

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 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

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Thursday, March 24, 2005 at 1:00 p.m.** at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

John Agnelli	Board Supervisor, Chairman
Dave Rekow	Board Supervisor, Vice Chairman
David Collumbell	Board Supervisor, Assistant Secretary
Tom Holm	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Michelle Hall	District Counsel, Dye, Deitrich, Prather, Petruff & St. Paul
Bob Lombardo	District Engineer, Lombardo, Skipper & Foley

FIRST ORDER OF BUSINESS

Call to Order

Ms. Hartman called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the Board
Supervisor's Meeting on February 24,
2005**

On a Motion by Mr. Holm, seconded by Mr. Rekow, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors for February 24, 2005 for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the RFP
Committee Meeting on February 24, 2005**

Ms. Hartman stated that no Board action is required they are simply being placed into record.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Special
Board Supervisor's Meeting on February
24, 2005**

Ms. Hartman stated that these were the minutes from the evening meeting to discuss the transference of responsibility for the maintenance of the common grounds to the residents. She explained that the residents expressed the desire to leave this responsibility with the District.

On a Motion by Mr. Agnelli, seconded by Mr. Collumbell, with all in favor, the Board of Supervisors approved the Minutes of the Special Board of Supervisors' Meeting on February 24, 2005 for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March**

Ms. Hartman stated that there was a discussion regarding invoices from Vanasse, Hangen, Brustlin, Inc. and recommended that the Board remove the invoices and approve the remainder of the expenditures at this time. Mr. Agnelli asked that he and Ms. Hartman be authorized to determine the validity of the two invoices from Vanasse, Hangen, Bruslin, Inc. and approve payment if deemed appropriate.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for March (with the removal of the invoices from Vanasse, Hangen, Brustllin, Inc. pending further clarification by the Chairman and District) for Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

**Consideration of District Management
Services Contract**

Ms. Hartman stated that the next item on the agenda is the consideration of the District Management contract. She asked Mr. Holm to report on the results of the committee interviews held on March 16, 2005.

Mr. Holm stated that Mr. Prall and himself had met to interview the two firms; District Management Services, Inc. (represented by Brian Lamb) and Rizzetta & Company, Inc. (represented by Bill Rizzetta), on March 16, 2005. He stated that both interviews lasted approximately an hour. He stated that the responses were thorough and highly rated by both Mr. Prall and himself. Mr. Holm explained that he and Mr. Prall made their decision to enter into a contract with Rizzetta & Company, Inc. based upon the fee structure presented. He believes the savings will continue over the next two - three years with cost increases remaining within the CPI guidelines.

On a Motion by Mr. Holm, seconded by Mr. Collumbell, with all in favor, the Board of Supervisors authorized District Counsel to enter into negotiations with Rizzetta & Company, Inc. for District Management Services for Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

Consideration of Compensation for Newly Appointed Board Members

Ms. Hartman stated that the District budget allows for payment to Board Supervisors for meeting attendance at the rate of \$200 per meeting. She asked if the Board would like to approve compensating the two newly appointed Board Supervisors.

On a Motion by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board of Supervisors approved compensation for the newly appointed Board Members for Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Consideration of Landscape Maintenance of Conveyed Property

Ms. Hartman stated that if the Board plans to maintain the landscaping of the property recently conveyed to the District, the District will need to renegotiate with the current provider or requests bids from other firms.

Mr. Agnelli stated that he would caution the residents against doing any maintenance on the preserve or wetland areas and restrict any mowing or other maintenance to the common areas only. He explained that unless a tree is dead and creates a danger to an existing structure, it can not be removed.

Mr. Holm asked if resident concerns could be included in the agenda packet thus providing information to the whole Board regarding issues and any trends which might require Board action. Ms. Hall recommended resident contacts be sent via email to all the Board Supervisors (providing the global response warning is attached) and then District Management could update the Board on the outcome during the District Manager's report.

Mr. Lombardo stated that there are very strict regulations regarding the wetland and buffer areas of the District. He explained that the District could be fined for any changes made in these areas, even if the District was not responsible for those changes, as the permits have been issued to the District. Mr. Lombardo offered to restake any questionable areas for the Board's clarification of the exact boundaries are for the wetland buffer and wetlands.

Ms. Hartman asked if a motion needs to be made regarding the landscape maintenance of the lands recently conveyed. Mr. Agnelli stated that the lands were deemed all preserve areas and as such, do not need maintenance.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hall stated that information from Mr. Maloney of Capital First Holdings, Inc., needed by Ms. Petruff to prepare the documents for conveyance of the clubhouse and other facilities, as well as the wetland parcel is pending.

B. District Engineer

Mr. Lombardo stated that he responded to a resident's question (after the meeting last month) regarding information on the common area behind his home and whose responsibility it is to maintain it.

Mr. Agnelli stated that while he is confident that Mr. Lombardo will not be submitting an invoice for this work, he would like to ensure that any future requests from residents go through the Board.

C. District Manager

Ms. Hartman stated that the next Board meeting will be held on April 28, 2005. She also explained to the new Board Supervisors that their social security numbers will be needed to process Supervisor Pay Requests.

TENTH ORDER OF BUSINESS

Audience Comments and Questions

The Board entertained audience comments, but no Board action was taken. A concern mentioned regarding residents planting in the common areas will be addressed at the next meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Holm asked if the fee structure in the Rizzetta & Company, Inc. proposal would begin immediately. Ms. Hall indicated that it would be effective as of the date the contract is approved, unless there is clause included in the contract stating otherwise. Ms. Hartman stated that she would pass on Mr. Holm's request to Mr. Rizzetta.

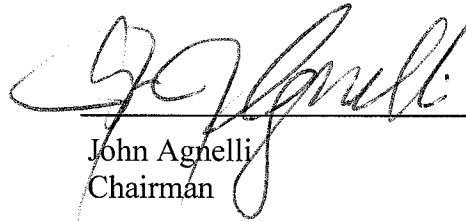
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Agnelli, seconded by Mr. Collumbell, with all in favor, the Board of Supervisors adjourned the meeting for Tara Community Development District 1 at 1:35 p.m.



Karen Hartman
Secretary



John Agnelli
Chairman