

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, May 22, 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

Also present were:

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

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 April 24, 2003**

Mr. Staszko stated that the first item for consideration is the minutes of the Board of Supervisors' meeting on April 24, 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. Pufta, seconded by Mr. Agnelli, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on April 24, 2003 for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2003-08**

Mr. Staszko stated that the next item on the agenda is the consideration of Authorization to Disburse District Funds 2003-08 (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. Hearing and seeing none, he asked for a motion to approve.

<p>On a MOTION by Mr. Rekow, seconded by Mr. Agnelli, with all in favor, the Board approved the Authorization to Disburse District Funds 2003-08 for Tara Community Development District 1.</p>

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2003/2004
Proposed Budget and Consideration of
Resolution 2003-12, Adopting Proposed
Budget**

Mr. Staszko stated that the next item on the agenda is the consideration of the Fiscal Year 2003/2004 Proposed Budget (under separate cover) and the consideration of Resolution 2003-12, Adopting Proposed Budget (located behind tab 3). He explained that under the administrative category area, there is a proposed increase from \$4,000 to \$4,500 under the Recording Secretary item. Mr. Staszko explained that there is an increase under the Accounting line item (from \$9,000 to \$12,000) pertaining to additional auditing and financial reporting as required by government statutes (GASBY 34 Requirements). He stated that there is a proposal to increase the auditing services (performed by Stuart Angelo Company, P.A.) from \$7,500 to \$9,000. Mr. Staszko stated that there will be increases for the line items of insurance, field operations and computer software upgrades. These are required in order to perform the necessary tasks needed to comply with GASBY requirements. Mr. Agnelli asked what the total amount of the computer software will be. Mr. Staszko explained that the software upgrade is being divided among the Districts; therefore, the entire cost is not being charged to just one District. Mr. Agnelli asked the definition of "capital outlay" listed on the proposed budget. Mr. Staszko explained that "capital outlay" is a line item that is utilized to make capital purchases.

Mr. Agnelli asked Ms. Hall a question regarding her fee. Ms. Hall explained that her fee is different than Ms. Petruff's fee. There was a discussion regarding the types of legal documentation and fees that are in process. Mr. Staszko explained that there is an increase for District Counsel fees in the proposed budget. Mr. Agnelli asked the items covered under the category of "Rental and Leases". Mr. Staszko explained that it includes the office space for the District office, equipment leases and supplies. Mr. Agnelli stated that the District Manager fee increased by \$1,000.00. Mr. Staszko asked if there were any questions.

Mr. Staszko explained that the proposed budget, per statutory regulations, needs to be filed with the County 60 days prior to the holding of the public hearing to adopt the final budget. He explained that the budget can be altered and adjusted prior to the final adoption. Mr. Agnelli asked if there were any additional properties added to the District that may require additional landscaping and maintenance funds. Mr. Staszko stated that there were no new properties added to the District per his knowledge. There was a discussion regarding if the landscaping and maintenance funds allocated in the budget were sufficient for the operation and maintenance of the District.

Ms. Hall explained that she has researched when the transfer of ownership and control of the recreational facilities occurred. She explained that she could not find evidence of the specific time period when the ownership will be transferred to the District. Mr. Agnelli asked when the transfer of ownership will occur. Ms. Hall answered that she is uncertain when the transfer will occur. Mr. Agnelli asked when there will be another election for a new Board of Supervisors. Mr. Staszko stated that it will be in 2004. He asked if there were any further questions. Mr. Staszko asked for a motion to adopt the resolution and approve its filing for audit purposes.

On MOTION by Mr. Agnelli, seconded by Mr. Pufta, with all in favor, the Board adopted the Fiscal Year 2003/2004 Proposed Budget and Approved Resolution 2003-12, setting the Public Hearing for July 24, 2003 at 1:00 p.m. for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure and Consideration of Resolution 2003-13, Adopting Rules of Procedure

Mr. Staszko stated that the next item on the agenda is the public hearing on Rules of Procedure and Consideration of Resolution 2003-13, Adopting Rules of Procedure (under separate cover). Ms. Hall explained that the Rules of Procedure were based upon the model of the Uniform Rules of Procedure and were altered to fit this District. She explained that most of the rules are standard rules. Mr. Staszko asked for a motion to open the public hearing.

On MOTION by Mr. Agnelli, seconded by Mr. Agnelli, with all in favor, the Board opened the Public Hearing on Rules of Procedure for Tara Community Development District 1.

Mr. Staszko asked if there were any public comments regarding the Rules of Procedure. There were none. He asked for a motion to close the public hearing.

On MOTION by Mr. Agnelli, seconded by Mr. Pufta, with all in favor, the Board closed the Public Hearing on Rules of Procedure for Tara Community Development District 1.

On MOTION by Mr. Rekow, seconded by Mr. Agnelli, with all in favor, the Board approved Resolution 2003-13, Adopting Rules of Procedure for Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hall stated that she is currently drafting pool rules and policies. She distributed a preliminary draft to the Board, which included a proposed fee structure for daily and annual recreational facility user fees and tennis court rental fees. Mr. Staszko stated that the fee for non-resident usage is comparable with recreational fees associated with other Districts.

Mr. Agnelli asked where a non-resident would go to pay the fees for use of the recreational facilities. Ms. Hall explained that she was uncertain who will be the administrator of the recreational facility fees and where the administrator will be located. Mr. Staszko proposed that there would be an application process which may possibly be managed by the golf course personnel. The payment would be forwarded to the District office. Ms. Hall explained that currently only an annual fee is being offered.

Mr. Staszko explained that, per advice from Bond Counsel, it was recommended that a daily fee be offered similar to the fee structure offered in municipal recreational facilities. He explained that the proposed fee is \$20.00 per day. Mr. Staszko explained that there are no legal requirements that indicate that the facilities be advertised for usage to people who reside outside the District. He further explained that because bonds were utilized for the establishment of the District, the District is designated as public property.

Mr. Agnelli proposed that the fees be paid at the District Office. Mr. Staszko stated that the District Office can be established as the administrator of the recreational facility fees, and this will be stated in the facility rules.

Mr. Agnelli expressed his concern regarding granting renters the exclusive use of the Clubhouse or Recreational Facilities during the rental period. There was a discussion regarding the proper handling of exclusive events utilizing the recreational facilities.

Mr. Agnelli proposed a cleaning fee for the use of the recreational facilities. Mr. Staszko stated that it is proposed that a \$50.00 fee be charged for the rental of the recreational facilities. Mr. Agnelli suggested an additional fee for cleaning. There was a discussion regarding the best method to include a cleaning fee and a security deposit.

Mr. Staszko explained that some Districts have prohibited the use of the recreational facilities for holiday weekends. Ms. Hall stated that prohibiting renting of the recreational facilities for holiday weekends is stated within the Facility Rules and Fees. There was a discussion regarding the exclusion of holiday weekends for reserved parties to be held at the recreational facilities. Ms. Hall proposed adding either holiday exclusion to the Facility Rules or adding a blanket statement indicating that the District has the right to close or refuse the rental of the recreational facilities.

Mr. Staszko proposed that the fee structure for the recreational facilities be revised to include a \$200.00 combined fee that will include both cleaning and rental fees.

Ms. Hall explained that the rule pertaining to the prohibition of glass within the clubhouse may deter individuals who desire to hold wine and cheese parties or other functions. Mr. Staszko explained that other Districts have similar rules prohibiting glass around the pool area and Clubhouse. He proposed that glass should not be permitted in the pool area or the Clubhouse. There was a discussion regarding if glass should be permitted in the Clubhouse or pool area.

Ms. Hall asked if renters of the Clubhouse would have access to the restrooms. Mr. Staszko explained that there are separate rest rooms available for the renters of the Clubhouse.

Ms. Hall referred to Rule #23, which pertains to the prohibition of food at least 10 feet from the pool. She explained that the initial rule prohibited food from the pool area entirely.

Ms. Hall explained that she will research statutory health regulations and verify if there is a specific law pertaining to the prohibition of food near a pool area.

Mr. Staszko recommended to the Board that a revised draft of the Facility Rules and Fees be processed and brought to the Board at a later date for approval and possible revisions. Ms. Hall stated that she will revise the fee structure and redraft the fee agreement.

Mr. Rekow asked a question regarding Rule #27, which pertains to the use of roller blades and skateboards within the District. He asked if the prohibition of the use of roller blades and skateboards could be made to encompass the recreational area of the District. Ms. Hall explained that the tennis court area is predominantly utilized by roller bladders and skateboarders. She stated that she can add the prohibition of roller blades and skateboards within this area to the rules. There was a discussion regarding prohibiting motor scooters and roller blading on the sidewalks within the District. There was a proposal to post signage to prohibiting these activities in the recreational area of the District.

Ms. Hall asked if there were any other recommendations or changes to the Facility Rules. A Board member stated that the annual non-resident fee is \$345.00.

Ms. Hall asked where guests will register for the use of the recreational facilities. She explained that a resident is permitted to bring three guests. There was a discussion regarding the registering of guests for recreational facility usage. There was agreement among the Board members to not require the registration of guests.

Ms. Hall stated that she enclosed Mr. Staszko's name and contact number on the Facility Rules for contact in the case of an emergency pertaining to the recreational facilities.

B. District Engineer

Mr. Lombardo asked if a motion was given to approve the budget. Mr. Staszko stated there was a motion to approve. Mr. Lombardo stated that he did not have anything further to present to the Board.

C. District Manager

Mr. Staszko stated that the current Financial Statements are located behind tab 5. He explained that the Financial Statements for the upcoming year will be in a format (similar to the local government) that will show the budgeted item, the money spent within that category currently, the total amount expended and the total amount remaining.

SEVENTH 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. Agnelli asked if there were any questions from the audience.

Mr. Tim Lenz, a resident of 6611 Pinecrest Court, stated that he agreed with the charging of a security deposit for the rental of the Clubhouse. He proposed the increase of the security deposit amount. He asked if residents would need to come to the District Office to register for the use of the Clubhouse. Mr. Staszko stated that only non-residents would be required to come to the District Office for registration to rent the recreational facilities. He explained that residents would not be charged a fee for the rental of the recreational facilities.

Mr. Lenz asked if the landscaping in the area across the street from the entrance to Cypress Strand was completed. Mr. Agnelli explained that the initial planting design allowed for the vines planted on the trellises to overflow and cover more area; however, due to frost some of the plantings had died.

Mr. Lenz asked who controls the local community area (the HOA). Mr. Agnelli explained that he needs to contact the Tara Country Club for information. Mr. Lenz explained that he had concerns that the Tara Country Club monopolizes Channel 11, and he asked who to contact regarding placing homeowner information on Channel 11. He was referred to the Tara Country Club for information regarding the program schedule of Channel 11.

Mr. Lenz asked if there were any plans to alleviate noise within the District pertaining to the area next to the interstate. Mr. Agnelli explained that it is desired to provide more noise abatement; however, that area is located within a conservation area and there is a significant amount of water. He explained that there were plants placed back there in an effort to abate the noise.

Mr. Staszko asked if there were any Supervisor comments or requests.

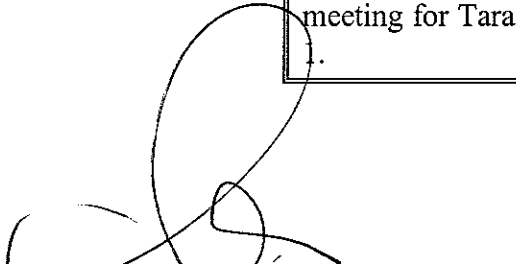
Mr. Agnelli asked what the total number of residential units was within the District. Mr. Staszko stated it was approximately 561 lots. He explained that the last assessment roll that was performed included 561 lots that may have included condominiums. Mr. Lombardo disagreed with the number of lots stated. He stated that 521 single family lots have been permitted. There was a discussion regarding the total number of lots. Mr. Staszko explained that, per the assessment roll, the records indicate that there are 561 units that have been platted which include single family and multi-family units. There was a discussion regarding the number of units. He asked if there were any other Supervisor requests. There were none.

EIGHTH ORDER OF BUSINESS

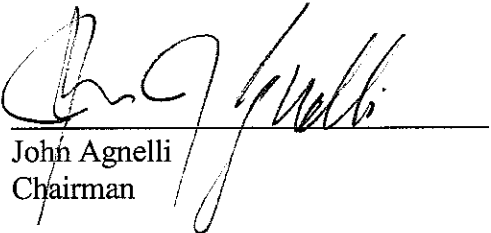
Adjournment

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. Rekow, seconded by Mr. Agnelli, with all in favor, the Board adjourned the meeting for Tara Community Development District



Nicholas Staszko
Secretary



John Agnelli
Chairman