

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, September 25, 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:

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| 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:

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| Nicholas Staszko | District Manager, Rizzetta & Company, Inc. |
| Patricia Petruff | District Counsel, Dye, Deitrich, Prather, Petruff & St. Paul |

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 August 28, 2003**

Mr. Staszko stated that the first item on the agenda is to consider the minutes of the Board of Supervisors' meeting on August 28, 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.

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| <p>On a MOTION by Mr. Agnelli, seconded by Mr. Westerman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on August 28, 2003 for Tara Community Development District 1.</p> |
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THIRD ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2003-12**

Mr. Staszko stated that the next item on the agenda is the consideration of the Authorization to Disburse District Funds 2003-12 (located behind tab 2). The disbursement consists of invoices for standard contractual obligations and management fees. Mr. Staszko asked if there were any questions. Mr. Agnelli asked why there were two invoices from Rizzetta & Company. Mr. Staszko pointed out that one invoice is for the collection agent, while the other is for District Management. Hearing and seeing no other questions, 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 Authorization to Disburse District Funds 2003-12 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2003-16,
Adopting Fiscal Year 2003/2004 Meeting
Schedule**

Mr. Staszko stated that the next item on the agenda is the consideration of Resolution 2003-16, adopting the meeting schedule for fiscal year 2003/2004 (behind tab 3). He stated that the proposed schedule maintains the same format currently being used (meeting on the fourth Thursday of each month); however, due to the conflict with the Thanksgiving and Christmas holidays, this schedule would not apply to November and December. Staff recommends that a meeting be held early in December to address the business for the months of November and December. He noted that the exhibit identifying the meeting dates erroneously states that the meetings will be held at 1:30 p.m.; the meetings would be held at 1:00 p.m. He stated that the exhibit will be corrected. There were no objections by the Board, so Mr. Staszko asked for a motion to approve the meeting schedule.

On a MOTION by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board approved Resolution 2003-16, adopting the fiscal year 2003/2004 meeting schedule (as corrected) for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Not present.

- C. District Manager
Mr. Staszko stated that the current financial statements are located behind tab 4. He also reviewed some proposed administrative and accounting policy changes (recap located behind tab 5). Essentially, the policy changes would provide the Board a tentative agenda two weeks prior to the meeting via email, as well as the actual agenda. The memo also outlines policies for the distribution of invoice documentation to the Chairman only. Other members of the Board and Staff will simply receive the invoice summary. He also stated that a request for funding from the Developer (when applicable) will be mailed at the same time as the agenda packet, to aid in paying the invoices in a timely manner. He asked if there were any questions or objections. There were none.

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 members of the audience in attendance. He asked if there were any comments from the audience. A resident asked about the operating hours of the pool. Mr. Agnelli stated that the posted time of operation is dawn to dusk. There have been several calls received regarding this policy, but the policy has not been changed.

Another resident asked for clarification on rental of the facilities to the public. Ms. Petruff stated that, once the ownership of the facility is transferred to the District, it becomes a public building because the District is a unit of special-purpose government. The Board is given the authority to establish rules, which define the circumstances the public would be allowed to use the facilities. Most public facilities provide for the collection of a rental fee and a certificate of insurance for specific events. The draft of the proposed rules contained information regarding the circumstances by which residents could hold a private function in the District's facility; and under what circumstances a member of the general public may hold a private function in the facility. The resident asked if residents have the ability to decide whether or not the facilities should be available to the general public. Mr. Agnelli asked District Counsel if the fee structure could be established in a manner that the general public would not want to rent the facilities.

Ms. Petruff stated that the policy cannot be set up in a manner that may be determined discriminatory against the general public. She does not feel that the Board can absolutely prohibit members of the general public from renting the facility if residents are allowed to rent the facility.

Ms. Terrell, resident and salesperson for Homes by Towne, stated that she has been under the impression that the facilities were going to be for the use of homeowners and would eventually be controlled by the HOA. Ms. Petruff stated that the Board will eventually be comprised of residents and they will have the authority to make the rules and regulations governing the operation of the District's facilities; however, those rules and regulations must be consistent with the law. The actual control of the facilities would always be by the Board, not the HOA.

Another resident asked at what point the residents will begin controlling the Board. He also asked if the HOA dues being paid go to the District. Mr. Agnelli stated the HOA has an annual meeting and an architectural committee to enforce the rules and regulations of the deed restrictions. Mr. Staszko stated that the Florida Statutes define when the election process transfers to the general election and the Manatee County Supervisor of Elections will notify the District when the conditions have been met for this transition to occur.

A resident asked whose responsibility it is to maintain vacant parcels that have not been sold. Mr. Agnelli stated that, once the lots have been sold to the homebuilders, it becomes the responsibility of the homebuilder.

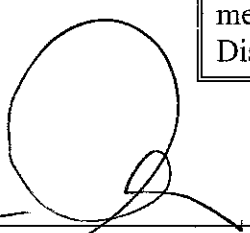
There were no other comments, so Mr. Staszko asked if there were any Supervisor requests. Mr. Agnelli asked that the agenda be emailed to him so that he may post it on the community website. There were no other comments.

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. Rekow, 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