

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 the 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, September 22, 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
David Collumbell	Board Supervisor, Assistant Secretary
Tom Holm	Board Supervisor, Assistant Secretary
Stuart Prall	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Patricia Petruff	District Counsel, Dye, Deitrich, Prather, Petruff & St. Paul
Bob Lombardo	District Engineer, Lombardo, Skipper & Foley
Tom Horner	
Audience	

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 of
Supervisors' Meeting on August 24, 2005**

Ms. Hartman stated that the first item on the agenda was consideration of the minutes of the Board of Supervisors' meeting on August 24, 2005. She stated that a revision has been made to the minutes as requested by District Counsel. The word "encompass" was changed to "encumbrance" on page five in the tenth order of business. Ms. Hartman asked for a motion to approve the minutes as corrected.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board approved the minutes of the Board of Supervisors meeting on August 24, 2005 (as corrected) for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

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

Ms. Hartman stated that the next item on the agenda was consideration of Operation and Maintenance Expenditures for September. She asked if there were any questions. Mr. Holm inquired as to why there were two landscaping invoices. It was explained that the \$12,000 invoice is for the monthly contracted amount and the \$5,000 invoice is for additional mulching which the Board approved during a previous meeting. There were no other comments.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board approved the Operation and Maintenance Expenditures for September for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Pool Maintenance
Proposal**

Ms. Hartman stated that the next item on the agenda was consideration of a pool maintenance proposal. She stated that she has been asked to submit to the Board the proposal from A-1 Pool Service totaling \$285/month. Ms. Hartman recommended that the Board authorize her to seek other proposals. Mr. Holm asked that the contractors specify the use of chemical treatments regardless of the weather and include brushing and vacuuming services. Mr. Agnelli recommended that Ms. Hartman work with Mr. Holm to obtain a pool service firm as Mr. Holm is familiar with the needs of the pool. A brief discussion ensued.

On a Motion by Mr. Agnelli, seconded by Mr. Collumbell, with all in favor, the Board authorized District Management to work with Mr. Holm to obtain an appropriate pool service vendor for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2005-06,
Adopting Pool and Clubhouse Rules and
Regulations**

Ms. Hartman stated that the next item on the agenda was the consideration of Resolution 2005-06, Adopting Pool and Clubhouse Rules and Regulations. She explained that this is an administrative policy decision that will ratify the rules and regulations of the District.

Ms. Petruff briefly reviewed Resolution 2005-06 stating that it sets the rules and regulations for utilization of the pool area, tennis and clubhouse facilities. She stated that it sets the rate structure for rentals, etc. She highlighted several of the 27 rules for the pool area, stating that nonresident or paid users shall not use the pool. Residents may have no more than three guests per household at the pool. Use of the pool is at your own risk (no lifeguard) and children under twelve must be accompanied by a parent or person 16 years or older. She stated that the rules are standard rules that apply at most recreational facilities. Ms. Petruff suggested that the guests register when using the pool and if the Board wants to include this they would need to state where and with whom guests should report. It was stated that the Clubhouse would be closed except for authorized functions until the staffing issues can be resolved. The tennis courts are for playing tennis only, no reservations, limit play time to an hour and a half and other general conduct rules apply. The complete rules will be attached to the resolution. A brief discussion ensued.

Ms. Petruff stated that the Board will need to establish a fee structure. She recommended that the Board approve the rules and regulations and bring the fee structure portion back at another meeting. A question was raised regarding who would be responsible for enforcing the rules if approved. Ms. Hartman stated that this issue will be addressed later in the meeting when she presents the proposal for a field manager and off-duty officers. A brief discussion ensued.

On a Motion by Mr. Prall, seconded by Mr. Holm, with all in favor, the Board approved Resolution 2005-06, Adopting the Rules and Regulations for utilization of the pool, tennis and clubhouse facilities (as discussed) for Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

**Consideration of Board Supervisor
Resignation and Replacements**

Ms. Hartman stated that the next item on the agenda was consideration of Board Supervisor resignations and replacements. Mr. Agnelli stated that he has received a verbal resignation from Mr. Rekow. Ms. Petruff stated that the Board can accept Mr. Rekow's resignation upon receipt of an official letter of resignation.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board accepted the resignation of Board Supervisor Dave Rekow (pending receipt of an official letter of resignation) for Tara Community Development District 1.

Mr. Agnelli nominated Timothy Lenz to replace Mr. Rekow effective upon receipt of the letter of resignation. It was stated that Mr. Rekow's term of office expires in November of 2008 and that if Mr. Lenz accepts this appointment to the Board he would serve out the remainder of that term.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board appointed Timothy Lenz as Board Supervisor for Tara Community Development District 1.

Mr. Collumbell stated that he is resigning as Board Supervisor effective immediately. Ms. Hartman asked for a motion to accept his resignation.

On a Motion by Mr. Agnelli, seconded by Mr. Holm, with all in favor, the Board accepted the resignation of Board Supervisor David Collumbell for Tara Community Development District 1.

Mr. Agnelli nominated Tom Horner to replace Mr. Collumbell as Board Supervisor. It was stated that Mr. Collumbell's term of office expires in November of 2006 and that if Mr. Horner accepts this appointment to the Board, he would serve out the remainder of that term.

On a Motion by Mr. Agnelli, seconded by Mr. Prall, with all in favor, the Board appointed Tom Horner as Board Supervisor for Tara Community Development District 1.

Ms. Hartman, a notary public in the State of Florida, administered the oath of office to Tom Horner. Mr. Horner raised his right hand and swore and affirmed to the oath.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Petruff recommended that a separate workshop be held for the benefit of the new supervisors to inform them of their responsibilities and requirements as Board Members. A brief discussion ensued.

- B. District Engineer
No report.

- C. District Manager
Ms. Hartman stated that the Board has approved funding for a Field Manager. She asked for authorization to hire a field manager for no more than 20 hours per week at \$15.00 an hour, not to exceed \$15,000 a year.

On a Motion by Mr. Holm, seconded by Mr. Prall, with all in favor, the Board of Supervisors authorized District Management to retain a Field Manager at an hourly rate of \$15.00 with a not-to-exceed yearly total of \$15,000 for Tara Community Development District 1.

Ms. Hartman stated that in the past Mr. Collumbell has been responsible for event set-up at the clubhouse. She asked for authorization to work with Mr. Collumbell to establish an annual fee structure to continue that event set-up to include compensation for the set-up. Mr. Petruff stated that once established she would provide a statement of intent for the Board to approve. A brief discussion ensued regarding clarification of responsibilities of the Field Manager and those handling event set-ups.

On a Motion by Mr. Holm, seconded by Mr. Agnelli, with all in favor, the Board of Supervisors authorized District Management to work with Mr. Collumbell to establish an annual fee structure to continue the event set-up to include compensation for Tara Community Development District 1.

Ms. Hartman stated that she and Ms. Petruff have reviewed the off-duty patrol agreement with the Manatee County Sheriff's Department. The hourly rate for this service has been increased from \$25/ hour to \$30/hour and the officers will be stationary at the clubhouse facility and not patrolling through out the community. Mr. Holm stated that the neighborhood watch programs can be established and the community center is the main concern at this time. A brief discussion ensued regarding improved lighting, installation of security cameras and a self-locking gate at the pool. Ms. Petruff stated that Manatee County is in the process of updating lighting standards and recommended that the Board ensure that the firm retained to do the work is aware of these new regulations.

On a Motion by Mr. Holm, seconded by Mr. Agnelli, with all in favor, the Board of Supervisors authorized District Management to obtain proposals for the installation of security cameras at the clubhouse, lighting repairs/improvements in the parking lot and around the facilities and the installation of a self locking gate at the pool for Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Prall stated that he would like to waive compensation for meetings that he attends via speakerphone. Ms. Hartman stated that Chapter 190 allows for compensation and reimbursement for mileage. She asked Mr. Horner if he would like to waive or accept these options. Mr. Horner stated that he would waive the mileage but would accept the compensation for meeting attendance.

Mr. Agnelli stated that he would like to nominate Mr. Holm to fill the Vice Chairman seat pending receipt of Mr. Rekow's official letter of resignation.

On a Motion by Mr. Agnelli, seconded by Mr. Prall, with all in favor, the Board of Supervisors appointed Mr. Holm as Vice Chairman for Tara Community Development District 1.

Mr. Holm stated that he would like to have an inspection completed for the community center, pool, tennis courts and surrounding areas to determine if repairs are needed and long term expenditures the District should be planning for in the reserve account. He recommended that \$1,500 be authorized for this expense.

On a Motion by Mr. Holm, seconded by Mr. Horner, with all in favor, the Board of Supervisors authorized the expenditure of \$1,500 for the inspection of the community center, pool, tennis courts and surrounding areas for Tara Community Development District 1.

NINTH ORDER OF BUSINESS

Audience Comments

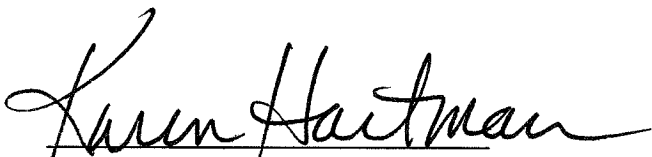
Audience discussion were ensued regarding concerns with placing a self-locking gate at the pool, any impact on insurance rates due to armed security on the property, landscaping issues and the need for property inspection. District management will research the insurance issuance for the Board. No Board action was taken regarding any of the residents' concerns.

A brief discussion was held regarding the publication of District information. It was noted that Channel 11 is still a source of information, as is the website. A calendar of events is also available at the community center.

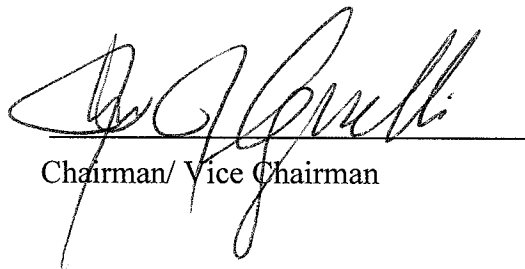
TENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/ Vice Chairman