

**MINUTES OF MEETING**

**TARA**  
**COMMUNITY DEVELOPMENT DISTRICT 1**

The regular meeting of the Board of Supervisors of Tara Community Development District 1 was held on **Thursday, October 23, 2003 at 1:00 p.m.** at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Manatee County, Florida 34203.

Present and constituting a quorum were the following:

John Agnelli	<b>Board Supervisor, Chairman</b>
Dave Rekow	<b>Board Supervisor, Vice Chairman</b>
Wayne Westerman	<b>Board Supervisor, Assistant Secretary</b>
Joe Pufta	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Nicholas Staszko	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Patricia Petruff	<b>District Counsel, Dye, Deitrich, Prather, Petruff &amp; St. Paul</b>
John Foley	<b>District Engineer, Lombardo, Skipper &amp; Foley, Inc.</b>
Homeowners	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Staszko called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting  
on September 25, 2003**

Mr. Staszko stated that the first item on the agenda is to consider the minutes of the Board of Supervisors' meeting on September 25, 2003 (behind tab 1). He asked if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, he asked for a motion to approve.

On a MOTION by Mr. Westerman, seconded by Mr. Agnelli, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on September 25, 2003 for Tara Community Development District 1.

**THIRD ORDER OF BUSINESS**

**Consideration of Authorization to Disburse District Funds 2004-01**

Mr. Staszko stated that the next item on the agenda is the consideration of the Authorization to Disburse District Funds 2004-01 (located behind tab 2). The disbursement consists of invoices for standard contractual obligations and management fees. Mr. Staszko asked if there were any questions. Mr. Agnelli asked what the invoices from Deloitte & Touche are for. Mr. Staszko stated that this firm is responsible for the arbitrage rebate calculation. Mr. Agnelli also expressed concerns about the timely processing of payments to District Counsel. Mr. Staszko stated that he will speak with the accounting department regarding this issue. Mr. Rekow also asked that an additional copy of the invoices be available at the meeting for review by the Board. Hearing and seeing no other questions or comments, Mr. Staszko asked for a motion to approve.

On a MOTION by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board approved the Authorization to Disburse District Funds 2004-01 for Tara Community Development District 1.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
No report.

C. District Manager  
Mr. Staszko stated that the September financial statements are not included in the packet because the District is in the middle of closing out the fiscal year. Once the final accounting matters are handled, financial statements will be distributed.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Mr. Staszko stated that the next item on the agenda is Supervisor requests and audience comments. Mr. Agnelli asked for clarification on the next meeting date. Mr. Staszko noted that the next meeting is scheduled for December 11, 2003 at 1:00 p.m. There were members of the audience in attendance. Mr. Agnelli asked if there were any comments from the audience. A resident asked why there is such a large increase in the O&M budget. Mr. Staszko stated that the budget reflects the increase in the amount of areas actually being maintained by the District based on the maturity of the project. The resident felt that a more realistic view of the anticipated annual expenses should be given to individuals who are purchasing homes in the District. The resident also asked if the Board would consider going beyond the statutory requirements for advertising meetings by providing additional notification by mail of meetings relating to the homeowners, such as the budget. Mr. Agnelli stated that the meeting agenda is being posted on the community website. He doesn't feel that it feasible for the District to send out individual mailings. Mr. Staszko stated that the budget requires a public hearing and additional requirements of publication also apply.

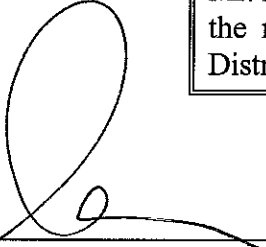
Another resident stated that she appreciates the additional clarification Mr. Staszko has provided her with respect to what a CDD is and how it operates. She requested that a general information workshop be held to provide this information to the entire community. Mr. Staszko stated that a workshop will be planned for an upcoming Monday evening at 6:30 p.m. Additional information will be supplied once the date is established. There were no other audience comments. Mr. Staszko asked if there were any Supervisor requests or comments. There were none.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Mr. Staszko stated that there were no other agenda items to come before the Board and asked for a motion to adjourn.

On a MOTION by Mr. Westerman, seconded by Mr. Rekow, with all in favor, the Board adjourned the meeting for Tara Community Development District 1.



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Nicholas Staszko  
Secretary



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John Agnelli  
Chair