

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, February 27, 2003 at 1:15 p.m.** at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Manatee County, Bradenton, Florida 34203.

Present and constituting a quorum were the following:

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| Dave Rekow | Board Supervisor, Vice Chairman |
| Joe Pufta | Board Supervisor, Assistant Secretary |
| Wayne Westerman | Board Supervisor, Assistant Secretary |
| Martin Pilote | Board Supervisor, Assistant Secretary |

Also present were:

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| Nicholas Staszko | District Manager, Rizzetta & Company, Inc. |
| Patricia Petruff | District Counsel, Dye, Deitrich, Prather, Petruff & St. Paul |
| Mike Blackrick | District Engineer Representative, Lombardo, Skipper & Foley |
| John Agnelli | Tara- Manatee, Inc. |
| Brian Haas | Reporter, Bradenton Herald |
| Homeowners | |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Staszko called the meeting to order.

SECOND ORDER OF BUSINESS

Resignation of Chairman

Mr. Staszko stated that Matt Loiacano has tendered his resignation from the Board. Mr. Staszko asked for a motion to accept the resignation.

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| <p>On a MOTION by Mr. Pufta, seconded by Mr. Westerman, with all in favor, the Board accepted the resignation of Matt Loiacano for Tara Community Development District 1.</p> |
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Mr. Staszko stated that it is now appropriate to appoint a replacement for the remainder of Mr. Loiacano's unexpired term (expires 2004). Mr. Staszko asked if there were any nominations. Mr. Pufta nominated John Agnelli. There were no other nominations, so Mr. Staszko asked for a motion to appoint Mr. Agnelli as replacement for Mr. Loiacano.

On a MOTION by Mr. Pufta, seconded by Mr. Rekow, with all in favor, the Board appointed John Agnelli as replacement for Matt Loiacano for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

Oath of Office for New Supervisors

Mr. Staszko stated that the next item on the agenda is to administer the oath of office to John Agnelli (behind tab 1). He also reminded the Board that Mr. Pilote has not been administered the oath after being re-elected in November. Mr. Staszko is a Notary for the State of Florida and is authorized to administer said oath. He asked Messrs. Agnelli and Pilote to raise their right hand and swear to the oath. Messrs. Agnelli and Pilote swore and affirmed to the oath.

FOURTH ORDER OF BUSINESS

**Consideration of Resolutions 2003-08 and
2003-09, Appointing a Chairman and Vice
Chairman**

Mr. Staszko stated that the next item on the agenda is the consideration of Resolution 2003-08, appointing a Chairman. Mr. Loiacano previously held the position of Chairman. It is now necessary to appoint a Chairman of the District. Mr. Staszko asked for any nominations. The only nomination was for John Agnelli.

On a MOTION by Mr. Pufta, seconded by Mr. Westerman, with all in favor, the Board approved Resolution 2003-08, appointing John Agnelli as Chairman for Tara Community Development District 1.

Mr. Staszko stated that the next item for consideration is Resolution 2003-09, appointing a Vice Chairman. Because the current Vice Chairman is still a member of the Board, it was decided that no action will be taken on Resolution 2003-09. This resolution will be voided.

A brief discussion ensued as to the appropriateness of having Mr. Agnelli sign the resolution for his own appointment as Chairman. Upon recommendation of District Counsel, the Board decided to have Mr. Rekow (Vice Chairman) sign Resolution 2003-08.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting on
January 23, 2003**

Mr. Staszko stated that the next item for consideration is the minutes of the Board of Supervisors' meeting on January 23, 2003 (behind tab 3). He asked if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, he asked for a motion to approve.

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| On a MOTION by Mr. Rekow, seconded by Mr. Westerman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on January 23, 2003 for Tara Community Development District 1. |
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SIXTH ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2003-05**

Mr. Staszko stated that the next item on the agenda is the consideration of Authorization to Disburse District Funds 2003-05 (located behind tab 4). The disbursement consists of standard contractual obligations, legal fees, and management fees. A Board member asked if there is a contract on file for Rizzetta & Company, Inc., and if so, are they billing according to the contract. Mr. Staszko stated that there is a contract on file and that the invoicing is in accordance with the terms of that contract. Mr. Staszko asked for any other questions. There were none, so he asked for a motion to approve.

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| On a MOTION by Mr. Westerman, seconded by Mr. Pufta, with all in favor, the Board approved Authorization to Disburse District Funds 2003-05 for Tara Community Development District 1. |
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SEVENTH ORDER OF BUSINESS

Staff Reports

Mr. Staszko stated that the next item on the agenda is the consideration of the Arbitrage Rebate Calculation Report (located behind tab 5). He stated that this report documents the status of bond activity. He stated that this report is also used for auditing purposes. Mr. Staszko asked if there were any questions. Hearing and seeing none, he asked for a motion to accept the report and approve its filing for audit.

On a MOTION by Mr. Rekow, seconded by Mr. Pilote, with all in favor, the Board accepted the Arbitrage Rebate Calculation Report and approved its filing for audit for Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Petruff recommends that the Board revise and update the District's Rules of Procedure. The rules have not been revised since the establishment of the District. She asked for authorization to review the rules and present a revised set to the Board at the next meeting for final approval. The Board authorized Ms. Petruff to begin this process.

- B. District Engineer
No report.

- C. District Manager
Mr. Staszko stated that the current financial statements are located behind tab 6. A Board member asked how many homeowners are actually on the assessment roll. Mr. Staszko stated that he didn't have this information with him, but he would bring it to the next meeting.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Staszko stated that the next item on the agenda is Supervisor requests and audience comments. There were several audience members in attendance. Mr. Staszko asked the Chairman to open the floor for audience comments. Mr. Agnelli stated that he had no objection. Ms. Breo (6635 Pinefeather Court) stated that the area at the intersection of Tailfeather and Tara Boulevard should be reviewed. She feels that the landscaping of this area does not follow the theme of the community. She would like improvements to be made in this area. Mr. Agnelli stated that this item was addressed at the last meeting. This area will be reviewed, but there have not been any other complaints regarding this area. The plantings were selected based on their colorful foliage.

Ms. Breo also stated that she lives on the 14th hole of the golf course. She would like some help regarding the landscaping in this area. She also stated that the preserve area needs some improvement along the edges to give residents a more "finished" look to their property.

Mr. Agnelli stated that the District is limited to what can be done in a preserve area. Most items, including vegetation, cannot be touched. The preserve was never intended to have manicured edges; however, he will check into it.

Ms. Johnston (6647 Tailfeather Way) stated that the lot adjacent to her property had sod planted on only half of the lot. She stated that this item was addressed at the last meeting and Mr. Loiacano stated that he would address this issue. This has yet to be completed. Mr. Agnelli stated that he is unsure of this issue, but he will review the problem and have it resolved.

Ms. Johnston also stated that there are trees in the common area behind her home that have an abundance of weeds around the base. Even after the landscape crew mowed today, they still did not address the weeds. She also stated that there is no mulch around the base. She asked that this issue be addressed. Mr. Agnelli stated that one of the landscape services was recently terminated. Ms. Johnston stated that she saw the same landscape crew that mows the golf course. Mr. Agnelli stated that he will check into this issue.

Ms. Johnston asked if the live oaks planted along Tailfeather Way are considered District property or if they belonged to the individual residents. She stated that the tree in front of her home has been over-watered and is now leaning. Mr. Agnelli stated that he will have the landscape company review this issue.

Mr. Burdock (6850 Tailfeather Way) stated that there still seems to be a lot of construction debris in the pond behind his neighbor's home. He asked that this pond be cleaned. Mr. Agnelli stated that the residents should contact the builder directly and have this issue addressed. He will look into this issue, but it is the responsibility of the Developer to remove all construction debris.

Ms. Breo stated that she would like to learn as much about the community as possible. She requested a copy of the budget and has reviewed it. She has also received a copy of the HOA budget. She believes some of the charges seem to be identical, namely the electrical and landscaping charges. She wanted to know why the amounts would appear on both. Mr. Staszko stated that he is not familiar with the items being covered by the HOA budget, but in relation the District budget, the electrical is mainly for street lighting. The landscaping is for general common areas maintenance. Ms. Breo stated that the two budgets seem to show that homeowners are being double charged. She doesn't understand how the budget items for these two areas could be the same for both the District and HOA. Ms. Petruff stated that it is not an overlap. Each entity is paying for different things. The CDD only pays for items within the legal description of the CDD, which encompasses only a portion of the overall community. The HOA would then cover the remaining areas such as the entrances and street lighting along Tara Boulevard. The CDD has a very specific description of acreage and items that are covered. The Master Association (HOA) covers the entire project.

Ms. Breo also asked what the security charges were for on the HOA budget. She doesn't understand what the charges are for because it is not a gated community. Mr. Agnelli stated that there is private security that patrols the community at night.

Ms. Breo also has some issues to address from other residents. She asked how the Supervisors are chosen and for what term. Mr. Staszko stated that the Supervisors are currently elected by the landowner, according to Florida Statute. The initial Board (5 members) was elected at the time of establishment. Of the first five Supervisors elected, the two individuals receiving the highest number of votes each received a 4 year term, and the remaining 3 individuals each received a two year term. He stated that there was an election in November 2002, at which time, three of the Supervisor positions were up for re-election.

Mr. Staszko stated that after the sixth year of the District's existence (provided that there are 250 registered voters within the community), the elections will begin to transition from the landowners to the registered voters who reside within the community. Those elections will then be facilitated by the Manatee County Supervisor of Elections. He believes that this process will begin in the 2004 election, with two seats being up for re-election by the residents. He will confirm this information.

Ms. Breo asked which CPA firm is auditing the District. Mr. Staszko stated that he believes Stuart Angelo & Company, P.A. is the auditing firm.

There were no other audience comments. Mr. Staszko asked if there were any further Supervisor comments or requests. There were none.

TENTH 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. Pilote, with all in favor, the Board adjourned the meeting for Tara Community Development District 1.



Nicholas Staszko
Secretary



John Agnelli
Chairman