

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, July 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
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	District Engineer, Lombardo, Skipper & Foley
Brian Lamb	District Staff, Rizzetta & Company, Inc.
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 June 26, 2003**

Mr. Staszko stated that the first item on the agenda is to consider the minutes of the Board of Supervisors' meeting on June 26, 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. Westerman, seconded by Mr. Rekow, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on June 26, 2003 for Tara Community Development District 1.</p>
--

THIRD ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2003-10**

Mr. Staszko stated that the next item on the agenda is the consideration of the Authorization to Disburse District Funds 2003-10 (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. Rekow, seconded by Mr. Agnelli, with all in favor, the Board approved the Authorization to Disburse District Funds 2003-10 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2003/2004
Budget and Consideration of Resolution
2003-14, Adopting Budget**

Mr. Staszko stated that the next item on the agenda is the public hearing on the fiscal year 2003/2004 budget and consideration of Resolution 2003-14, Adopting Budget (located behind tab 3). He asked for a motion to open the public hearing.

On a MOTION by Mr. Agnelli, seconded by Mr. Westerman, with all in favor, the Board opened the public hearing on Fiscal Year 2003/2004 Budget for Tara Community Development District 1.

Mr. Staszko asked if there was anyone in the audience who wished to present public testimony. There was none, so he asked for a motion to close the public hearing.

On a MOTION by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board closed the public hearing on Fiscal Year 2003/2004 Budget for Tara Community Development District 1.

Mr. Staszko asked if there were any questions from the Board. Mr. Agnelli requested a copy of last year's budget to be sent to him and the Board.

On a MOTION by Mr. Agnelli, seconded by Mr. Westerman, with all in favor, the Board approved Resolution 2003-14, adopting the Fiscal Year 2003/2004 operating budget for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hall stated that there have been further revisions to the facility rules. She stated that the final draft will be presented at the next meeting for the Board's consideration and adoption. Ms. Hall stated that there is a draft of an Operating Agreement pertaining to the administration of the club facilities which will be available for consideration and adoption at the next meeting. She explained that there is an issue pertaining to the Operating Agreement in regards to the date the agreement becomes effective (if it should be effective when the club facilities are under District ownership or if it should be effective upon approval). Mr. Agnelli requested to have a copy of the facilities rules and the Operating Agreement for review. Mr. Staszko recommended that the Board review the Operating Agreement and facility rules at the next meeting and consider adopting them at that time.

B. District Engineer

No report.

C. District Manager

Mr. Staszko stated that the Financial Statements are located behind tab 4. Mr. Agnelli asked why the assessment revenue amounts have decreased. Mr. Staszko explained that the assessment revenue amounts may appear to have decreased due to a transition period when funds have been collected and transfers have occurred to the county. Mr. Agnelli asked if the variance in the amount of collection fees is due to the same occurrence. Mr. Staszko confirmed that the variance in collection fees is due to the transition of funds. Mr. Agnelli asked what the amount pertaining to the Physical and Environmental improvements under the Capital Projects Fund pertains to. Mr. Staszko stated that the Physical and Environmental improvements pertains to storm water maintenance.

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 were several members of the audience in attendance.

Mr. Staszko asked if there were any comments from the audience.

Mr. George Caldwell, a resident of 7022 Alsace Terrace asked a question regarding deed restrictions. Mr. Staszko explained that deed restrictions are under the jurisdiction of the Homeowners Association and the resident would need to direct his request to the HOA.

Mr. Dickerson, a resident, asked what services the CDD management handles. Mr. Staszko explained that they manage the infrastructure of the District. The Homeowners Association manages the deed restrictions and has the authority to administer the restrictions.

Mr. Tim Lenz, a resident, stated that there is an HOA for the multi-family areas; however, there is not an HOA for the single family residents. Mr. Agnelli explained that there is a master association and there are condominium associations. He explained further details regarding the formation of HOAs and details pertaining to the District regarding HOAs.

Mr. Agnelli stated that there have been several complaints regarding the algae in the ponds. He stated that the pond maintenance service technicians continually service the pond. Mr. Agnelli explained that there are strict regulations regarding the treatment of the ponds. Mr. Lombardo explained that there are monitoring sites within the District which monitor the water quality.

Ms. Shirley Moore, a resident, asked who is responsible for constructing additional amenities to the District. Mr. Staszko explained that the process for adding amenities or structures to the District would involve a sufficient number of residents approaching the Board with a proposal. The Board would then research the cost of the construction and determine if there are sufficient funds to cover the costs. Mr. Agnelli explained that he has presented a proposal to the residents in the single family homes to raise the assessment rates on the remaining lots so that an exercise club could be constructed. He explained that this issue has not been resolved.

Ms. Elaine Conner asked when the ownership of the club facilities will be transferred to the District. Mr. Staszko explained that there will be a public hearing pertaining to the transferring of the club facilities and the adoption of the club facility rules. The public hearing will be publicly noticed in the local newspaper. The resident asked to receive a copy of the advertisement when available.

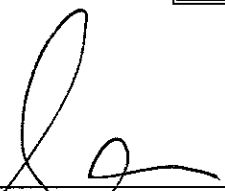
Mr. Staszko asked if there were any Supervisor requests. There were none.

SEVENTH ORDER OF BUSINESS

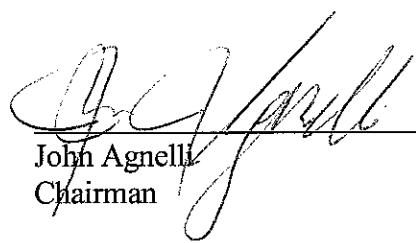
Adjournment

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



Nicholas Staszko
Secretary



John Agnelli
Chairman