

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, April 24, 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	Board Supervisor, Chairman
Dave Rekow	Board Supervisor, Vice Chairman
Joe Pufta	Board Supervisor, Assistant Secretary
Wayne Westerman	Board Supervisor, Assistant Secretary

Also present were:

Nicholas Staszko	District Manager, Rizzetta & Company, Inc.
Michelle Hall	District Counsel Representative, Dye, Deitrich, Prather, Petruff & St. Paul
Bob Lombardo Homeowner	District Engineer, Lombardo, Skipper & Foley

FIRST ORDER OF BUSINESS

Call to Order

Mr. Staszko called the meeting to order.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting
on March 27, 2003**

Mr. Staszko stated that the first item for consideration is the minutes of the Board of Supervisors' meeting on March 27, 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. Pufta, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on March 27, 2003 for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2003-07**

Mr. Staszko stated that the next item on the agenda is the consideration of Authorization to Disburse District Funds 2003-07 (located behind tab 2). The disbursement consists of invoices for standard contractual obligations, legal fees, and management fees. Mr. Staszko asked if there were any questions. Mr. Agnelli asked a question about invoice #1559 pertaining to a collection agent. Mr. Staszko stated that the invoice pertained to the collection of assessment fees. Mr. Agnelli asked if there was a bid to appoint the collection agent. Mr. Staszko explained that the collection agent contract was awarded as part of the initial contracts awarded at the time the District was created. He asked if there were any questions. Hearing and seeing none, he asked for a motion to approve.

On a MOTION by Mr. Rekow, seconded by Mr. Westerman, with all in favor, the Board approved the Authorization to Disburse District Funds 2003-07 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2003-11,
Redesignating Assistant Treasurer**

Mr. Staszko stated that the next item on the agenda is the consideration of Resolution 2003-11, Redesignating Assistant Treasurer (located behind tab 3). He explained that Chris Frederick, the former Chief Financial Officer, recently left the company. The new Chief Financial Officer is Stacey Thomas, who will act as Assistant Treasurer in Mr. Rizzetta's absence. Mr. Staszko asked if there were any questions. Hearing and seeing none, he asked for a motion to adopt the resolution and approve its filing for audit purposes.

On a MOTION by Mr. Westerman, seconded by Mr. Agnelli, with all in favor, the Board adopted Resolution 2003-11, Redesignating Assistant Treasurer for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Mr. Lombardo explained that there was an issue regarding the ownership of the property surrounding the clubhouse. He explained that District Counsel had consulted him in regards to the original bond issue and inquired if the funds included recreational amenities and a specific description of the recreational amenities. Mr. Lombardo stated that, per the survey issue, the clubhouse property is described as part of the golf course parcel. He explained that the bond issue included a summary of estimated construction costs completed. Mr. Lombardo explained that the majority of the construction was performed by his firm, with the exception of the recreational portion which was constructed by Mr. Loiacano's office. He indicated that a foot note on the recreational portion of the construction cost estimate noted the recreational amenities of a pool, a pool house and two tennis courts.

- C. District Manager
Mr. Staszko stated that the current Financial Statements are located behind tab 4. He stated that the Quarterly Investment Management Report is located behind tab 5. Mr. Agnelli asked why the collection agent fees were various amounts on the Financial Statements. Mr. Staszko explained that what is budgeted is under the current budget period, which represents per month a twelfth of the cost that is allocated. He explained to the Board that he has been consulting with the Accounting Department to possibly revise the manner in which the reporting has been shown.

A Board member asked the status of the Rules and Procedures for the District. Mr. Staszko explained that the Rules and Procedures were still in the advertising stage, and the Board will be conducting a public hearing at the next Board meeting. Mr. Rekow asked the District Counsel if the renting of the clubhouse for Jazzercise sessions needs to be advertised, per the Rules and Procedures for the District. There was a discussion regarding this issue. Mr. Staszko explained that a proper process and procedure should be set up indicating the rental fees, deposits and cleaning fees prior to the renting of the facility. Mr. Rekow asked Mr. Staszko to make a presentation at the next Board meeting outlining a process for the rental of the clubhouse.

Mr. Staszko explained that currently, the District does not own the building and provisions need to be made for the District to have control of the building prior to any rentals taking place. He explained that it may require a survey and preparation of a deed to put the clubhouse into the District's ownership, and at that time the District would secure additional insurance coverage.

SIXTH 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 was one audience member in attendance. Mr. Staszko asked if there were any questions from the audience.

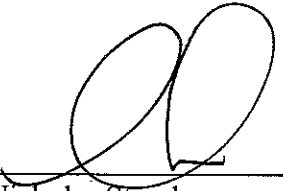
Mr. George Caldwell, Owl's Nest Terrace, asked if the rental of the Clubhouse pertained only to residents of the community. Mr. Agnelli stated that the rental of the Clubhouse would pertain only to residents of the community. Mr. Caldwell expressed his appreciation for the community and the services that the District provides. Mr. Staszko asked if there were any Supervisor comments or requests. There were none.

SEVENTH ORDER OF BUSINESS

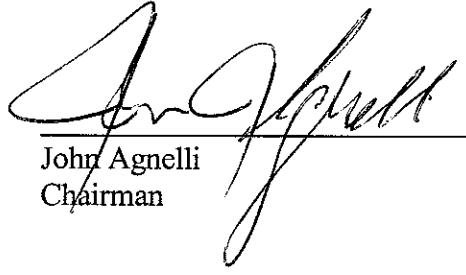
Adjournment

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.



Nicholas Staszko
Secretary



John Agnelli
Chairman