

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, January 22, 2004 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
Wayne Westerman	Board Supervisor, Assistant Secretary (<i>joined the meeting in progress</i>)

Also present were:

Brian Lamb	District Manager, Rizzetta & Company, Inc.
Matthew Campbell	Rizzetta & Company, Inc.
Michelle Hall	District Counsel Representative, Dye, Deitrich, Prather, Petruff & St. Paul
Bob Lombardo	Lombardo, Skipper & Foley, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Lamb called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meetings on December 11 and December 18, 2003

Mr. Lamb stated that the first item on the agenda is to consider the minutes of the Board of Supervisors' meetings on December 11 and December 18, 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. Agnelli, seconded by Mr. Rekow, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meetings on December 11 and December 18, 2003 for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Ratification of the Actions taken at the
Emergency Meeting on December 18, 2003**

Mr. Lamb stated that the next item on the agenda is the ratification of the actions taken at the emergency meeting on December 18, 2003. He asked if there were any questions. There were none, so he asked for a motion to approve.

On a MOTION by Mr. Agnelli, seconded by Mr. Pufta, with all in favor, the Board ratified the actions taken at the emergency meeting held on December 18, 2003 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Authorization to
Disburse District Funds 2004-04**

Mr. Lamb stated that the next item on the agenda is the consideration of the Authorization to Disburse District Funds 2004-04 (located behind tab 2). The disbursement consists of invoices for standard contractual obligations and management fees. Mr. Rekow stated that he was not paid for his attendance at the December 11, 2003 meeting. Mr. Lamb stated that he will submit a request to the accounting department. Mr. Lamb asked if there were any further questions. Hearing and seeing no other questions or comments, Mr. Lamb asked for a motion to approve.

On a MOTION by Mr. Rekow, seconded by Mr. Agnelli, with all in favor, the Board approved the Authorization to Disburse District Funds 2004-04 for Tara Community Development District 1.

(Mr. Westerman joined the meeting in progress).

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Hall stated that Ms. Petruff is currently drafting a list of tracts located in the community that are currently eligible to be deeded the District. This process will include several SWFWMD permits which will also be transferred. Mr. Agnelli explained the process in which eligible portions of the community become deeded from the developer entity to the District. He further explained the documentation that is currently being prepared by District Counsel accomplishes this process. Mr. Rekow asked for verification whether the maintenance of areas transferred to the District would become the responsibility of the District. Mr. Lamb confirmed that the maintenance of areas deeded to the District would become the responsibility of the District.
- B. District Engineer
No report.
- C. District Manager
Mr. Agnelli stated that a local television channel has been utilized by the community to provide information concerning the Tara country club. He explained that it is anticipated that the community channel could also provide information concerning BOS meetings and other activities of the community. Mr. Agnelli stated that Comcast has recently approached the developer in anticipation of providing future cable service.
- Mr. Agnelli stated that a workshop sponsored by the developer will be held on Monday, January 26, 2004 in order to provide information to the residents concerning the differences between the District and the HOA.
- Mr. Lamb stated that the current Financials will be available in the next month's agenda package.
- Mr. Lamb presented a proposal concerning a District website to the Board. He explained that the website would be similar to municipal websites and would provide District information such as Meeting Minutes and BOS meeting schedules. It would also assist residents in providing information on where to direct issues or concerns they may have regarding their community.
- Mr. Lamb stated that the proposed cost for the website is \$3,600 with a monthly maintenance cost of approximately \$100.00. He asked if there were any questions. There were none, so he asked for a motion to approve.

On a MOTION by Mr. Pufta, seconded by Mr. Westerman, with all in favor, the Board approved the proposal for a District website for Tara Community Development District 1.

Mr. Lamb stated that he will be providing information concerning agenda format changes. He stated that the District will be redesignating the District secretary at the next meeting.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Lamb stated that the next item on the agenda is Supervisor requests and audience comments. He stated that there are members of the audience present. Mr. Lamb asked if there were any audience comments. There were none. Mr. Lamb asked if there were any Supervisor requests or comments. There were none.

SEVENTH ORDER OF BUSINESS

Adjournment

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

Pete Williams
Assistant Secretary

John Agnelli
Chairperson