
MINUTES OF MEETING

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

**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

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Tuesday, March 24, 2015 at 10:00 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

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

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Joe Kennedy	Accounting Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Rich Schappacher	District Engineer, Schappacher Engineering
Jim Kaluk	Field Manager
Steve Alicky	Representative, West Bay Landscape
Jeff Whaley	Representative, Aquatic Systems
Don Cyre	Representative, FPL

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Schmidt called the meeting to order and asked Mr. Huber to conduct roll call. Mr. Huber proceeded to perform the roll call. The Board recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Presentation by Florida Power & Light

Mr. Cyre with FP&L asked the Board for any specific questions they had regarding any of the FP&L accounts. A discussion ensued regarding the poles.

THIRD ORDER OF BUSINESS

Audience Comments

An audience member requested the use of the Tara Community Center on Monday's from 10:00 a.m. to 2:00 p.m. for the Quilting Club.

An audience member has heard from residents inquiring why the rules are changing.

An audience member requested to use the Tara Community Center on Friday's from 1:00 p.m. to 4:00 p.m. for the Mahjong Club.

An audience member stated they would like to be able to continue playing Mahjong at the Tara Community Center on Tuesday's and Friday's.

An audience member stated they would like to be able to continue playing cards at the Tara Community Center on Monday nights.

An audience member reminded the Board of the previous month's request to install a fountain and respectfully ask that the Board consider this item at today's meeting.

An audience member asked why the landscaping was removed on the sides of Tara Preserve Lane.

Ms. Bond addressed the audience comments regarding the rules of the Tara Community Center.

FOURTH ORDER OF BUSINESS

Adoption of Agenda

Ms. Bond asked the Board to remove item 8E and adopt the agenda as amended. Mr. Schmidt suggested moving up the discussion on the Mahjong and Card Group letter's.

On a Motion by Ms. Bond seconded by Mr. Powers, with all in favor, the Board adopted the agenda and removed item 8E as discussed for the Tara Community Development District 1.

On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with four in favor, and Ms. Bond opposed, the Board approved to amend the agenda and move the Card Group letter item to 8A and the Mahjong letter item to 8B for the Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Landscape & Aquatics Vendor Reports
Discussion of 2014 Annual Waterway
Report**

Mr. Alicky updated the Board on recent landscaping items. New sod is scheduled to be installed in approximately 2 weeks. No Board action was taken.

Mr. Whaley advised the Board the water testing has been delayed until April and will be presented in the next report. Mr. Whaley stated the barriers installation is on-going. No Board action was taken.

SIXTH ORDER OF BUSINESS

Reports

Field Manager

Mr. Kaluk presented his report to the Board. Mr. Kaluk has scheduled the storage room renovation work for the weeks of April 13, 2015 and April 20, 2015. A discussion ensued regarding the West Bay irrigation proposal and the Board agreed to postpone until the Fiscal Year Budget 2015/2016. A discussion ensued regarding fountains at Cypress Strand.

<p>On a Motion by Ms. Bond, seconded by Mr. Powers, with all in favor, the Board gives permission for Cypress Strand HOA to install fountains in ponds #50 and #51 at their expense for the Tara Community Development District 1.</p>
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Officers

Mr. Schmidt distributed a draft newsletter to the Board for their review and comments.

District Counsel

A discussion ensued regarding the termination of the Street Lights.

District Engineer

Mr. Schappacher updated the Board regarding various projects. Mr. Mojica asked if any of the weir's require any maintenance. Mr. Schappacher stated the weir's are in good condition. Mr. Dyer asked if SWFWMD or Manatee County needs to be notified of the maintenance landscape clearing. Mr. Schappacher stated SWFWMD stated this is maintenance work and they do not want to be notified. Ms. Bond asked if the tree by the pump station can be removed. Mr. Schappacher stated this can be removed. A discussion ensued regarding the charges relating to the Cypress Strand work.

District Manager

Mr. Huber reviewed the Action Item List and the Monthly Financial Status Report with the Board. Mr. Huber stated the next regular meeting and budget workshop of the Board of Supervisors is scheduled for April 28, 2015 at 9:00 a.m. The Board requested a historic overlay of trends for 12 months to be included in the Monthly Financial Status Report.

SEVENTH ORDER OF BUSINESS

Reading and Approval of the Minutes of the Board of Supervisors Regular Meeting held February 24, 2015

Discussion ensued regarding a few typos and wording in the meeting minutes. Mr. Huber stated that he would have the changes made to the minutes as discussed.

On a Motion by Mr. Mojica, seconded by Mr. Powers, with all in favor, the Board adopted the minutes of the regular meeting on February 24, 2015 as amended for the Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of February 2015

Mr. Huber presented the Operations and Maintenance Expenditures for February 2015, advising expenditures totaled \$52,097.75. Mr. Dyer requested the Proline Paint invoice for \$125.00 be changed from code 4703 to 4704.

On a Motion by Mr. Mojica, seconded by Mr. Powers, with all in favor, the Board accepted the operation and maintenance expenditures for February 2015 (\$52,097.75) as presented for the Tara Community Development District 1.

NINTH ORDER OF BUSINESS

Discussion of Conservation Policy for Tara CDD

Mr. Huber presented the final review of the Conservation Policy for Tara CDD. A discussion ensued.

On a Motion by Ms. Bond, seconded by Mr. Mojica, with all in favor, the Board adopted Resolution 2015-04; Conservation Policy with the dates added as Exhibit "A" as presented for the Tara Community Development District 1.

TENTH ORDER OF BUSINESS

Discussion of Policies & Fee Schedule Workshop

A discussion ensued regarding the Policies & Fee Schedule Workshop. This will be discussed at the April 28, 2015 meeting.

ELEVENTH ORDER OF BUSINESS

Discussion of the Mahjong Group Letter

Mr. Schmidt asked to rescind the motion made on December 16, 2014 informing the Mahjong Club that it does not meet the requirements for use of the Community Center and also would like to make a motion that no group could use the Community Center more than 1 day per week. A discussion ensued.

On a Motion by Mr. Schmidt, seconded by Mr. Mojica, with all in favor, the Board approved all organization's to contact the Field Manager and request time as long as they can meet the minimum requirement of 8 residents as required per the existing Community Center Rules and User Fees for the Tara Community Development District 1.

TWELFTH ORDER OF BUSINESS

Consideration of Sod Replacement of 10' of the Sidewalk to the Tree Line

Mr. Powers introduced the sod replacement of 10' of the sidewalk to the tree line. Mr. Dyer moved to replace the sod on the east and west side of Tara Preserve lane.

On a Motion by Mr. Dyer, seconded by Ms. Bond, with all in favor, the Board postponed consideration of the sod replacement proposals until the April 28, 2015 meeting for the Tara Community Development District 1.

THIRTEENTH ORDER OF BUSINESS

Setting Public Hearing for Resolution 2015-03; Adopting Policies & Fee Schedule for use of District Facilities

Mr. Vericker provided an overview of the Revised Rules and Procedure to the Board. The Board will have a discussion of the Policies & Fee Schedule at the April 28, 2015 meeting.

The meeting recessed at 1:10 p.m.

The meeting resumed at 1:12 p.m.

On a Motion by Mr. Powers, seconded by Mr. Mojica, with all in favor, the Board authorized District Counsel to attend the April 28, 2015 and May 26, 2015 meeting for the Tara Community Development District 1.

On a Motion by Ms. Bond, seconded by Mr. Schmidt, with all in favor, the Board authorized district staff to schedule a public hearing for adopting policies and fee schedule for the use of district facilities for May 26, 2015 at 9:00 a.m. to be held at Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203 for the Tara Community Development District 1.

FOURTEENTH ORDER OF BUSINESS

Discussion of Setting New Meeting Time to 9:00 a.m.

On a Motion by Mr. Mojica, seconded by Mr. Powers, with all in favor, the Board directed staff to change the meeting time from 10:00 a.m. to 9:00 a.m. for the remaining Fiscal Year 2014/2015 Board of Supervisor meetings for the Tara Community Development District 1.

FIFTEENTH ORDER OF BUSINESS

Discussion of the Card Group Letter

No Board action was taken.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Requests

Ms. Bond distributed an invoice for the landscape design plan and plantings done by West Bay at her personal home in the amount of \$5,399.25 and will be attached to the minutes.

Mr. Powers directed his comments to the Board that he had to defend the Mahjong Group, it was nothing personal and he felt he had to stand up for this group.

Mr. Dyer suggested a short agenda for the April 28, 2015 meeting.

SEVENTEENTH ORDER OF BUSINESS

Adjourned

On a Motion by Mr. Mojica, seconded by Mr. Dyer, with all in favor, the Board adjourned the meeting at 1:28 p.m. for the Tara Community Development District 1.


Secretary / Assistant Secretary


Chairman / Vice Chairman

Exhibit A

**Tara Master Association - Architectural Review Committee
Request for Architectural Review Form**

TO: Tara Master Association - Architectural Review Committee

REQUEST: Architectural approval for existing home/villa/condo additions and/or modifications

FROM: Beth Bond + Mike Dunn

Name 6320 Cormorant Ct.
 Address _____ Unit _____
 Phone Number _____ Email: bthbond@verizon.net

- _____ Modifications/additions to main structure, per Section 1, (attach site plan, building plans, design, material specifications, colors, and detailed explanation.)
- _____ Modifications/additions to out structures, per Section 2, (to include site plan, building plans, design, material specifications, colors, and detailed explanation)
- Landscaping, per Section 3, (to include site plan, design, materials description and specifications, and detailed explanation.)
- _____ Miscellaneous, per Section 4, (please attach detailed explanation)
- _____ Garage Sale approval request
- _____ Exterior Painting (including colors for both new and existing finishes)

	Existing Color	New Color	Samples (Yes / No)
Wall			
Doors			
Roof			
Aluminum			
Stone			
Driveway			

The Architectural Review Committee has 30 days to review all properly submitted plans. A written reply will be given upon completion of action by the TMA-ARC.

Owner's Signature: Beth Bond Date: _____

Architectural Review Committee

Date Received: _____

Action: **Approved** **Denied**

Signature: _____ Date: _____

Comments: _____

___ Approval is subject to Owner obtaining necessary permits from governmental agencies.

Submit to: Tara Master Association — ARC
 c/o Resource Property Management
 2025 Lakewood Ranch Blvd., Suite 203
 Bradenton, Florida 34211
 Email: lakewoodfrontdesk@resourcepropertymgmt.com
 Fax: 941-746-7520



For Bond & Dawn Residence.

Bradenton, Florida

Phone: (941) 753-8225

Fax: (941) 727-8416

Salesman: **Doug McDuffie**

Date: 03/09/15

Proposal

EXTRA WORK AUTHORIZATION

Existing Customer New Customer

CUSTOMER NAME: Bond Residence

CUSTOMER PHONE NUMBER: _____ CUSTOMER EMAIL: bthbond@verizon.net

Name of Authorizing Person: Beth Bond

Billing Address: 6320 Cormorant Court, Brandenton, FL 34203

Job Address: 6320 Cormorant Court, Brandenton, FL 34203

Description of Work Authorized

Please Print All Information

Landscape improvements around the perimeter of the Bond residence.

Improvements include landscape material removal and replacement and irrigation corrections

Quantity	Material	Price	Total
1	transplant Holly Tree	125.00	125.00
1	#15 Ligustrum japonicum / Japanese Privet	375.00	375.00
4	8" pot Bromelia neoregelia 'Johannis' / Johannis Bromeliad	56.25	225.00
4	8" pot Bromelia neoregelia 'WcWilliamsii' / WcWilliamsii Bromeliad	56.25	225.00
11	#3 Codiaeum variegatum 'x' / Milky Way Croton	18.00	198.00
12	#3 Dracaena deremensis 'Red Edge' / Red Edge Dracaena	18.00	216.00
23	#3 Dracaena reflexa / Song of India	18.00	414.00
71	#3 Ficus microcarpa 'Green Island' / Green Island Ficus	16.00	1,136.00
22	#1 Monstera deliciosa / Swiss Cheese Plant	7.00	154.00
23	#3 Nerium oleander 'Dwarf' / Dwarf Oleander - RED FLOWER	16.00	368.00
15	#3 Schefflera arboricola 'Variegata' / Dwarf Variegated Schefflera	16.00	240.00
			0.00
2	Topsoil, CY	40.00	80.00
25	Linear Feet, 4" Solid, corrugated plastic tubing + install	5.25	131.25
120	Sq. Ft of St. Augustine 'Floritam'	0.85	102.00
1	Irrigation Alterations (Not to exceed. Unused portion credited on invoice)	650.00	650.00
82	Mulch, Cocoa Brown	5.00	410.00
1	Plant Removal, Hauling/Dumping (including pygmy date cutting)	350.00	350.00
		Total:	5,399.25

West Bay Landscape, Inc., herein agrees to provide the services and materials itemized above.

(WB) Prepared by: Doug McDuffie

(WB) Work Completed by: Doug McDuffie

Date: 3/9/2015

I herein authorize the above specified work to be completed. I understand and agree that upon completion we will receive an invoice from West Bay Landscape, Inc. for the total amount stated above. The full amount will be due and payable within 30 days of the completion date. Payment received by West Bay Landscape, Inc. after 30 days will be subject to a 1.5% service charge per month until paid in full. Should a collection action for the balance due become necessary we agree to pay all related fees and costs, including reasonable attorney's fees. Proper venue for such actions shall be in Manatee County, Florida.

Date: 3/10/2015

Please Print Name: Beth Bond & Michael Dunn

Authorized & Accepted by: (X) Beth Bond / Michael Dunn

PLANT SCHEDULE

TREES

BOTANICAL NAME / COMMON NAME

CONT

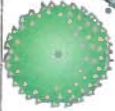
QTY



Ilex x attenuata 'Eagleston' / Eagleston Holly

25 gal

1



Ligustrum japonicum / Japanese Privet

15 gal

2

SHRUBS

BOTANICAL NAME / COMMON NAME

SIZE

QTY



Bromelia neoregelia 'Johannis' / Johannis Bromeliad

8" pot

4



Bromelia neoregelia 'McWilliamsii' / McWilliamsii Bromeliad

8" pot

4



Codiaeum variegatum 'x' / Milky Way Croton

3 gal

11



Dracaena deremensis 'Lemon Lime' / Lemon Lime Dracaena

3 gal

12



Dracaena reflexa / Song of India

3 gal

41



Ficus microcarpa 'Green Island' / Green Island Ficus

3 gal

79



Ilex cornuta 'Burfordii' / Burford Chinese Holly

3 gal

25



Monstera deliciosa / Swiss Cheese Plant

1 gal

14



Podocarpus macrophyllus 'Nana' / Dwarf Podocarpus

3 gal

49

L2

SHEET:



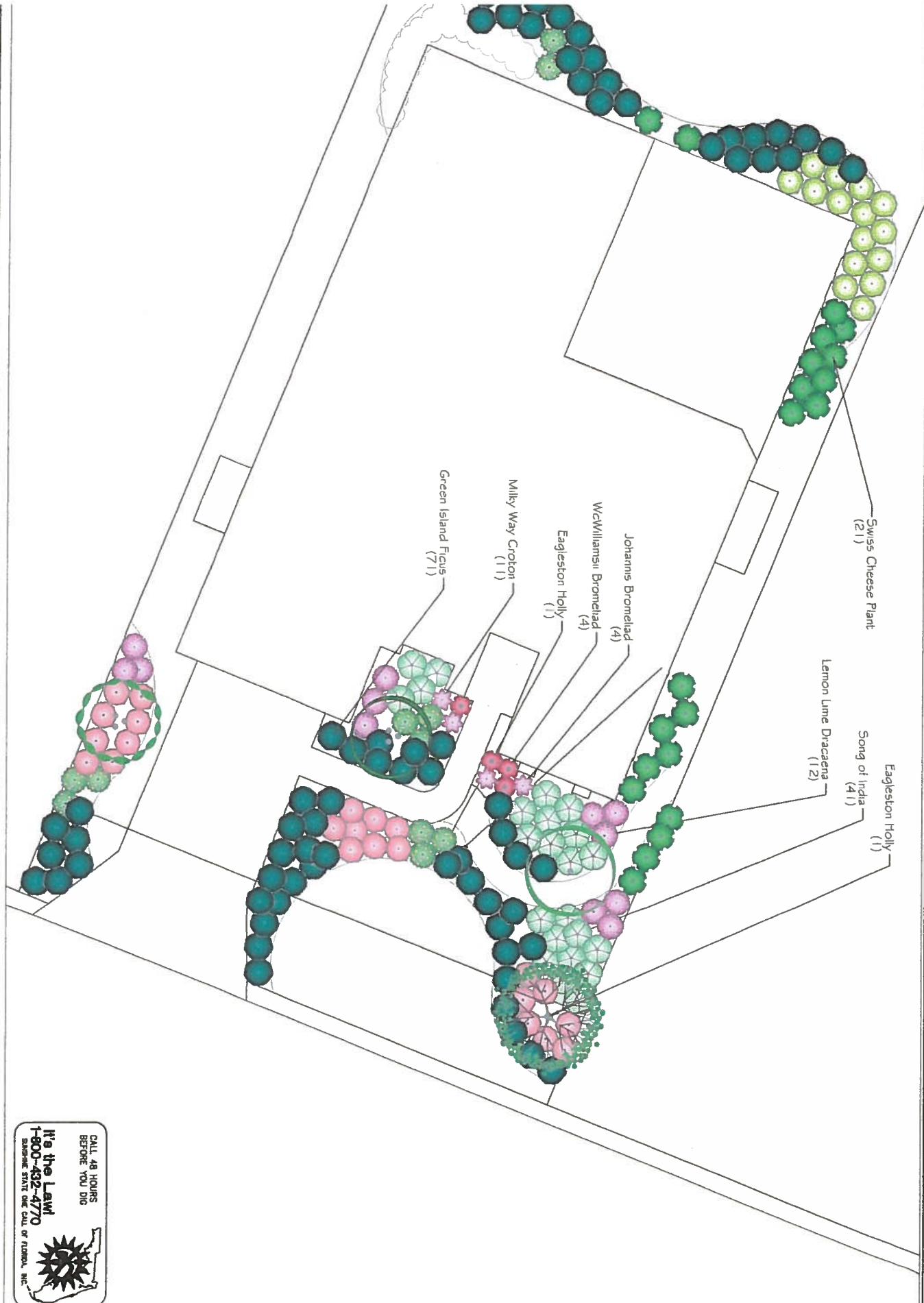
Bonds Residence
6320 Cormorant Court, Bradenton, FL 34203

LANDSCAPE LEGEND

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West Bay
LANDSCAPE



CALL 24 HOURS
BEFORE YOU DIG

It's the Law!
1-800-432-4770
BRANFORD STATE ONE CALL OF FLORIDA, INC.

1 SHEET:

1.00 SITE PLAN
 1.01 PLANTING PLAN
 1.02 IRRIGATION PLAN
 1.03 LIGHTING PLAN
 1.04 FURNITURE PLAN
 1.05 SIGNAGE PLAN
 1.06 UTILITY PLAN
 1.07 PAVING PLAN
 1.08 FENCE PLAN
 1.09 WALL PLAN
 1.10 GATE PLAN
 1.11 DRIVEWAY PLAN
 1.12 PORCH PLAN
 1.13 PATIO PLAN
 1.14 DECK PLAN
 1.15 STAIR PLAN
 1.16 RAMP PLAN
 1.17 CURB PLAN
 1.18 BENCH PLAN
 1.19 TABLE PLAN
 1.20 CHAIR PLAN
 1.21 OTHER PLAN

Bonds Residence
6320 Cormorant Court, Bradenton, FL 34203

LANDSCAPE PLAN

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