

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, August 28, 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
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 Homeowners	District Engineer, Lombardo, Skipper & Foley

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 July 24, 2003**

Mr. Staszko stated that the first item on the agenda is to consider the minutes of the Board of Supervisors' meeting on July 24, 2003 (behind tab 1). He asked if there were any additions, deletions or corrections to the minutes. Mr. Staszko stated that on page 4 it states that a public hearing will be held pertaining to the transferring of club facilities. He stated that this information is incorrect; a public hearing will only be held on facility rules. Hearing and seeing no other comments, Mr. Staszko 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 July 24, 2003 for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

Consideration of Authorization to Disburse District Funds 2003-11

Mr. Staszko stated that the next item on the agenda is the consideration of the Authorization to Disburse District Funds 2003-11 (located behind tab 2). The disbursement consists of invoices for standard contractual obligations 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. Westerman, with all in favor, the Board approved the Authorization to Disburse District Funds 2003-11 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2001/2002 Audited Financial Statements

Mr. Staszko stated that the next item on the agenda is the consideration of the fiscal year 2001/2002 audited financial statements (distributed to the Board). Mr. Staszko stated that an independent firm, Stuart Angelo and Company, performed the audit. He asked if there were any questions. There were none.

On a MOTION by Mr. Agnelli, seconded by Mr. Westerman, with all in favor, the Board accepted the fiscal year 2001/2002 audited financial statements for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager
Mr. Staszko distributed copies of the club facilities operating agreement and facility rules, which have been discussed at prior meetings. These items are in final form. The fees for non-resident users are based on the current O&M assessment level, plus a 20% service charge. He asked if there were any questions. Mr. Agnelli asked if the Developer should be setting the rules, rather than the Board, since the Developer still owns the facilities. Mr. Staszko stated that the rules being set by the Board would not become effective until the facilities actually become the District's property. Ms. Hall confirmed this comment.

Mr. Staszko stated that when the District takes ownership of the club facilities, the distributed operating agreement would be used to contract the Preserve Golf Club to operate the facilities. Mr. Agnelli stated that the golf club is operational and has been providing this service for some time. Ms. Hall stated that the operating agreement is still in draft form and does not identify the compensation for the operation of the facilities. Mr. Staszko stated that a public hearing would be scheduled once the actual transfer of facilities occurs.

Mr. George Colwell (resident) asked if the pool operating hours are for the entire community. He stated that 10:00 a.m. may not be acceptable to many residents who would like to use the facilities earlier. Another resident stated that at the last meeting it was stated that a public hearing on these rules would occur today. Mr. Staszko stated that a public hearing has not yet been scheduled, as the Board is not ready to implement the rules. The resident stated that he had some comments to make on the rules. Mr. Agnelli asked that the resident meet with him after the meeting to discuss any items of concern. Mr. Agnelli stated that the Board might want to consider changing the operating hours of the pool to "from dawn to dusk". Ms. Hall stated that, prior to the final adoption of these policies, a public hearing will be publicly noticed two weeks prior to the public hearing being held.

Mr. Staszko stated that the Financial Statements are located behind tab 3.

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. He asked if there were any comments from the audience. There were none. Mr. Staszko asked if there were any Supervisor requests. There were none.

SEVENTH ORDER OF BUSINESS

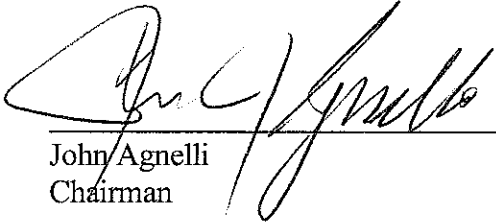
Adjournment

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



Nicholas Staszko
Secretary



John Agnelli
Chairman