

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, June 22, 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
Jack Horner	Board Supervisor, Assistant Secretary
Gerald Wixson	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Williams
Dan Powers	Field Manager
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 the Minutes of the
Board Supervisors' Meeting on May 25,
2006**

Ms. Hartman stated that the first item on the agenda was the consideration of the minutes of the Board Supervisors' meeting on May 25, 2006. Ms. Hartman asked if there were any questions. A correction was noted under the eleventh order of business, in which the date of the Public Hearing on the Fiscal Year 2006/2007 budget was incorrect. Ms. Hartman asked for a motion to approve the minutes as amended.

On a Motion by Mr. Wixson, seconded by Mr. Lenz, with all in favor, the Board approved the Minutes of the Board of Supervisors meeting on May 25, 2006 (as amended) for Tara Community Development District 1.
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THIRD ORDER OF BUSINESS

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

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for June 2006. Ms. Hartman asked if there were any questions. A question arose in regards to the invoice from Florida Power and Light, and Ms. Hartman stated that the District has an option to not pay the bill resulting in the lights being turned off. Ms. Hartman answered all further questions with detailed explanations on the specific invoices. Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Horner, seconded by Mr. Wixson, with all in favor, the Board approved the Operation and Maintenance expenditures for June 2006 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Consideration of Board Supervisor
Replacement**

Ms. Hartman stated that the next item on the agenda was the consideration of a Board Supervisor replacement. Ms. Hartman asked Mr. Gene Martin to approach the Board for a brief interview. A discussion further ensued. Ms. Hartman asked Mr. Powers to approach the Board for a brief interview. Mr. Powers stated that he will not run for the Supervisor position until the November election. Mr. Horner suggested that Mr. Holm resign from the Board early so that Mr. Powers may fill the position. Mr. Lenz recommended appointing Mr. Gene Martin.

Ms. Hartman asked for a motion to approve. There was a motion by Mr. Lenz to appoint Gene Martin as a Board Supervisor; however, since there were only two votes in favor of this motion, the motion did not carry. Mr. Wixson recommended appointing Rick Thorson as Board Supervisor, however, since there were only two votes in favor of this motion, the motion did not carry. Mr. Holm recommended appointing Dan Powers as Board Supervisor. Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Holm, seconded by Mr. Horner, with three in favor, and one against, the Board appointed Dan Powers as Board Supervisor for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Supervisor**

Ms. Hartman stated that the next item on the agenda was to administer the oath of office to the newly appointed Supervisor. Ms. Hartman, a Notary Public in the State of Florida, administered the oath of office to the new Supervisor, Dan Powers. Mr. Powers was asked to raise his right hand and swear and affirm to the oath that she read. Mr. Powers swore and affirmed to the oath.

Mr. Vericker gave Mr. Powers a brief explanation of the Board Supervisor responsibilities, explaining the Sunshine Law and the Ethics.

SIXTH ORDER OF BUSINESS

Discussion on Recreational Facilities Policies

Ms. Hartman stated that the next item on the agenda was the discussion on recreational facilities policies. Mr. Holm stated that policy #3 which relates to the use of the community center, within the Community Center Policies, needs to be changed. A discussion ensued. Mr. Holm stated that the community center needs to be available to the residents to use it at any time. Mr. Holm stated that two events should not be scheduled at one time. Mr. Holm suggested that the Board make a motion to change policy #3 to state "any parties wishing to make reservations for private and exclusive use of the community center, not to exceed 4 hours, shall contact the District Manager no later than 2 weeks prior to the event date." Mr. Horner recommended to also include a sentence stating "any illegal activities as defined by the State of Florida, or Manatee county, will not be permitted within the Community Center." Ms. Hartman asked the Board to make an amended motion.

On a Motion by Mr. Holm, seconded by Mr. Lenz, with all in favor, the Board made a motion to amend Policy #3 listed within the Community Center Policies to state 'Any parties wishing to make reservations for private and exclusive use of the community center, not-to-exceed 4 hours, shall contact the District Manager no later than 2 weeks prior to the event date' for Tara Community Development District 1.

It was recommended to include a clause stating 'any illegal activities that are defined by State or County statute will not be permitted within all community facilities.'

On a Motion by Mr. Lenz, seconded by Mr. Wixson, with all in favor, the Board made a motion to include a clause within the Community Facility Policies that states 'Any illegal activities that are defined by the State or County statute will not be permitted within all community facilities' for Tara Community Development District 1.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker reviewed the list of items that the District would like to discuss with the Developer, and he asked the Board if they had any comments or suggestions for Mr. Wixson as he will be meeting with the Developer. Ms. Hartman read the list to the Board. A brief discussion ensued.

Mr. Vericker stated that the former District Counsel has a large amount of District records. Mr. Vericker suggested that Ms. Hartman go to their office and sort through the records to take what is needed.

Mr. Vericker stated that in regards to the tennis court issue, he needs a copy of the contract for the tennis court, so that he may give guidance in solving the issue.

Mr. Vericker also stated that the special assessments can be included in the budget as a line item.

Mr. Vericker stated that as a result of tropical storm damage, a tree had fallen on a residents home, Ms. Hartman stated that she has spoken with Brown & Brown Inc., and they reported that the damage is not covered by the insurance plan. It was stated that it is the homeowners responsibility to clean up the damage and cover the costs included. A brief discussion ensued. It was recommended that if a District employee, or anyone that has a contract with the District, sees something that may pose as a hazard within the District, they should contact District staff immediately. Ms. Hartman stated it is part of the landscaper and Field Manager's responsibilities.

Several issues were discussed in regards to specific costs and whether the Developer used bond proceeds to pay for them. It was stated that the issues will be included in the list of questions for the Developer.

B. District Engineer
Not present.

C. District Manager

Ms. Hartman stated that the landscaping contract states that if there is a rain day on a scheduled day to mow, the landscape is to schedule a different day for mowing. Ms. Hartman stated that last week there was a rain day and that she was not notified that Tropical Landscape Solutions could not come out and mow, which resulted in several resident phone calls and emails. Ms. Hartman stated that she contacted the company initially but did not get an answer. She later contacted Mr. Shulman of Tropical Landscape Solutions, and he sent out employees to mow. Ms. Hartman stated that she has received an invoice for the service, and she suggested to the Board that they do not pay the invoice due to the fact that Tropical Landscape Solutions never contacted District staff to inform them that they would not be out to mow last week. It was stated that the contract states that Tropical Landscape Solutions has agreed to mow on a weekly basis. Ms. Hartman asked for a motion to approve.

<p>On a Motion by Mr. Lenz, seconded by Mr. Horner, with all in favor, the Board approved staff to deduct the week of mowing missed and to send a letter explaining the deduction with the payment of the invoice from Tropical Landscape Solutions for mowing of the common area as they did not uphold their portion of their contractual obligation with the District for Tara Community Development District 1.</p>

It was stated that Mr. Horner requested a meeting with Mr. Shulman of Tropical Landscape Solutions to discuss their current contract, Ms. Hartman stated that she will schedule it. The details of the landscaping contract were discussed further. Mr. Horner requested a meeting with Tropical Landscape Solutions to review the landscaping.

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. Mr. Powers stated that there is now an issue with the bathroom keys, as there are not enough keys available. Mr. Powers suggested that there be a motion made to allow the field manager to charge each resident \$5 per key that is issued, and the resident must sign an agreement titled 'Tara Bathroom Key Agreement' that states "The bathroom keys will be issued to Tara residents of at least 12 years of age. The cost of the key is \$5 per key. The keys are for the use of Tara residents only, please do not lend or give the key to anyone else. This key is your responsibility. If you need a replacement key, please contact the field manager at the pool house for the replacement." It was also stated that the replacement key will cost \$5. It was suggested to have 100 initial keys made for the bathroom facilities. Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Powers, seconded by Mr. Horner, with all in favor, the Board approved to have residents sign the agreement that states there is a \$5 charge for each key and if the key needs to be replaced there is an additional \$5 charge, the Board also approved to have 100 initial keys made for the bathroom facilities for Tara Community Development District 1.

Ms. Hartman asked if there were any audience comments.

1. Rick Thorson =
 - misuse of the Preserve land
 - ATV's on CDD property
 - Swamp utility
2. Gene Martin =
 - community center roof leak
3. Nancy Breo =
 - use of community center – exclusive use vs. sharing
 - Sheriff crime watch
4. Darby Connor =
 - room divider for community facility for multiple events
5. Ralph LaHue =
 - pond golf ball money (7 cents/ball)
6. Joseph Mojica =
 - Linger Lodge Road fence

7. Annette Teasley =
- branch across sidewalk

NINTH ORDER OF BUSINESS

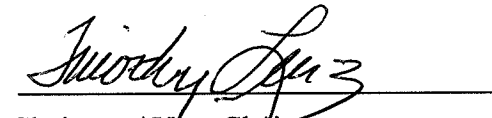
Adjournment

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 9:00 p.m.

On a Motion by Mr. Horner, seconded by Mr. Wixson, with all in favor, the Board of Supervisors adjourned the meeting at 9:00 p.m. for Tara Community Development District 1.



Secretary/Assistant Secretary



Chairman/ Vice Chairman