

**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, June 23, 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>
David Collumbell	<b>Board Supervisor, Assistant Secretary</b>
Tom Holm	<b>Board Supervisor, Assistant Secretary</b>
Stuart Prall	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>

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>
Mike Blackrick	<b>District Engineer, Lombardo, Skipper &amp; Foley</b>

**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 June 2, 2005**

Ms. Hartman stated that she has distributed a revised copy of the minutes correcting the date in the first paragraph.

<p>On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors for June 2, 2005 (as corrected) for Tara Community Development District 1.</p>
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**THIRD ORDER OF BUSINESS**

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

Mr. Agnelli requested that Ms. Hartman research the invoice from Florida Power & Light for Palm Grove to ensure that it belongs to the District and not the HOA. Ms. Hartman will research this issue.

On a Motion by Mr. Agnelli, seconded by Mr. Collumbell, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for June with the removal of the Florida Power & Light invoice pending verification for Tara Community Development District 1.

**FOURTH ORDER OF BUSINESS**

**Consideration of Security Contract**

Ms. Hartman stated that the next item on the agenda is the consideration of the security contract with U.S. Securities Association, Inc. She explained that the Developer will be transferring this contract to the District. Ms. Hall stated that pursuant to the District's rules for procuring services, she does not believe that the Board has the authority to assign this contract. She stated that the current contract is somewhat vague and recommended it be terminated and the service be bid out.

Mr. Agnelli recommended that the Board consider utilizing U. S. Securities Assoc., Inc. as he has researched other firms and believes that they provide good service at the best price available. Ms. Hartman stated she will need authorization to advertise an RFP and explained that it is possible to hire off-duty police officers to patrol the areas of concern.

Mr. Holm stated that he does not believe that the District needs to have the degree of security as outlined in the current contract. He explained that most of the construction is completed and the majority of the incidents that he is aware of occur after sunset during the weekends and holidays when no one is at the clubhouse. He recommended that individual communities implement Neighborhood Watch programs rather than utilizing a security company.

Following a brief discussion, it was decided that Ms. Hartman and District Counsel will prepare an RFP to bring back to the Board for approval at the next meeting. Ms. Hartman will also provide information regarding the types and frequency of crime in the area as reported to the authorities.

On a Motion by Mr. Holm, seconded by Mr. Agnelli, with all in favor, the Board of Supervisors authorized District Counsel and Staff to prepare an RFP for hourly security services for Tara Community Development District 1.

**FIFTH ORDER OF BUSINESS**

**Consideration of Lawn Maintenance  
Contract**

Ms. Hartman stated that the next item on the agenda is the consideration of the lawn maintenance contract. She stated that given the need to proceed with advertising for Request for Proposals for this service, she would like clarification as to what the Board would like to see included in the scope of service as part of the bid specifications.

Mr. Agnelli stated that he has found the current provider to be very responsive to the needs of the community. He explained that he met with the contractor this week to clarify areas that were creating confusion regarding whose responsibility it was to maintain them. Mr. Agnelli stated that the current contractor has a map of the areas belonging to the CDD and the Masters Association and recommended that the District Engineer provide similar color coded maps to other firms interested in submitting proposals.

Mr. Holm stated that he would like to ensure that any new proposals include mulching and treatment for weed control as the current contract for landscape maintenance does not include these services. Mr. Agnelli explained that the Developer requested that mulching be the responsibility of the Developer and not the contractor as it was less expensive. He also stated that the Developer plans to re-sod certain areas within the District where the weeds are overtaking the Bahia grass. A brief discussion ensued.

Ms. Hall stated that with the Board's authorization, she will prepare the RFP to present to the Board at the next meeting. Mr. Agnelli will assist in providing the maps to include as Exhibit A

<p>On a Motion by Mr. Holm, seconded by Mr. Collumbell, with all in favor, the Board of Supervisors authorized District Counsel to prepare an RFP for landscape maintenance for Tara Community Development District 1.</p>
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**SIXTH ORDER OF BUSINESS**

**Consideration of Transfer of Ownership of  
the Community Building to the District**

Ms. Hartman stated that the next item under the agenda is the consideration of the transfer of the Community Building and facilities to the District. Mr. Collumbell stated that the documents also include two wetlands that will be transferred as well. Ms. Hall stated that pursuant to the District's Rules, she will need to have an affidavit of no lien, evidence of Good Title stating that the land is not encumbered and documentation that the District Engineer has reviewed and approved all the areas being transferred with any easement requirements. She explained this documentation is required in order to execute this transfer. She stated that it is up to the discretion of the Board to request an appraisal. After a brief discussion, Mr. Agnelli recommended that the Board authorize District Counsel to work with Developer's Counsel to obtain the needed documents and execute the transfer.

On a Motion by Mr. Holm, seconded by Mr. Collumbell, with all in favor, the Board of Supervisors authorized District Counsel to work with Developer's Counsel to obtain the required documents to execute the transfer of ownership of the Community Building, facilities and wetlands for Tara Community Development District 1.

Ms. Hall asked a question regarding the pool maintenance contract and was told that it is currently paid by the Developer. She expressed a concern with the Board's ability to assign this contract. Ms. Hartman explained that the Board has passed a resolution authorizing District Staff to approve contracts under \$5,000. The pool maintenance contract is \$3,420 so therefore an RFP will not need to be advertised.

**SEVENTH ORDER OF BUSINESS**

**Authorization for District Manager to  
Obtain Insurance for Community  
Building and Facilities**

Ms. Hartman stated that she would like authorization to contact the current insurance provider to verify if they will continue providing insurance for the Community Building once the transfer is complete.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board of Supervisors authorized the District Manager to obtain insurance for the Community Building and facilities for Tara Community Development District 1.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No Report
  
- B. District Engineer  
No Report.
  
- C. District Manager  
Ms. Hartman stated that she has received a report from the Supervisor of Elections showing that there are 944 registered voters in the community. She explained that at the end of the sixth year of establishment, the seats that become available on the Board will need to be filled in a general election. This would occur in 2006.

Ms. Hartman stated that she has included a letter from SWFWMD in the agenda packet stating the District is in compliance regarding permit # 44012585.011.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Hartman asked if there were any Supervisor requests. There were none.

**TENTH ORDER OF BUSINESS**

**Audience Comments and Questions**

A resident recommended that the Board request an inspection of the property prior to accepting the transfer of the Community Building. Mr. Agnelli stated that the Developer will repair any major items. Mr. Holm commented that it might be prudent to have the inspection done to assess any costs for any items that need to be replaced as part of normal wear and tear for budgeting purposes. He made a motion to have the inspection completed, however, it was not seconded. A brief discussion ensued.

Comments were heard regarding the maintenance of the property and Ms. Hartman asked for authorization to bring a Field Manager job description before the Board for discussion at the next meeting.

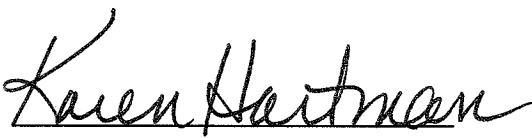
On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board of Supervisors authorized the District Manager to provide a Field Manager job description before the Board for discussion at the next meeting for Tara Community Development District 1.

Other audience comments were entertained, with no further Board action being taken.

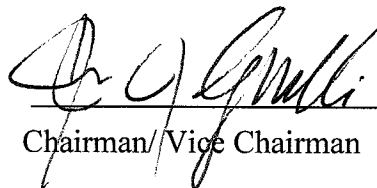
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Holm, seconded by Mr. Agnelli, with all in favor, the Board of Supervisors adjourned the meeting at 2:35 p.m. for Tara Community Development District 1.



Secretary/Assistant Secretary



Chairman/Vice Chairman