

**TARA COMMUNITY
DEVELOPMENT DISTRICT 1
MEETING
AGENDA PACKAGE**

**Tuesday April 25, 2023 at 9:30 AM
Meeting to be held at:**

**Tara Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203**



2654 Cypress Ridge Blvd. Suite101
Wesley Chapel, FL 33544
(813) 652-2454

Tara Community Development District

Board of Supervisors

Darby Connor, Chairman
Joe DiBartolomeo, Vice Chairman
Peyton Phillips, Assistant Secretary
Mark Gough, Assistant Secretary
Christopher Morris, Assistant Secretary

Staff

Angel Montagna, District Manager
David Jackson, District Counsel
Rick Schappacher, District Engineer
Paul Kelley, Field Manager

Meeting Agenda

Tuesday, April 25, 2023 – 9:30 a.m.

- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of the Agenda**
- 4. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 5. Staff Reports and Updates**
 - A. Admiral Environmental Lake Management
 - i. Regular Report (Under Separate Cover)
 - B. Sunrise Landscape
 - C. Field Manager
 - i. Regular Report (Under Separate Cover)
 - D. District Counsel
 - E. District Engineer
 - F. District Manager
- 6. Business Items**
 - A. Consideration of Resolution 2023-04, Appointing District Management.....Page 3
 - B. Consideration of Resolution 2023-05, Designating Officers.....Page 4
 - C. Consideration of Resolution 2023-06, Designating Authorization and Action to Accounts.....Page 5
 - D. Discussion Regarding the Golf Course Fence
- 7. Business Administration**
 - A. Meeting Minutes from the March 28, 2023, Meeting.....Page 6
- 8. Supervisor Requests**
- 9. Adjournment**

The next meeting is scheduled for Tuesday, May 23, 2023

District Office:

Inframark

2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, Florida 33544

Meeting Location:

Tara Community Center

7340 Tara Preserve
Bradenton, Florida 34203

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tara Community Development District 1 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) must employ and fix compensation of a “**District Manager**,” and

WHEREAS, the Board has determined that the appointment of a District Manager is necessary, appropriate and in the District’s best interests; and

WHEREAS, the Board desires to appoint a District Manager and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1:

- 1. Approval of District Management Agreement.** Inframark, LLC is appointed as District Manager and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A**.
- 2. Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

Adopted this 25th day of April, 2023

Attest:

Tara Community Development District 1

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Tara Community Development District 1 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, the Board of Supervisors (“**Board**”), desires to appoint Darby Connor as Chairman, Joe DiBartolomeo as Vice Chairman, Paul (Peyton) Phillips as Assistant Secretary, Mark Gough as Assistant Secretary, Christopher Morris as Assistant Secretary, Jennifer Goldyn-Leon as Secretary, Stephen Bloom as Treasurer and Andre McAden as Assistant Treasurer.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1:

- 1. District Officers.** Darby Connor is appointed as Chairman, Joe DiBartolomeo is appointed as Vice Chairman, Paul (Peyton) Phillips is appointed as Assistant Secretary, Mark Gough is appointed as Assistant Secretary, Christopher Morris is appointed as Assistant Secretary, Jennifer Goldyn-Leon is appointed as Secretary, Stephen Bloom is appointed as Treasurer and Andre McAden is appointed as Assistant Treasurer.
- 2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- 3. Effective Date.** This Resolution shall become effective on the date of its adoption.

Adopted this 25th day of April 2023.

Attest:

Tara Community Development District

Secretary

Chair of the Board of Supervisors

RESOLUTION 2023-06

**A RESOLUTION OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1
DESIGNATING AUTHORIZATION AND ACTIONS RELATING TO THE
ACCOUNTS OF THE DISTRICT**

WHEREAS, the Board of Supervisors (“**Board**”) of the Tara Community Development District 1 (“**District**”) desires to designate authorization and authorize certain actions relating to its accounts;

WHEREAS, the Board has engaged the services of Inframark, LLC as the District’s management company pursuant to a District Management Agreement;

WHEREAS, the Board by Resolution 2023-05, has appointed Jennifer Goldyn-Leon as Secretary, Stephen Bloom as Treasurer, and Andre McAden as the Assistant Treasurer for the District.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1:**

1. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. As District officers, Jennifer Goldyn-Leon, Stephen Bloom and Alan Baldwin are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. All previous signers on the District’s accounts will be removed effective immediately. Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
4. This resolution shall become effective on the date of its adoption.

Adopted this 25th day of April, 2023.

Attest:

Tara Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

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****PLEDGE OF PUBLIC CONDUCT**

WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER
WE WILL DIRECT ALL COMMENTS TO ISSUES
WE WILL AVOID PERSONAL ATTACKS

The regular meeting of the Board of Supervisors of the Tara Community Development District 1 was held on **Tuesday, March 28, 2023, at 9:40 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, FL 34203.

Present and constituting a quorum:

Darby Connor	Board Supervisor, Chairman
Joe DiBartolomeo	Board Supervisor, Vice Chairman
Christopher Morris	Board Supervisor, Assistant Secretary
Mark Gough	Board Supervisor, Assistant Secretary
Peyton Phillips	Board Supervisor, Assistant Secretary

Also present via teleconference were:

Christina Newsome	District Manager, Rizzetta & Company, Inc.
David Jackson	District Counsel, Cohen & Perrson
Paul Kelley	Field Manager, Rizzetta & Company, Inc.
Thomas Bryant	Representative, Sunrise Landscape
Rick Schappacher	District Engineer, Schappacher Engineering
Mike Kaighin	Representative, Admiral Environmental
Angel Montagna	Representative, Inframark

Audience	Present
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FIRST ORDER OF BUSINESS**Call to Order**

The meeting was called to order at 9:40 a.m. and all joined in to give the Pledge of Allegiance.

SECOND ORDER OF BUSINESS**Adoption of Agenda**

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved to adopt the agenda for the meeting, for the Tara CDD.

THIRD ORDER OF BUSINESS**Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS**Staff Reports****A. Landscape Update**

On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously approved the proposal from Sunrise Landscape to amend the annuals, for the Tara CDD.

The Board tabled the revised rotor change proposal until the April 2023 meeting.

On a motion from Mr. Connor, seconded by Mr. Phillips, the Board unanimously approved the proposal to repair the Oak tree damage, from the Hurricane (6822 Tailfeather), for the Tara CDD.

**B. Aquatics Update
(Under Separate Cover)**

Mr. Kaighin reviewed his report with the Board.

**C. Field Manager Report
(Under Separate Cover)**

Mr. Kelley reviewed his Field Manager report with the Board.

On a motion from Mr. Connor, seconded by Mr. Morris, the Board unanimously approved to cancel the pool maintenance contract with LaPensee, effective May 1, 2023, for the Tara CDD.

The Board directed the District Manager to send a 30-day notice to Home team Pest Defense.

On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously approved to deliver portable chair to resident, for the Tara CDD.

D. District Counsel

1. Consideration of Management Services Master Agreement with Inframark

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously accepted the District Management Contract with Inframark, term effective April 1, 2023, transition to begin on March 29, 2023, for the Tara CDD.

The Securiteam proposal was tabled until the April 2023 meeting.

2. Consideration of Amenity Management Services with Inframark

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously accepted Amenity Management Services with Inframark, effective May 1, 2023, for the Tara CDD.

E. District Engineer

1. Present and no report. Mr. Schappacher reached out to the County regarding the sidewalk sinking on Tailfeather.

F. District Manager

1. Ms. Newsome informed the Board of Supervisors that their next meeting would be held on April 25, 2023, at 9:30 a.m.

Ms. Newsome presented the District Manager's Report.

Ms. Newsome informed the Board that the next meeting will be a budget workshop on April 24, 2023, at 9:30 a.m.

G. Board of Supervisors Liaisons

No report at this time.

FIFTH ORDER OF BUSINESS**Consideration of Reserve Study proposal**

The Board decided to table this item until the April 2023 meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors Meeting held on February
28, 2023**

On a motion from Mr. DiBartolomeo, seconded by Mr. Phillips, the Board unanimously approved the Minutes of the Board of Supervisors Meeting held on February 28, 2023, for the Tara CDD.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance for February 2023**

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved the Operation & Maintenance for February 2023, in the amount of \$53,121.06, for the Tara CDD.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Gough, seconded by Mr. DiBartolomeo, the Board adjourned the meeting at 11:38 a.m., for the Tara CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman