

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, December 11, 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, Chairperson
Dave Rekow	Board Supervisor, Vice Chairperson
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 <i>(joined meeting in progress)</i>
Homeowners	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Agnelli called the meeting to order and Mr. Staszko called the roll.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting on October 23, 2003**

Mr. Staszko stated that the first item on the agenda is to consider the minutes of the Board of Supervisors' meeting on October 23, 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.

On a MOTION by Mr. Rekow, seconded by Mr. Pufta, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting on October 23, 2003 for Tara Community Development District 1.
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THIRD ORDER OF BUSINESS

**Consideration of Authorizations to
Disburse District Funds 2004-02 and
2004-03**

Mr. Staszko stated that the next item on the agenda is the consideration of the Authorizations to Disburse District Funds 2004-02 and 2004-03 (located behind tab 2). The disbursements consist of invoices for standard contractual obligations and management fees. Mr. Staszko asked if there were any questions. Mr. Agnelli stated that beginning with charges incurred after January 1, 2004, the maintenance company will begin sending the bills directly to the District, and the Developer will subsidize as needed. This will provide the District Manager the ability to better monitor the actual expenditures of the District. Hearing and seeing no other questions or comments, Mr. Staszko asked for a motion to approve.

On a MOTION by Mr. Pufta, seconded by Mr. Agnelli, with all in favor, the Board approved the Authorizations to Disburse District Funds 2004-02 and 2004-03 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Calculation Report**

Mr. Staszko stated that the next item on the agenda is the consideration of the Arbitrage Rebate Calculation Report for the Series 2000A and Series 2000B Bonds (distributed behind tab 3). This calculation is a requirement of the IRS. He noted that the District has negative arbitrage, which is exactly what the District hoped to see. He asked if there were any questions. There were none.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.

- B. District Engineer
Not present.

- C. District Manager
Mr. Staszko stated that the year end financial statements are near completion and will be distributed to the Board shortly.

Mr. Staszko stated that a questionnaire has been distributed to the Board. This

questionnaire is to provide a venue for maintenance-related items to be disclosed to the District Manager. Several comments are brought before the Board, and the Board meeting is not the proper venue to facilitate these types of concerns. They are better directed to the District Manager's office, so that a resolution can be more readily achieved. If any items require action or special consideration of the Board, it will be placed on the agenda.

Mr. Staszko also distributed to the Board a cover sheet being proposed which breaks down the facilitation of the meetings and the proper protocol for public participation based on the formats of other local governmental entities. He briefly reviewed this protocol and asked if there were any questions.

Mr. Staszko stated that an informational meeting was held for residents on November 24, 2003. There were several items, which were identified including the striping of Tara Boulevard. The divided portion of the boulevard has been remarked. The balance of the boulevard will be completed in the near future by Manatee County.

Another issue that was identified is the silt fence around the Gosling Terrace retention pond, which has since been removed.

A question was raised regarding backflow inspections. Mr. Staszko stated that Manatee County requires backflow inspections, and the County will notify all homeowners that they must have this test performed. If the inspection is not completed, the County has the authority to terminate water service. This is not specific to the Tara CDD, but is a County requirement.

Some residents believed that the golf course was removing water from the retention ponds for irrigation. This issue has been researched and it has been confirmed that this practice is not occurring. Mr. Agnelli noted that residents may be concerned that the water level of the ponds is going down, but this egress of water is typical after the rainy season.

The final issue involved construction debris. The Developer has notified the contractors on several occasions, and this issue will continue to be monitored throughout construction. Mr. Agnelli noted that the Developer has the streets swept on a weekly basis to limit the amount of debris which builds up.

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. Mr. Agnelli stated that a number of calls were received regarding the heaters on the pool and spa. The Developer has since changed pool maintenance contractors. Both heaters have been inspected and both heaters will be replaced. The spa heater has been replaced, and should be operational today. The pool heater is scheduled to be replaced by the end of the week.

Mr. Staszko asked if there were any audience comments. A female resident thanked the Board for holding the informational meeting. The resident stated that she is producing an informal newsletter for her street, and offered her assistance to the Board for disseminating information to the residents. The resident asked that the Developer hold an information meeting to discuss what the Developer's intentions are for the community and what the HOA does. Mr. Agnelli stated that he is more than willing to meet with the residents and will coordinate with her on a time and date. He would prefer a Monday evening, as he is already on property then. The resident asked if a noise buffer along I-75 is planned. Mr. Agnelli stated that an existing wetland makes it very difficult to add an additional buffer. Everything that can be done to aid in noise abatement has already been done. *(Ms. Hall joined the meeting.)*

Tim Lenz (6611 Pine Feather Court) asked how residents would know about items on the agenda so that they may register in advance. Mr. Staszko stated that an agenda is available in advance, possibly by displaying it on the Developer's website. Some residents have requested that an email be directly emailed to them each month, and this will continue to occur. The District may also want to consider establishing a community website which is operated by the District. This would provide a mechanism for the dissemination of agenda related items, as well as minutes from the last meeting. These are issues that the Board will need to consider in establishing a policy regarding this issue.

There were no other audience comments, so Mr. Staszko asked if there were any Supervisor requests or comments. 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. Pufta, seconded by Mr. Rekow, with all in favor, the Board adjourned the meeting for Tara Community Development District 1.

Pete Williams
Assistant Secretary

John Agnelli
Chairperson