

**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, April 28, 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	<b>Board Supervisor, Chairman</b>
Dave Rekow	<b>Board Supervisor, Vice Chairman</b>
Stuart Prall	<b>Board Supervisor, Assistant Secretary</b>
Tom Holm	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Karen Hartman	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michelle Hall	<b>District Counsel, Dye, Deitrich, Prather, Petruff &amp; St. Paul</b> <i>(joined the meeting in progress)</i>
Bob Lombardo	<b>District Engineer, Lombardo, Skipper &amp; Foley</b> <i>(joined the meeting in progress)</i>

**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 March 24, 2005**

Mr. Agnelli stated that there is a correction needed on page 4 of the minutes. He explained that the Mr. Maloney referenced by District Counsel is associated with the Developer's Counsel not Capital First Holdings.

On a Motion by Mr. Holm, seconded by Mr. Prall, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors for March 24, 2005 (as corrected) for Tara Community Development District 1.

*(Ms. Hall and Mr. Lombardo joined the meeting in progress.)*

**THIRD ORDER OF BUSINESS**

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

On a Motion by Mr. Rekow, seconded by Mr. Prall, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for April for Tara Community Development District 1.

**FOURTH ORDER OF BUSINESS**

**Discussion on Common Property  
Improvements**

Ms. Hartman stated that the next item on the agenda is the discussion on common property improvements. She stated that this is being brought forward based on the number of emails that have been received regarding the common areas within the District. Ms. Hartman stated that she has forwarded copies of these emails to the Board, as requested, for the purpose of determining if an issue should be addressed by the Board.

Mr. Agnelli recommended that these emails go to the Board Supervisors only, not District Staff. He will contact them directly if an issue arises requiring their attention.

Ms. Hartman explained that there is a concern regarding the planting of trees, shrubs and flowers in the common areas by a resident, in that it creates the potential for increasing landscape maintenance costs for the District. Ms. Hartman asked for authorization to contact the resident and notify him to remove all plantings from the common area. After a brief discussion, it was decided that there was more than one resident responsible for planting in common areas and a letter should go out to all the residents.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board of Supervisors authorized District Staff to work with District Counsel to notify residents regarding the removal of plantings from common areas within the District for Tara Community Development District 1.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Ms. Hall presented the Board with a copy of the contract for District Management Services for approval. She explained that there is an addendum to the contract which is still being revised regarding ownership of programs, etc. that Rizzetta & Company, Inc. uses to provide data to the District.

**TARA COMMUNITY DEVELOPMENT DISTRICT 1**

**April 28, 2005 Minutes of Meeting**

**Page 3**

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Ms. Hall stated that she is confident that District Counsel and Counsel for Rizzetta & Company, Inc. will be able to come to terms regarding the verbiage of the addendum. She recommended that the Board authorize the Chairman to execute the contract with Rizzetta & Company, Inc. as well as the pending addendum once finalized. A brief discussion ensued.

On a Motion by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board of Supervisors authorized the Chairman to execute the contract with Rizzetta & Company, Inc. for District Management Services, as well as the pending addendum upon its finalization for Tara Community Development District 1.

**B. District Engineer**

Mr. Lombardo stated that he has begun to receive requests from SWFMD regarding recertification of the stormwater permits. A brief discussion ensued.

Ms. Hartman stated that she felt it would be useful to have the District Engineer prepare a color schematic of the District designating ownership of property by the District, Home Owners Association and the County. Following a brief discussion, she asked for a motion approving a not-to-exceed amount of \$2,000 and authorizing the District Engineer to prepare this map.

On a Motion by Mr. Agnelli, seconded by Mr. Rekow, with all in favor, the Board of Supervisors authorized the District Engineer to prepare a color map designating ownership of property within the District with a not-to-exceed amount of \$2,000 for Tara Community Development District 1.

**C. District Manager**

Ms. Hartman stated that she will be presenting the proposed budget to the Board at its next meeting on May 26, 2005. An evening workshop will be held in June to review the proposed budget for the residents.

A brief discussion ensued regarding expenditures the Board would like to see included in the proposed Budget regarding the clubhouse facilities.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Agnelli recommended that the next meeting be held on June 2, 2005 at 1:00 p.m. since the meeting to turnover the Master's Association is scheduled for the 26<sup>th</sup> and will be a relatively long meeting. After a brief discussion it was agreed that the May 26, 2005 would be cancelled and a special meeting held on June 2, 2005.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments and Questions**

The Board entertained audience comments, but no Board action was taken.

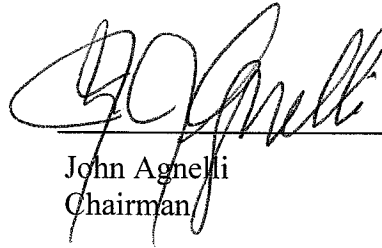
**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Rekow, seconded by Mr. Prall, with all in favor, the Board of Supervisors adjourned the meeting for Tara Community Development District 1 at 2:30 p.m.



Karen Hartman  
Secretary



John Agnelli  
Chairman