

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, February 23, 2006 at 7:00 p.m.** at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum:

Timothy Lenz	Board Supervisor, Chairman
Tom Holm	Board Supervisor, Vice Chairman
Stuart Prall	Board Supervisor, Assistant Secretary
Jack Horner	Board Supervisor, Assistant Secretary
Gerald Wixson	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Edward Conrad	District Counsel, Dye, Deitrich, Prather, Petruff & St. Paul
Rick Kegley	Field Manager

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 the Minutes of the Board
Supervisors' Meeting on January 26, 2006**

Ms. Hartman stated that the first item on the agenda was the consideration of the minutes of the Board Supervisors' meeting on January 26, 2006. Ms. Hartman asked if there were any questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Wixson, seconded by Mr. Prall, with all in favor, the Board approved the Board of Supervisors meeting minutes on January 26, 2006 for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

**Consideration of Operation and Maintenance
Expenditures for February 2006**

Ms. Hartman stated that the next item on the agenda was the consideration of operation and maintenance expenditures for February 2006. Ms. Hartman asked if there were any questions. A lengthy discussion ensued. Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Holm, seconded by Mr. Prall, with all in favor, the Board approved the operation and maintenance expenditures for February 2006 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

Discussion on Fence Proposal

Ms. Hartman stated that the next item on the agenda was the discussion on the fence proposal. She stated that submittals were received from S&N Fence for \$29,338, USA Fence Co. for \$31,123.49, and from Golfcoast Vinyl Products for \$36,940.03. A lengthy discussion ensued. The Board requested that District Counsel research the Bond Documents and the Engineers Report to verify if the fence was specified and required to be installed. It was suggested to table the discussion to the next meeting pending further research. Ms. Hartman asked for a motion to table the discussion.

On a Motion by Mr. Wixson, seconded by Mr. Lenz, with all in favor, the Board tabled the Discussion on Fence Proposal to the next scheduled meeting for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Consideration of Agreement for Semi-Annual
Water Quality Monitoring Program**

Ms. Hartman stated that the next item on the agenda was the consideration of agreement for semi-annual water quality monitoring program. Mr. Conrad reviewed the contract for the Board with comments. A brief discussion ensued. Ms. Hartman asked if there were any other comments or questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Holm, seconded by Mr. Prall, with all in favor, the Board approved the Agreement for Semi-Annual Water Quality Monitoring Program contingent of language from District Counsel for Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

Public Hearing on Recreation Rules and Fees

Ms. Hartman asked for a motion to open the public hearing on Recreation Rules and Fees.

On a Motion by Mr. Holm, seconded by Mr. Horner, with all in favor, the Board approved to open the Public Hearing on Recreation Rules and Fees for Tara Community Development District 1.

Ms. Hartman stated that currently, a resident and a non-resident do not have the same cost rates for the use of the facilities. She recommended that the Board find a set cost that both the resident and non-resident have to pay for using the facilities.

Ms. Hartman stated that Mr. Agnelli had comments about the general public using the golf course at all three facilities and the fees that they pay. He also had comments about the number of guests allowed in the clubhouse should be eliminated and that there should be a minimum deposit in case of damages and for cleaning.

Ms. Hartman stated that Mr. Horner had comments regarding having the facilities stay open until at least 10:00 p.m., all year round.

Ms. Hartman stated that the public hearing is now open for public comment. There was a comment in regards to the new fees for using the facility, also as to, who will be responsible for opening and closing the facilities. It was stated that there will be a decision made by the end of the public hearing.

There was another comment made in regards to anyone violating the rules while using a facility. Ms. Hartman suggested that when there is a situation like this, to use the phone that dials 911 and inform them that there is someone on the premises that is abusing the facility and its rules. Ms. Hartman also reminded the Board that they can restrict anyone who is abusing the rules from using the facilities.

There was another comment in regards to having public comment available during the entire meeting at all meetings. It was stated that the District is a governmental entity and that there are rules and regulations that need to be followed.

Ms. Hartman asked if there were any other public comments. Hearing none, she asked for a motion to close the public hearing.

On a Motion by Mr. Holm, seconded by Mr. Horner, with all in favor, the Board approved to close the Public Hearing on Recreation Rules and Fees for Tara Community Development District 1.
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Ms. Hartman asked if there were any comments from the Board. There was a comment in regards to extending the hours for the tennis courts and the pool area. It was stated that residents should not have to pay a fee to hold events within the facilities. It was also stated that there should be a fee or a deposit paid on an annual basis if cleaning services are necessary after an event has taken place. It was stated that there should only be a charge for special occasion events that involves residents and guests from outside of the District.

It was suggested to have people assigned to be designated key carriers and to have them be available to people that need a facility unlocked. Mr. Conrad disagreed in the aspect that it could cause a problem between the District and a non-paid employee. He recommended hiring a paid employee so that if something were to go wrong, the District could hold the employee responsible.

Ms. Hartman stated that events should only be able to occur if they are booked in advance. She recommended having a paid employee be responsible as there is funding in the budget for this.

It was stated that the facility should be available at all times as the building is a governmental building and should never be closed at any time for any private event.

It was stated that alcohol will not be permitted in the clubhouse unless there is an alcohol permit available, and a licensed bartender present. A brief discussion ensued. It was stated that the Board would like District Staff to do more research on the requirements of getting a temporary alcohol permit. Ms. Hartman asked if there were any questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Wixson, seconded by Mr. Holm, with all in favor, the Board approved District Staff to do further research on the requirements of getting a temporary alcohol permit for Tara Community Development District 1.

Ms. Hartman stated that she would like the Board to discuss the fee for non-residents to use the facilities. A lengthy discussion ensued. The Board decided to make a motion to waive all fees for Residents' reoccurring activities between Monday through Friday during 8 a.m. to 5 p.m. as the facilities will be available on exclusivity use by Residents only (if a Resident reoccurring group is booked and another group desires to use the community, each group will share the facility).

On a Motion by Mr. Wixson, seconded by Mr. Lenz, with all in favor, the Board agreed to waive all fees for Residents' reoccurring activities between Monday through Friday during 8 a.m. – 5 p.m. as the facilities will be available on exclusivity use by residents only for Tara Community Development District 1.

It was stated that the Board will make a motion to use funding from the budget to hire a part time employee to manage the accommodations for the community facilities.

On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board agreed to hire a part time employee to manage the accommodations for the community facilities for Tara Community Development District 1.

It was stated that according to Attachment A, rule #1, located behind the Resolution 2006-05, there is a maximum of three guests per household when using the community facility. The Board suggested the Resolution state, "residents and guests allowed." It was also stated that on Attachment B, the wording needs to be changed from "clubhouse" to "community facility" throughout the attachment. The Board agreed to revise rule #6 to state "on walkways surrounding" at the end of the sentence. There were several additional revisions on attachment C, on rule #2 to state "no user activity except tennis is permitted on the courts and walkways surrounding the courts." The Board agreed to revise attachment D, rule #2, to state "pool and tennis."

Following a brief discussion, Ms. Hartman suggested tabling Resolution 2006-05 to the next meeting pending further research from District Staff.

On a Motion by Mr. Wixson, seconded by Mr. Horner, with all in favor, the Board agreed to table Resolution 2006-05 to the next meeting pending further research from District staff for Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Not present.

- C. District Manager
Ms. Hartman stated that currently the District is paying \$1,200 per month for FPL easement mowing. Ms. Hartman suggested that the Board make a motion to approve a not-to-exceed amount of \$2,700 per year for FPL easement mowing.

On a Motion by Mr. Holm, seconded by Mr. Lenz, with all in favor, the Board approved a not-to-exceed amount of \$2,700 per year for FPL Easement mowing for Tara Community Development District 1.

Ms. Hartman gave a brief update on several issues. No Board action was taken.

Ms. Hartman reviewed the three proposals from Tropical Landscape Solutions, Inc. for placing boulders on the corner of Tailfeather and Tara Boulevard, removing drainage stone near the community pool and replacing it with mulch, and also repairing concrete around pool signs. Ms. Hartman asked if the Board had any questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Holm, seconded by Mr. Prall, with all in favor, the Board approved all three proposals from Tropical Landscape Solutions, Inc. for Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Hartman stated that the next item on the agenda was Supervisor requests and audience comments. Ms. Hartman asked if there were any Supervisor requests. A brief discussion ensued. Ms. Hartman asked if there were any audience comments.

The following audience members provided comments:

Mr. Stevens, a resident, asked a question regarding landscape. The Board explained to Mr. Stevens that there are standards for the landscaping. Other issues were discussed, no Board action taken.

Mr. Connor, a resident, stated his concerns about several issues such as lawn maintenance, security fence on Tailfeather and Lingerlodge, and the storm drain located at 6806 & 6810 Tailfeather. A brief discussion ensued. No Board action taken.

Mr. Thorson, a resident, asked a question in regards to user fees for the clubhouse. The Board stated that they already decided that there would not be any fees for using the community facility.

Mr. Koegel, a resident, has concerns with drinking on the premises. The Board stated that they have not made a final decision on that topic yet.

Mr. Orlove, a resident, suggested that a drawing be made for new landscaping at the entry into the preserve at Tara Boulevard and Tara Preserve for residents to review and comment prior to landscaping being approved.

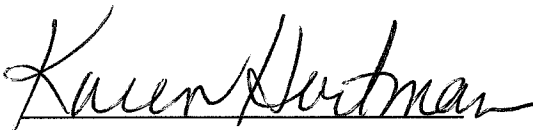
Ms. Stoddard, a resident, stated that she would like to have the agenda for the CDD meeting advertised on channel 11. Ms. Hartman stated that the agenda could not be posted on the television. The Board advised the residents to refer the Tara CDD website instead.

NINTH ORDER OF BUSINESS

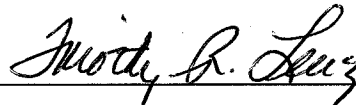
Adjournment

Ms. Hartman stated that there were no other agenda items to come before the Board. She asked for a motion to adjourn. The meeting was adjourned at 9:30 p.m.

On a Motion by Mr. Holm, seconded by Mr. Lenz, with all in favor, the Board of Supervisors adjourned the meeting at 9:30 p.m. for Tara Community Development District 1.



Secretary/Assistant Secretary



Chairman/ Vice Chairman