheriff's Office**

Ms. Hartman stated that the next item on the agenda was the consideration of an Indemnification Agreement with the Manatee County Sheriff's office for off duty Sheriff's patrol of the District. Ms. Petruff briefly reviewed the agreement for the Board and expressed some concerns with utilizing this agreement. She explained that the agreement calls for the Board to pay the officers directly within required time frames that the Board may not be able to meet due to its monthly billing cycle. Ms. Petruff also raised a concern with the requirement to send contracts out to bid if they go over \$10,000. She stated that the off-duty officers would be paid \$22.00 an hour. A brief discussion ensued regarding the details of the agreement and the need to get clarification on whether the deputies would be in uniform, what vehicle would be used while on patrol and if insurance would be provided. Mr. Holm stated that he would like to have security on Friday, Saturday, Sunday and on holidays from 7:00 p.m. until midnight during the summer and from 6:00 p.m. until midnight during the winter. Mr. Agnelli recommended that the Board authorize Ms. Hartman to work out the details of the agreement and arrange for the service for the first quarter.

On a Motion by Mr. Holm, seconded by Mr. Prall, with all in favor, the Board of Supervisors authorized the District Manager to work out the details of the agreement with the Manatee County Sheriff's Office for the first quarter (as discussed) for Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

**Consideration of Bike Rack at School Bus
Stop at Linger Lodge Road & Tara Blvd.**

Ms. Hartman stated that the next item on the agenda is the consideration of placing a bike rack at the school bus stop at Linger Lodge Road & Tara Blvd. Mr. Agnelli stated that he had received a request for a bike rack to be installed at this location. He explained that students are currently chaining their bikes to an electrical pole and recommended that the Board approve this request.

On a Motion by Mr. Holm, seconded by Mr. Agnelli, with all in favor, the Board of Supervisors approved the installation of a bike rack at the school bus stop at Linger Lodge Road and Tara Blvd. for Tara Community Development District 1.

NINTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Agreement for the Golf Cart
Path**

Ms. Petruff briefly reviewed the Operation and Maintenance Agreement with the Board and recommended that the Board approve this agreement prior to the conveyance of the land for the property and the Clubhouse is deeded to the District.

On a Motion by Mr. Holm, seconded by Mr. Rekow, with all in favor, the Board of Supervisors authorized the Chairman to execute the Operation and Maintenance Agreement for the Golf Cart Path (as presented) for Tara Community Development District 1.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Petruff stated that she was asked at an earlier meeting to proceed with the conveyance of the clubhouse, tennis courts and pool to the District and record the deed with the County. She explained that a Title Ownership and Encumbrances Certificate have been issued for the property discussed. It was stated there is a sidewalk encroachment on the northeast corner of the lot that the Board needs to be aware of and accept prior to the deeds being recorded. Ms. Petruff will record the deed on August 25, 2005, if approved.

On a Motion by Mr. Holm, seconded by Mr. Agnelli, with all in favor, the Board of Supervisors authorized District Counsel to record the deeds for the conveyance of the clubhouse, tennis courts and pool with the encroachment of the sidewalk on the northeast corner of the lot for Tara Community Development District 1.

B. District Engineer
No Report.

C. District Manager

Ms. Hartman briefly reviewed the RFP for landscape maintenance and asked the Board for authorization to proceed with placing the advertisement. A brief discussion ensued regarding the need to clarify the number of plants that would be installed quarterly and where to plant them.

Mr. Agnelli asked if the verbiage could be modified slightly in Item 24 regarding the acceptance of the lowest bidder. Ms. Petruff stated that the inclusion of responsive and responsible bidder allows some leeway with this as it allows the Board to reject bids that it feels are not realistic.

On a Motion by Mr. Holm, seconded by Mr. Agnelli, with all in favor, the Board of Supervisors authorized the District Manager to advertise the RFP for landscape maintenance (as amended) for Tara Community Development District 1.

Ms. Hartman stated that she would like authorization to hire a Field Manager for the District. She explained that the funds have been budgeted for this position. This person would be responsible for booking clubhouse rentals, distributing pool keys and any other functions that the Board would like to see performed. Following a brief discussion, Mr. Agnelli recommended that he and Mr. Collumbell meet with Ms. Hartman to determine actual needs of the District and postpone making a decision at this time.

Ms. Hartman stated that the Builders are no longer handing out pool keys. Someone will need to be available to hand out keys for new residents and to those who misplaced their keys. Mr. Agnelli asked that a motion be made to charge \$5.00 for each key distributed to residents from this point forward.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board of Supervisors approved a policy of charging a \$5.00 fee for each pool key requested by a Tara resident for Tara Community Development District 1.

A brief discussion ensued regarding changing the pool entrance gate to a swing gate that would automatically lock upon closing. However, no Board action was taken.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

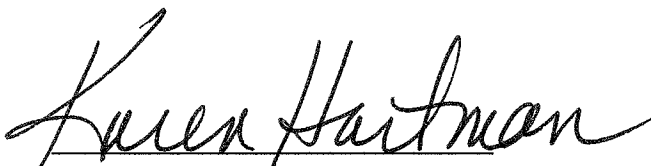
Ms. Hartman asked if there were any Supervisor requests. Mr. Agnelli stated that all the residential property within the District has been sold and he recommended more residents be added to the Board. He stated that he would like Mr. Collumbell and Mr. Rekow to resign at the next meeting and for two new residents to be appointed at that time. He recommended that he and Mr. Holm meet to review possible replacements. Ms. Petruff reminded the Board that notification of such a meeting would need to be given to meet requirements of the Sunshine Law. It was decided to post notification of the meeting and to include a discussion of Field Manager duties at the same time.

Mr. Holm stated that there have been a few issues regarding maintenance of the pool deck and removal of weeds that he would like the Developer to look into. A brief discussion ensued. Mr. Agnelli will see that the concerns are addressed.


TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board of Supervisors adjourned the meeting at 3:50 p.m. for Tara Community Development District 1.



Secretary/Assistant Secretary



Chairman/Vice Chairman