

TARA COMMUNITY DEVELOPMENT DISTRICT 1

DISTRICT OFFICE · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

TARA COMMUNITY DEVELOPMENT DISTRICT 1

**BOARD OF SUPERVISORS
MARCH 18, 2015**

TARA COMMUNITY DEVELOPMENT DISTRICT 1

AGENDA

MARCH 18, 2015 at 9:00 a.m.

The Tara Community Center, 7340 Tara Preserve Lane, Bradenton, FL 34203.

District Board of Supervisors

John Schmidt	Chairman
Dan Powers	Vice Chairman
Joseph Mojica	Board Supervisor
Beth Bond	Board Supervisor
Mike Dyer	Board Supervisor

District Manager

Matthew Huber	Rizzetta & Company, Inc
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District Counsel

John Vericker	Straley & Robin
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District Engineer

Rick Schappacher	Schappacher Engineering, LLC
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All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **9:00 a.m.** with the first section which is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

TARA COMMUNITY DEVELOPMENT DISTRICT 1
DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FL 33614

March 10, 2015

Board of Supervisors
Tara Community
Development District 1

PLEDGE OF PUBLIC CONDUCT
WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER
WE WILL DIRECT ALL COMMENTS TO ISSUES
WE WILL AVOID PERSONAL ATTACKS

AGENDA

Dear Board Members:

The Policies & Fees workshop meeting of the Board of Supervisors of the Tara Community Development District 1 will be held on **Wednesday, March 18, 2015 at 9:00 a.m.**, at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPTION OF AGENDA**
- 4. DISCUSSION REGARDING POLICIES AND FEES FOR RESIDENT AND NON-RESIDENT USE OF DISTRICT FACILITIES TAB 1**
- 5. AUDIENCE COMMENTS**
- 6. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,

Matthew Huber

Matthew Huber
District Manager

Tab 1

RESOLUTION 2015-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
TARA COMMUNITY DEVELOPMENT DISTRICT 1
ADOPTING POLICIES AND A FEE SCHEDULE FOR
RESIDENT AND NON-RESIDENT USE OF DISTRICT
FACILITIES**

WHEREAS, the Tara Community Development District 1 (the “**District**”) is a local unit of special- purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of Tara Community Development District 1 (the “**Board**”) is authorized by section 190.035, Florida Statutes, to establish fees, rentals, and other charges for District facilities pursuant to Chapter 120, Florida Statutes;

WHEREAS, the Board is authorized by section 190.011 (5), Florida Statutes, to adopt resolutions necessary for the conduct of business of the District; and

WHEREAS, the Board held a public hearing on the ____ day of _____, 2015 to hear public comment on the policies and fee schedule for resident and non-resident use of District facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
TARA COMMUNITY DEVELOPMENT DISTRICT 1:**

Section 1. The Board of Supervisors hereby adopts the policies and fee schedule for resident and non-resident use of District facilities attached hereto as **Exhibit “A”**.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2015.

Attest:

**Tara Community Development
District 1**

By: _____

By: _____

Name: _____
Assistant Secretary

John Schmidt
Chair of the Board of Supervisors

**Tara Community Development District No. 1
Community Center
Policies and Rental and User Fees**

Rental Fees: Rental Fees shall mean those fees, including applicable security deposits and cleaning fees, charged for the exclusive use of the District community center for private functions. (The District pool, tennis facilities, or any other area located outside of the District community center may not be rented for private functions).

User Fees: User Fees shall mean those fees charged, on an annual or daily basis, for the non-exclusive use of the District pool, community center, and tennis facilities.

Security Deposit: A refundable security deposit of \$100 shall be charged for all private rentals. Upon inspection by the District staff and the determination that there are no damages, the deposit will be fully refunded. The deposit will be fully refunded if the private function is cancelled due to inclement weather or emergency. However, deposits are non-refundable in the event that a private function is cancelled with less than forty-eight (48) hours notice.

Cleaning Fee: A non-refundable fee of \$100 shall be charged to cover the cost of cleaning the facility subsequent to its use for private functions if necessary.

District Residents
User fees do not apply. Residents who lease their property to another party will be deemed to have transferred his or her right to use the District pool, community center, and tennis facilities without payment of User Fees to the tenant for the term of the lease. During the term of the lease, the owner of the leased property will be required to pay User Fees for use of the District pool, community center, and tennis facilities unless the owner resides at another property within the District.
Non-Residents
User fees apply. The District shall charge User Fees to those individuals who do not reside within the District but wish to use the District Pool, community center and tennis facilities. Individuals who do not reside within the District may pay User Fees on an annual or a daily basis. Payment of User Fees shall entitle an individual and his or her immediate family to the non-exclusive use of the District pool, community center, and tennis facilities. Individuals wishing to register as non-resident users of the District pool, community center and tennis facilities should contact the District Manager at (813) 933-5571.

All fees and policies were approved by the Tara Community Development District No. 1 on _____ pursuant to Resolution 2015-##.

Resident and Community Organization Fees and Deposits	Fees and Deposits
Residents, government organizations, Tara and Preserve homeowner's associations, condominium associations, property owners' associations and community organizations with residents as members for free events that are open to residents of the District. (4 hour block of time)	No Fee (See cleaning fee above)
Residents that rent the District Community Center for private events. (4 hour block of time)	\$50.00 Rental Fee
Residents or such organizations who use the District Community Center on a regular basis for public events, as defined at the discretion of the District, must pay a refundable \$100.00 deposit, which will be used by the District only if cleaning or repairs are needed as a result of the resident's or organization's private function having been held. Costs for cleaning and repair over the \$100.00 deposit shall be billed to the resident or organization. (4 hour block of time)	\$100.00 Deposit
Non-Resident Fees	Fee
Deposit	\$100.00
Annual	\$1000.00
Daily	\$50.00
Rental Fee for District community center (4 hour block of time)	\$300.00

A complete listing of all regulations and fees is available at the District Community Center by contacting the CDD Field Manager. Friday, Saturday and Sunday evenings shall be reserved for use by individuals and or group parties. No organizations may reserve these evenings from 5:00 p.m. to 11:00 p.m. The CDD Field Manager may schedule organizations in these time slots if and only if no individuals or group parties have requested that evening. Additionally, if organizations have been scheduled for any one of these evenings and then an individual or group requests the Community Center for that evening, the organization must forego (give up) their claim on that evening, with no exception. Any organization, individual or renter (excluding official organizations such as the Master

Home Owner Association, Tara Community Development District No. 1, Condominium Association, Villa Landscape Association or their committees, etc.) shall not have the use of the Community Center if they cannot guarantee at least 8 participants in their meeting.

Tara Community Development District 1 Community Center Policies

1. The community center is for use by residents of Tara Community Development District I, their guests, non-resident members and renters.
2. Until such time as the District determines that staffing is appropriate, the community center shall remain closed unless reserved for a specific function.
3. The community center may not be used under any circumstances without the prior scheduling of the event with the field manager, and that the activity or rental is posted on the official calendar.
4. Parties wishing to make reservations for private and exclusive use of the community center, not-to-exceed 4 hours, shall contact the Field Manager no later than two (2) weeks preceding the date of the reservation requested. Reservations are taken in the order in which they are received. The community center may not be reserved on legal holidays or Saturdays before 5:00 p.m. Any illegal activities as defined by Florida statutes or Manatee County ordinances will not be permitted within any community facilities. All renters must be present during the entire time that they have rented the community center.
5. The following organizations may use the community center at no charge, but must return the community center to its original state of cleanliness and setup as they found it or pay a \$100 clean-up fee. Additionally they must advertise on community channel 196 as a public notice of their acceptance of any resident in their activity.
 - a. Daytime Bridge
 - b. Nighttime Bridge
 - c. Mahjong Group
 - d. Quilt Group
 - e. Card Night

(Use of the community center by these groups (a, b, c, d, and e) is dependent upon their maintaining at least 8 people in their activity on a continuing basis. If less than 8 people are regularly attending then that group's privilege will be revoked until that group is able to sustain 8 or more people per week.

6. All persons using the community center do so at their own risk.
7. Residents using the community center for the purpose of soliciting for money or offering a service for money, or having an option to solicit for money or a paid service at a later date must pay a \$50.00 rental fee for each meeting held in the community center.

8. Under no circumstances may a resident reserve the community center free of charge or at the \$50.00 charge and sublet the facility to a non-resident or non-resident organization. This rule applies to church organizations, charitable organizations, relatives, and friends.
9. Children under the age of 12 must be accompanied by an adult (18 years of age or older) at all times while in the community center.
10. Skateboards, in-line skates and similar equipment are not allowed in the community center at any time.
11. Furniture shall not be removed from the community center at any time.
12. After use of the community center, all equipment, furnishings, and property of the District shall be returned to its original location and condition.
13. The District is not responsible for items left on the premises. It shall be the responsibility of any party using the community center to remove food or other items from the community center.
14. All persons using the community center shall obey the Manatee County noise ordinances and the posted capacity limits of the facility as defined by the Manatee County Fire Marshall.
15. No animals except service dogs as provided by law shall be allowed in the community center without written authorization from the District Manager.
16. In accordance with the District's insurance policy, alcoholic beverages may not be sold in the community center. Renters must purchase any alcoholic beverages prior to the event, and the renter or their caterer may not sell the alcoholic beverages in the community center.
17. Caterers must add the District as an additional insured prior to the event and must provide the District with a copy of the insurance certificate.
18. Renters must abide by all applicable laws and regulations while using the community center.
19. Subject to review by the Board of Supervisors, the District Field Manager may suspend the privileges of any resident or guest to use the recreational facilities that violates these policies.

The District Field Manager may be contacted at (941) 756-2416.

**Tara Community Development District No. 1
Tennis Court Policies**

1. Tennis courts are for use by residents of Tara Community Development District 1, and non-resident permit holders. Guests are permitted only when accompanied by a resident. Guests are limited to three (3) guests per household.
2. No user activity except tennis is permitted on the courts. Skateboards, bicycles, roller skates, radio controlled cars, etc. are not permitted on the courts or walkways surrounding the courts. Anyone found violating this rule is subject to forfeiture of his or her right to use the courts.
3. No pets are permitted on the tennis courts.
4. No food or alcoholic beverages are permitted on the courts.
5. Children under the age of 12 must be accompanied by a parent or person 18 years or older at all times.
6. Tennis shoes must be worn on the courts. Shirts must be worn at all times.
7. Courts are available on a first-come, first-served basis. There are no advanced reservations. The "holding" or "saving" of courts is expressly prohibited when players are waiting. Play is limited to 1 1/2 hours.
8. Tennis may commence daily at dawn and may continue using lights until 9:00 PM
9. Players are required to observe tennis etiquette, as well as rules of good conduct on and around the courts.

The District Field Manager may be contacted at (941) 756-2416.

TARA COMMUNITY DEVELOPMENT DISTRICT 1
SWIMMING POOL AND SPA POLICIES & PROCEDURES

1. The community center pool is for use by residents and members of the Tara Community Development District 1 (the “**District**”)
2. The pool facilities are open from ½ hour after dawn and will close ½ hour before dusk.
3. All persons using the pool and spa facilities do so at their own risk.
4. Each household may bring up to six guests for use of the pool facilities.
5. Guests must be accompanied by a resident or member at all times.
6. Lifeguards will not be present at the pool facilities.
7. Adults over the age of eighteen must be present at all times to supervise the children under the age of sixteen in the pool.
8. Individuals under the age of sixteen must be accompanied by an adult over the age of eighteen at all times while using the pool facilities.
9. Children nine years old and under must have an adult over the age of eighteen in the pool with them at all times. Each adult can only supervise up to three children (under the age of nine) while in the pool.
10. Parents are responsible for ensuring that their children do not urinate or defecate in the pool. Infants and toddlers must wear swim diapers or swim pants that are form-fitting. (Rubber briefs must be placed over diapers).
11. The maximum bathing load in the pool is thirty persons.
12. Proper swimming attire must be worn while using the pool facilities. (Bathing suits only). No street clothes can be worn in the water.
13. Showering is mandatory before use of the pool facilities.
14. No running is allowed within the pool facilities and spa.
15. No diving is allowed.
16. No kickboards or buoys are allowed in the pool except for water wings, swim rings, or personal flotation devices (U.S. Coast Guard approved) or

swimming fins used by small children, unless deemed unsafe by the District Field Manager.

17. No rough housing, "chicken" fighting or horseplay is allowed in the swimming pool, or on the pool deck area.
18. Spitting or spouting of water is not allowed in the pool.
19. Except for service animals, no animals are allowed in the pool facilities.
20. No food, drink or smoking is allowed within ten feet of the pool edge(s), except for water in non-breakable containers.
21. No alcoholic beverages are allowed in the pool facilities.
22. No glass containers are allowed in the pool area.
23. No parties are allowed in the pool enclosure.
24. Radios brought to the pool shall be kept at reasonable volumes in consideration of others using the pool facilities.
25. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
26. No rollerblades/in-line skates, skateboards or the like in the pool area.
27. No use of profanity will be tolerated.
28. Call 911 in the event of an emergency.
29. All occupants of the pool enclosure must vacate the pool/spa and leave the area if lightning is observed or thunder is heard in the area.
30. The pool door must be kept locked at all times.
31. Residents or members without a key to the pool will not be allowed in the pool enclosure.
32. Persons within the confines of the enclosure must not allow residents or members in without a key to enter.
33. Renters within the District must make arrangements with the District Field Manager to obtain a key to the pool facilities.
34. Under no circumstances may anyone with a key have their key duplicated. Residents or members found with more than one key will lose their pool and spa privileges, pending review by the Board of Supervisors.

35. Any person found in violation of any rules or policies herein stated may be asked to leave the pool area immediately. Violations of the Rules will be subject to suspension as deemed appropriate by the Board of Supervisors.
36. Any persons using the pool facilities must follow the applicable rules and regulations of Manatee County and the State of Florida.
37. No illegal or unlawful activities may occur at the pool facilities.

ADDITIONAL RULES FOR THE SPA

38. All rules shown above also apply to the use of the spa.
39. No one under the age of six is allowed in the spa.
40. The maximum bathing load in the spa is eight persons.
41. Maximum use of the spa is fifteen minutes.

The District Field Manager may be contacted at (941) 756-2416.