

**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, August 24, 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	<b>Board Supervisor, Chairman</b>
Tom Holm	<b>Board Supervisor, Vice Chairman</b>
Gerald Wixson	<b>Board Supervisor, Assistant Secretary</b>
Dan Powers	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Karen Hartman	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley Robin &amp; Williams</b>
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 of Supervisors' Meeting on July 27  
and August 2, 2006**

Ms. Hartman stated that the first item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on July 27, 2006. Ms. Hartman asked if there were any questions. It was stated that on page 6 of the July 27, 2006 minutes, there is a motion missing in regards to the special assessment discussion. Ms. Hartman stated that she would research it. It was stated that on page 4 of the July 27, 2006 minutes, the motion box authorizing to add the web master/Channel 60 programmer annual salary as a contingency for TRIM, was not authorized.

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Ms. Hartman stated that she would research the item. The Board tabled the minutes from July 27, 2006.

On a Motion by Mr. Wixson, seconded by Mr. Powers, with all in favor, the Board of Supervisors tabled the Minutes of the Board of Supervisors meeting on July 27, 2006 for Tara Community Development District 1.

A brief discussion ensued in regards to tabling the minutes, which would then result in them not being posted on the website for residents to view. Ms. Hartman recommended to either approve the minutes pending further research, or table them until the next meeting. The Board withdrew their motion to table the minutes.

On a Motion by Mr. Wixson, seconded by Mr. Holm, with all in favor, the Board of Supervisors withdrew their motion to table the Consideration of the Minutes of the Board of Supervisors meeting on July 27, 2006 for Tara Community Development District 1.

Ms. Hartman asked for a motion to approve the minutes for July 27, 2006 as amended.

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

Ms. Hartman stated the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting on August 2, 2006. She asked if there were any questions. Hearing none, Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Lenz, seconded by Mr. Powers, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting on August 2, 2006 for Tara Community Development District 1.

**THIRD ORDER OF BUSINESS**

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

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for August 2006. Ms. Hartman asked if there were any questions. There was a question in regards to the invoice for Lombardo, Skipper & Foley, and the reason why the bill is so expensive. Ms. Hartman stated that in her experience, the District Engineering firms do have a high cost rate, and that the invoice was for the meeting that the Board had with the District Engineer. There was another question in regards to an example of a potential situation.

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It was asked, if the Board or District staff called and complained to the appointed representative, Bob Lombardo, and he sends out a representative from the Engineering firm come out and assess a problem with the engineering of the lakes and the water flow, would the District be billed separately for that representative. Ms. Hartman and Mr. Vericker stated yes, it would be an additional cost. It was stated that there was a representative that was sent out by the request of Ms. Hartman to investigate the water flow on Wingspan Way and Birdseye Terrace. Ms. Hartman clarified that unless the District can prove that it was an Engineering flaw, the District will be billed for that visit. It was stated that Bob Thomas who works with Mr. Agnelli, informed to the Board member that they had previously re-jiggered the engineering behind the pond behind the homes on Birdseye Terrace, which resulted in the water backing up out of the lake. It was stated that all water should flow out south and west out of that area. Ms. Hartman stated that this has been an ongoing issue. It was stated that the Engineer that did the investigation, informed the Board member that the lake was built eight inches too high. Mr. Vericker asked if it was designed to be built eight inches too high, or if it was built eight inches higher than designed. It was stated that the Developer built the District and handed it over "as is". It was stated that the Developer had previously sent in his crew to correct the existing problem, although, the problem is currently still not corrected.

There was a question in regards to the invoice for Vanasse Hangen & Brustlin, Inc. in regards to it possibly being paid 90 days prior. Ms. Hartman stated that they bill on a semi annual basis, she stated that she would research the item. She asked if there were any further questions. Hearing none, she asked for a motion to approve.

On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2006 for Tara Community Development District 1.
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**FOURTH ORDER OF BUSINESS**

**Discussion on Landscaping Issues**

Ms. Hartman stated that the next item on the agenda was the discussion on the landscaping issues. She stated that the areas that are under contract are being mowed. Ms. Hartman stated that an official area has been added to the contract that was previously executed by the Board. Mr. Shullman with Tropical Landscape Solutions, Inc., gave a brief description of the District map and labeled the areas that they are mowing. He stated that there are a few areas that the golf course was mowing and have since stopped, so TLS is now doing them. Mr. Shullman stated that there is a tree down on Tara Boulevard that the residents are concerned about because it is leaning, he stated that the tree cannot be straightened as it has been growing like that for too long. He stated that the roots of the tree could be damaged or the tree could possibly die if he were to try and straighten it. Mr. Shullman stated that they did straighten a tree that had fallen over in another area. He stated that the palm tree that is down could have been struck by lightning. The irrigation pump that is near it was reinstalled a few months prior. It was stated that there was a problem with the irrigation in another area with the sprinkler, Mr. Shullman stated that there will be someone out to take a look at it.

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There was a question in regards to the areas that the golf course has stopped mowing, and who is responsible for maintaining those areas. Ms. Hartman stated that she had been in contact with Mr. Agnelli, he informed her that all questions regarding the landscaping responsibilities should be directed to Don Johnson who has a master map of the District and who should be mowing the areas. Mr. Shullman stated that he would coordinate with Mr. Johnson to clarify which areas TLS is responsible for mowing. A brief discussion ensued. It was stated that the District owns the lakes and therefore, the golf course should not be mowing around that area anymore.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2006-09,  
Adopting Fiscal Year 2006/2007 Meeting  
Schedule**

Ms. Hartman stated that the next item on the agenda was the consideration of Resolution 2006-09, Adopting the Fiscal Year 2006/2007 Meeting Schedule. She stated that currently, the Board meets every fourth Thursday of the month at 7:00 p.m., at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203. Ms. Hartman asked if the Board wanted to change the schedule. The Board stated they would like to keep the current schedule with the exception of the November meeting being held on November 16, 2006 for the landowner election.

On a Motion by Mr. Holm, seconded by Mr. Wixson, with all in favor, the Board of Supervisors approved Resolution 2006-09, Setting the Fiscal Year 2006/2007 Meeting Schedule for the fourth Thursday of each month (with the exception of the November meeting being held on November 16, 2006 due to the holiday) at 7:00 p.m., at the Tara Clubhouse, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203 for Tara Community Development District 1.

**SIXTH ORDER OF BUSINESS**

**Discussion on Special Assessment  
Methodology**

Ms. Hartman stated that the next item on the agenda was the discussion on Special Assessment Methodology. She explained the methodology table in full detail for the audience and the Board. It was stated that the Board would like to withdraw their motion that approved the process to change the Special Assessment Methodology. Mr. Vericker stated that there is a legal process involved if the Board wanted to pursue changing the Special Assessment Methodology. A brief discussion ensued.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Vericker stated that the District has fifteen years for latent defects that are not obvious, and that the District has four years after finding the defect to report it. A brief discussion ensued.

It was stated that the Board thought in the past, that there would be some benefit in proving how the bond money was used in developing the District.

Mr. Lenz stated that in the long run, it would make more financial sense to just pay for the pool pump repairs.

Ms. Hartman passed out a copy of the construction requisition to the Board. She stated that she had received it and stated that the District Engineer needs to sign off on it. Ms. Hartman stated that she will meet with the District Engineer to find out what the bond money was spent on as he signs all of the construction requisitions. She stated that she will send him a certified letter with her request to meet regarding the construction requisitions that had signed off on previously.

Mr. Vericker stated that in regards to the landowner election in November, the electors are the residents of the District. He explained the process in full detail for the Board.

Ms. Hartman stated that the proxies that are submitted will be presented at the November 16<sup>th</sup> meeting, after the election is opened. It was stated that if there are any votes, they need to be turned in on November 16th prior to the regular meeting. It was recommended to hold the landowner election on November 16, 2006 at 6:00 p.m.

B. District Engineer  
Not present.

C. District Manager  
No report.

## **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 the gazebo and the little fence, location unknown, within the District are deteriorating. He asked for opinions on whether or not these structures should be taken down or not. It was recommended to repaint the gazebo. It was stated that the little fence is there to prevent vehicles from driving on the grass. A discussion ensued in regards to removing the fence, repainting the fence, or replacing it with a plastic fence.

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It was stated that the Board will look at it over the next month and discuss it at the next meeting. Ms. Hartman asked for a motion to approve.

On a Motion by Mr. Lenz, seconded by Mr. Powers, with all in favor, the Board tabled the discussion on the Gazebo and Fence repairs for Tara Community Development District 1.

It was stated that at the last meeting it was negotiated to put together a list of questions for Mr. Agnelli, the Developer. It was stated that a Board member will be meeting with the District Engineer in regards to having access to all of the right-of-ways within the District. It was discussed to have a meeting with Mr. Agnelli in late September after the regular Board of Supervisors meeting is held.

There was a question in regards to the parking lots within the District and which spaces are reserved for which buildings. It was stated that there are 12 spaces designated to the community center, and 34 spaces designated to the golf course.

Ms. Hartman stated that she had received some proposals for replacing the heating system in the pool. She stated that for a 50 year parts warranty, and a 10 year warranty for the motor, it would cost \$16,350. She stated that for the electric pump, it would cost \$10,000. The Board requested that Ms. Hartman seek more proposals and estimates from private contractors. Further discussion ensued.

Ms. Hartman asked if there were any audience comments.

1. Ron Christopher =
  - operation of CDD
  - fence
  - accept TV for \$3,500
2. Kay Carson =
  - posting minutes on CDD website; too much time lapse
3. Rick Thorson =
  - website issue
4. Don Stoddard =
  - publication of preliminary minutes within ten days of Board meeting on CDD website
5. George =
  - 85 degrees for pool
  - Lingerlodge Road fence

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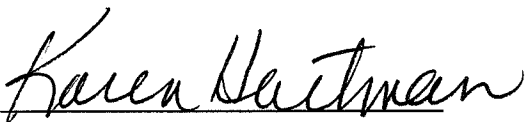
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**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Hartman stated that there were no other agenda items to come before the Board. She asked for a motion to adjourn.

On a Motion by Mr. Wixson, seconded by Mr. Holm, with all in favor, the Board of Supervisors adjourned the meeting for Tara Community Development District 1.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman