

**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, June 26, 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,<br/>Petruff &amp; St. Paul</b> |
| Bob Lombardo     | <b>District Engineer, Lombardo, Skipper &amp; Foley</b>                     |
| Bill Low         | <b>Homeowner</b>  |

**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 May 22, 2003**

Mr. Staszko stated that the first item on the agenda is to consider the minutes of the Board of Supervisors' meeting on May 22, 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.

|   |
|---|
| <p>On a MOTION by Mr. Rekow, seconded by Mr. Pufta, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on May 22, 2003 for Tara Community Development District 1.</p> |
|---|

**THIRD ORDER OF BUSINESS**

**Consideration of Authorization to  
Disburse District Funds 2003-09**

Mr. Staszko stated that the next item on the agenda is the consideration of the Authorization to Disburse District Funds 2003-09 (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.

On a MOTION by Mr. Westerman, seconded by Mr. Agnelli, with all in favor, the Board approved the Authorization to Disburse District Funds 2003-09 for Tara Community Development District 1.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Ms. Petruff stated that there have been revisions to the recreational facilities rules and the corresponding resolution. The revisions were distributed to the Board. Ms. Petruff explained that tennis court policies were added to the recreational facility rules.

Ms. Petruff asked the board for clarification between the terms non-property owners and non-residents that were listed on the recreational facility rules. She explained that there are individuals living within the District that are renters. Ms. Petruff asked the Board if non-property owners will be charged a user fee or if they will receive the same benefits as a property owner. Mr. Agnelli stated in his opinion, that renters of property that reside in the District should receive the same benefits as a resident who owns property.

Mr. Agnelli stated that the employees of the country club are currently managing the clubhouse facility. He stated that he has asked the manager to provide a proposal for management of the facility based on a contract with the District. Mr. Agnelli asked whether the contract pertaining to the country club could be authorized by him or if it needs to be reviewed by District Counsel before approval. Ms. Petruff recommended that the contract be reviewed by District Counsel prior to approval. Mr. Staszko stated that the contract could not be authorized on behalf of the District at this time, because the country club has not been deeded to the District. Mr. Agnelli explained that the ownership of the country club will be transferred to the District in the near future.

Ms. Petruff recommended that the section of the recreational rules be revised to include the contact number for the clubhouse. She stated that the revision of the recreational facility rules and fees will specify that non-residents interested in utilizing the recreational facilities are required to contact the District office in order to register and pay any associated user fees.

Mr. Agnelli asked a question why aluminum cans and snorkels are prohibited in the pool area. Mr. Staszko explained that snorkels and aluminum cans are prohibited as a precautionary measure, due to the fact that they could become a projectile. There was a discussion regarding the procedure for closing the pool due to inclement weather conditions (such as lightening). Ms. Petruff explained that someone should be responsible for placing signage stating that the pool is closed for such conditions.

Ms. Petruff asked whether the Board members received the Financial Disclosure Form 1 from the District Office. Several Board members stated they have not received the Financial Disclosure Form 1. Ms. Petruff explained that the District Office should have submitted the names of the Supervisors to the Manatee County Supervisor of Elections. Upon receipt of this list, they will mail out the forms to the Supervisors. Mr. Staszko stated that he will forward the information to the Manatee County Supervisor of Elections for the District.

B. District Engineer  
No report.

C. District Manager  
Mr. Staszko distributed the Financial Statements to the Board. He asked if there were any questions.

A Board member asked if the \$8,645,00 amount listed was the total debt for the District. Mr. Staszko stated that the amount is the total debt for the District. The Board member asked if there were two series of bonds for the District. Mr. Staszko explained that there are usually two bond series, short term and long term. The Board member asked what the total debt owed is for the short term bond issue. Mr. Staszko explained that the short term bond amount is not on the Financial Statements due to the fact that it is paid off as a function of lot closings. Mr. Staszko stated that he will verify the total amount of short term bond debt for the District and notify the Board member at a later date.

**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. There were several members of the audience in attendance. Mr. Staszko asked if there were any comments from the audience.

Mr. Low, a resident of 7123 Cedar Hollow, asked whether the clubhouse was part of the District. Mr. Staszko explained that the clubhouse will be transferred to the District in the near future. Mr. Low asked what happens to the proceeds of the clubhouse rentals. Mr. Agnelli explained that the charges for the clubhouse rental are utilized to defray the cost of electricity and the cleaning of the clubhouse after the renter usage. Mr. Low expressed his concern regarding the cost of operation and maintenance of the clubhouse. Mr. Agnelli explained that the maintenance and operation of the clubhouse is allotted in the operation and maintenance portion of the budget.

Mr. Bob Singer, a resident of 7603 Sweetbay Circle, asked if there will be signs placed by the pool with the pool rules listed. Mr. Terry Wyxam, a resident of 6310 Grand Oak Circle, asked for a copy of the recreational facilities rules. A copy was distributed to the resident.

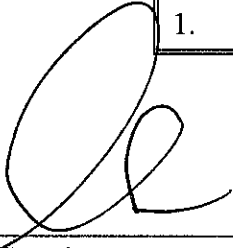
Mr. Staszko asked if there were any further comments from the audience. There were none. He asked if there were any Supervisor requests. Ms. Petruff asked the Board if the fee for the tennis courts should be a daily rate or an hourly rate. A \$20.00 per day rate was confirmed by the Board. Ms. Petruff asked the Board to verify that the current non-resident user fee is \$345.22 per year with a \$20.00 daily fee pertaining to the pool and the clubhouse. She asked if the tennis courts would be available to non-residents for a private event. Mr. Agnelli stated that the tennis court fees should remain as part of the current recreational fee structure. Mr. Staszko asked if there were any further Supervisor requests. There were none.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

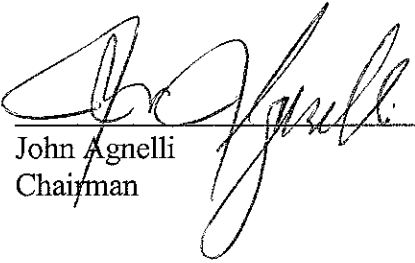
Mr. Staszko stated that there were no other agenda items to come before the Board and asked for a motion to adjourn.

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



---

Nicholas Staszko  
Secretary



---

John Agnelli  
Chairman