

MINUTES OF MEETING

**TARA
COMMUNITY DEVELOPMENT DISTRICT 1**

The regular meeting of the Board of Supervisors of Tara Community Development District 1 was held **Thursday, April 25, 2002 at 1:05 p.m.** at The Community Bank, located at 6000 State Road 70 East, Manatee County, Bradenton, Florida 34203.

Present and constituting a quorum were the following:

Matt Loiacano	Board Supervisor, Chairman
Dave Rekow	Board Supervisor, Assistant Secretary
Wayne Westerman	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager, Rizzetta & Company
Dave Deitrich	District Counsel, Dye, Deitrich, Prather, Petruff & St. Paul
Mike Blackrick	District Engineer, Lombardo, Skipper & Foley
Various Homeowners	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Williams called the meeting to order.

SECOND ORDER OF BUSINESS

Consideration of Replacement Supervisor

Mr. Williams stated that the first order of business was the consideration of a replacement supervisor. He asked if the Board had any names for consideration. A Supervisor stated that there were no names at this time. Mr. Williams stated that they will hold this issue until next month.

THIRD ORDER OF BUSINESS

**Consideration of Meeting Minutes
of the Board of Supervisors' Meeting on
February 28, 2002**

Mr. Williams stated that the next order of business is the consideration of the minutes of the Board of Supervisors' meeting on February 28, 2002 (previously distributed). Mr. Williams asked if there were any additions, deletions or corrections to the minutes. Hearing and seeing none, he asked for a motion to approve the minutes.

On a Motion by Mr. Rekow, seconded by Mr. Westerman, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting on February 28, 2002 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Authorizations to
Disburse District Funds 02-06 and 02-07**

Mr. Williams stated that the next item for discussion is the consideration of Authorizations to Disburse District Funds 02-06 (previously distributed) and 02-07 (located behind tab 1). Mr. Williams asked if there were any questions. Hearing and seeing none, Mr. Williams asked for a motion to approve.

On a MOTION by Mr. Loiacano, seconded by Mr. Westerman, with all in favor, the Board approved Authorizations to Disburse District Funds 02-06 and 02-07 for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

Consideration of Construction Requisitions

Mr. Williams stated that there were no construction requisitions for approval at this time.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Deitrich asked if the District was up to date on the filing of dedications. A member of the Board stated that the District is current on its filings.
- B. District Engineer
No report.
- C. District Manager
Mr. Williams stated that the Quarterly Investment Management Report is located behind tab 3. Mr. Williams also stated that a copy of the proposed budget for fiscal year 2002-2003 has been distributed (under separate cover). The budget has been proposed in line with the current year budget and expenditures. He asked if there were any questions in regards to the proposed budget. There were none. He asked for a motion to approve the proposed budget and set the final hearing for July 25, 2002 at 1:00 p.m., concurrent with the Board of Supervisor's meeting.

On a MOTION by Mr. Westerman, seconded by Mr. Rekow, with all in favor, the Board approved the proposed 2002-2003 budget and set the final hearing for July 25, 2002 at 1:00 p.m., concurrent with Board of Supervisor's meeting for Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Williams stated that the next item on the Agenda is Supervisor Requests and Audience Comments. There were three residents from Cedar Hollow in attendance. Mr. Williams asked if there were any audience comments or concerns. A female audience member asked what dates the fiscal year included. Mr. Williams stated that the fiscal year runs from October 1, 2002 through September 30, 2003. She further questioned who actually developed the budget. Mr. Williams stated that the budget is normally prepared by District management. She further wanted to know what the District is responsible for and what the Homeowners' Association is responsible for. Mr. Loiacano stated that the

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District is responsible for the operation and maintenance of common areas. This area begins at intersection of Tara Preserve Lane and Tara Boulevard and continues to encompass all of the preserve (approximately 548 acres). The District's responsibilities include irrigation and landscaping of the common areas, any necessary lake maintenance, easements and street lighting within the said area. The Homeowners' Association is responsible for the maintenance, landscaping, irrigation and lake maintenance within Phase 1, Tara Golf and Country Club area. The cost of maintenance for the common area near the elementary school is shared between Tara Golf and Country Club residents and the Preserve residents. The Association also takes care of street lighting agreements with Florida Power and Light within their boundaries and negotiates the bulk cable agreement. She further asked who funds the budget and if the money received increases with the addition of homeowners. Mr. Williams stated that yearly assessments are based on each lot, not based on the number of homeowners. If a lot is vacant, the assessment is paid by the developer. Another female audience member questioned whether tree replacement expenses were paid by the developer or the District. Mr. Williams stated that most of the current tree replacements have been made under contractual warranty by the developer; however, these costs will eventually be turned over completely to the District and will need to be budgeted appropriately. A male audience member asked if the Board of Supervisor's meetings could be scheduled in the evenings. Mr. Williams stated that because Board members are paid individuals (just as other public officials), the meetings normally take place during business hours; however, meetings are sometimes held in the evenings to allow for working audience members to participate. Mr. Williams asked if there were any additional audience concerns. There were none. Mr. Williams asked if there were any Supervisor requests or comments. There were none.

EIGHTH ORDER OF BUSINESS

Adjournment

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



Pete Williams
Secretary



Matt Loiacano
Chairman