
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, July 27, 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
Dan Powers	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin & Williams
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 June 22,
2006**

Ms. Hartman stated that the first item on the agenda was the consideration of the minutes of the Board Supervisors' meeting on June 22, 2006. Ms. Hartman asked if there were any questions. Mr. Holm noted a correction on page 2, on the first order of business, it should state that "Mr. Holm stated that he preferred not to resign during the October meeting, as that would imply political manipulation of the election process". Mr. Holm noted another correction on page 3, in the first motion box, it should state "On a motion by Mr. Holm, seconded by Mr. Lenz...", rather than "On a motion by Mr. Lenz, seconded by Mr. Wixson...".

A few grammatical errors were noted. Ms. Hartman asked if there were any more questions. Hearing none, she asked for a motion to approve the minutes as amended.

On a Motion by Mr. Wixson, seconded by Mr. Holm, with all in favor, the Board approved the Minutes of the Board of Supervisors meeting on June 22, 2006 (as amended) for Tara Community Development District 1.

THIRD ORDER OF BUSINESS

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

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for July 2006. Ms. Hartman asked if there were any questions. Ms. Hartman stated that the account has been corrected with Florida Power & Light, and that the District is currently paying on 40 lights rather than 46. She stated that now the Developer and Palm Grove Condominiums are being billed for the street lights that the Tara CDD has been paying in the past. Ms. Hartman answered all questions with detailed explanations on the specific invoices. Mr. Wixson requested that District Counsel research the constructive defect law and follow up with the Board on the policy. It was stated that the previous District Counsel had researched the constructive defect law and that it states the District has 15 years to discover a defect, and 5 years to sue the Developer after finding the defect. Ms. Hartman asked the Board if they would like the current District Counsel to research the constructive defect law. Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Horner, seconded by Mr. Powers, with all in favor, the Board approved authorization for District Counsel to research and define the constructive defect law for Tara Community Development District 1.

There was a brief discussion on how the leak occurred in the community center. It was stated that the pool service company hosed down the filter system inside the room rather than taking them outside to clean them off. It was stated that there should be a drain in the room, and the County approved the building without a drain in place. A motion was made by Mr. Horner to send the repair bill to the Developer for reimbursement to the District due to the design of the pool room.

On a Motion by Mr. Horner, seconded by Mr. Powers, with four in favor, and Mr. Holm against, the Board authorized the District Manager to send the Developer the repair bill for reimbursement for Tara Community Development District 1.

Ms. Hartman asked for a motion to approve the operation and maintenance expenditures for July 2006.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with four in favor, and Mr. Horner against, the Board of Supervisors approved the Operation and Maintenance expenditures for July 2006 for Tara Community Development District 1.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2006/2007
Final Budget**

Ms. Hartman stated that the Board will take audience comments during the public comment and testimony, before Board comments are taken. Ms. Hartman asked for a motion to open the public hearing.

On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2006/2007 Final Budget for Tara Community Development District 1.

Ms. Hartman gave the audience a brief explanation of the budget line items for informational purposes. She stated that there was a budget workshop on June 21, 2006 to allow residents the opportunity to provide input on the proposed budget. Ms. Hartman stated that the budget totals \$661,932. She stated that most of the increase falls into the categories of landscape maintenance, utility costs, and costs for the wall and entry maintenance.

Mr. Holm suggested making a motion to limit the public comments to 2 minutes per speaker.

On a Motion by Mr. Holm, seconded by Mr. Lenz, with all in favor, the Board of Supervisors authorized to limit public comment to 2 minutes per speaker for the public hearing on the Fiscal Year 2006/2007 Final Budget for Tara Community Development District 1.

Ms. Hartman asked if there were any audience comments. Audience comments were entertained. Ms. Hartman asked for a motion to close the public hearing.

On a Motion by Mr. Holm, seconded by Mr. Powers, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2006/2007 Final Budget for Tara Community Development District 1.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2006-07,
Adopting Fiscal Year 2006/2007 Final
Budget**

Ms. Hartman stated that the next item on the agenda was the consideration of Resolution 2006-07, Adopting the Fiscal Year 2006/2007 Final Budget. She asked the Board if there were any Supervisor comments. Mr. Lenz suggested decreasing the budget to 8.1% rather than 20%.

Mr. Powers requested that the Board approve an annual salary of \$9,000 for the web master and the Channel 60 programmer. Mr. Wixson suggested having the HOA fund the salary. Mr. Pfeiffer, a resident, stated that he would bring it up at the next HOA meeting. Mr. Powers suggested adding the salary as an item to the contingency for TRIM notice. Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Powers, seconded by Mr. Horner, with four in favor, and Mr. Holm against, the Board approved to add the web master/Channel 60 programmer annual salary of \$9,000 as a contingency for TRIM notice item for Tara Community Development District 1.

Ms. Hartman asked for a motion to table the consideration of Resolution 2006-07, adopting the Fiscal Year 2006/2007 final budget.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board tabled the consideration of Resolution 2006-07, adopting the Fiscal Year 2006/2007 Final budget for Tara Community Development District 1.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Vericker stated that he will research the constructive defect law for various issues within the District, and report back to the Board at the next meeting.
- B. District Engineer
Not present.
- C. District Manager
Ms. Hartman stated that she needs direction from the Board in regards to the letter from Tropical Landscape Solutions (TLS) concerning the additional charges the additional lawn mowing. She stated that Mr. Shulman with TLS, stated in the letter that there are 42 scheduled mowings throughout the year and that there will be an additional mow required on July 31st and October 30th due to the long months. Mr. Shulman stated in the letter that the District will be charged an additional \$1,320 per cut for those two dates.

Mr. Shulman stated in the letter that he already provided an additional cut on March 29th and did not charge the District. The Board requested that Ms. Hartman contact Mr. Shulman and verify who authorized the unscheduled mow, and to obtain a copy of the authorization.

Mr. Shulman stated in the letter that TLS did not mow the week of June 12th due to 4 inches of rain from the day before. Mr. Shulman stated in the letter that he had notified Dan Powers that they could not mow at that time. Mr. Powers stated that he had attempted to contact TLS 6 times; however, and that the phone was disconnected 3 times out of the 6 attempted phone calls. Mr. Powers stated that Juan with TLS contacted Mr. Powers and stated that they would not be mowing. Mr. Powers asked when and Juan said he had no idea. It was stated that the schedule of cuts is part of the contract and that none of the District staff requested the two additional cuts on July 31st and October 30th. Mr. Powers stated that he saw the TLS employees mowing the grass and discarding the cuttings into the lakes rather than bagging it. Mr. Powers stated that he had previously contacted Mr. Shulman before regarding the employees discarding the grass into the lakes. It was agreed to place TLS on probationary terms.

It was stated that sprinklers from the golf course are spraying out onto the lakes. Ms. Hartman said that she would follow up with Duke regarding this issue again.

Ms. Hartman stated that she gave TLS a verbal notification of their deficiencies and also referred to a letter she sent to them. There was a brief discussion in regards to the acceptance of another bidder that was turned in in response to the request for proposals for landscape maintenance.

A brief discussion ensued in regards to an invoice from the previous District Counsel. The Board advised District Staff not to pay the invoice.

A brief discussion ensued in regards to the invoice from Florida Power and Light for the shared meter between the CDD and the golf course. The Board approved District Staff to pay the two invoices for the months of May and June 2006.

SEVENTH 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. Wixson stated that he met with Mr. Agnelli last week and presented a list of Developer follow up items within the CDD, and stated that these issues are being addressed and he will keep District Staff updated.

Mr. Powers stated that a third of the area around lake #1 behind Palm Grove, has been mowed and asked for clarification of who is responsible for this action. He also stated that Tropical Landscape Solutions has been crossing through an empty area to mow around the lake. Ms. Hartman stated that she would research these issues.

Mr. Horner stated that a boat in the lake behind his house collecting golf balls, and as a result, a few lily pads were pulled out in the process. He also stated that in his opinion, the CDD should split the revenue with the golf course. A brief discussion ensued.

A brief discussion ensued in regards to a resident who observed children painting graffiti near the pool. Ms. Hartman stated that the residents can notify District Staff at the time of the event, and security tapes can be used to ensure the person is prosecuted. It was stated that residents are using the red phone to dial 911 for issues that are not an emergency.

It was stated that there was water overflowing into a resident's backyard. Ms. Hartman stated that she would have the District Engineer research this issue.

There was a discussion in regards to the property line markers being moved within resident's yards and the golf course boundaries.

Mr. Lenz stated that he has surveyed within the CDD to find out the occupancy sizes per household to compare with the EAU factor. A brief discussion ensued. It was stated that there needs to be a public hearing to approve a flat tax rate for all residents within the District. Mr. Lenz asked for a motion to approve. Mr. Vericker stated that it is too late to hold the public hearing as the TRIM has already been submitted to the county with the amounts per household listed. It was stated that in order to have a flat tax rate for the residents, the condominium owners' assessment amount would be raised, although it is already set at the maximum amount.

On a Motion by Mr. Lenz, seconded by Mr. Wixson, with all in favor, the Board approved the process to change the Special Assessment Methodology for Tara Community Development District 1.

Ms. Hartman asked for a motion to table the discussion until the next meeting.

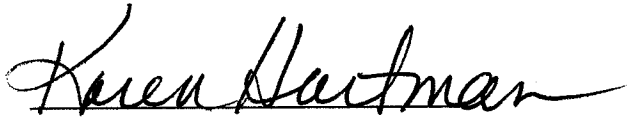
On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board tabled the discussion on the Special Assessment Methodology for Tara Community Development District 1.

EIGHTH ORDER OF BUSINESS

Continuation

Ms. Hartman asked for a motion to continue the meeting to August 2, 2006 at 7:00 p.m. at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

On a Motion by Mr. Wixson, seconded by Mr. Horner, with all in favor, the Board of Supervisors continued the meeting to August 2, 2006 at 7:00 p.m. at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203 at 10:35 p.m. for Tara Community Development District 1.



Secretary/Assistant Secretary



Chairman/ Vice Chairman