

**TARA  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**Monday, May 23, 2023, at 9:30 a.m.**

**Meeting to be held at:**

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



2654 Cypress Ridge Blvd. Suite 101  
Wesley Chapel, FL 33544  
(813) 652-2454

# Tara Community Development District

## Board of Supervisors

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

## Staff:

Jennifer Goldyn, District Manager  
David Jackson, District Counsel  
Rick Schappacher, District Engineer  
Paul Kelley, Field Manager

## Revised Meeting Agenda Tuesday, May 23, 2023 – 6:00 p.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**
  - A. Admiral Environmental Lake Management Report
  - B. Sunrise Landscape
    1. Consideration of Pest Control and Fertilization Agreement.....Page 3
    2. Consideration of Landscape Maintenance Agreement.....Page 8
    3. Consideration of Irrigation Maintenance Agreement.....Page 13
  - C. Field Manager
    1. Regular Report
  - D. District Counsel
  - E. District Engineer
    1. Vegetation Clearing at Box Culverts..... Page 18
  - F. District Manager
6. **Business Items**
  - A. Presentation of FY 2024 Budget.....Page 27
  - B. Consideration of Resolution 2023-08, Approving Proposed FY 2024 Budget....Page 37
  - C. Consideration of Reserve Study proposal.....Page 40
  - D. Discussion of Rental Fees
7. **Consent Agenda**
  - A. Consideration of Regular Meeting Minutes from the April 25, 2023..... Page 43
  - B. Consideration of the Workshop Meeting Minutes from April 24, 2023..... Page 45
8. **Supervisor Requests**
9. **Audience Comments – Three- (3) Minute Time Limit**
10. **Adjournment**

*The next meeting is scheduled for Monday, June 27, 2023*



## Pest Control and Fertilization

### Tara CDD

#### ***Professional. Accountable. Partner.***

Thank you for allowing Sunrise the opportunity to propose the landscape management for Tara CDD. After touring the property and drawing from our current experiences with similar projects, we believe Sunrise can improve both the appearance and health of the landscape. This proposal contains some general information about Sunrise and the various services we can provide. Your Account Manager will be your single point of contact and guide for any landscape concerns or questions related to the property. We believe that Sunrise is unique in the landscaping industry. As a local company with deep roots in the area, we focus exclusively on dedicating ourselves to our local customers without the distractions of additional geographies. Our business decisions are relationship oriented and made with our customers and team members in mind. We are confident that, if given the opportunity, we will exceed your expectations for aesthetics and professionalism to ensure that your properties showcase their full value.

This agreement is entered into **May 16, 2023**, by and between **Sunrise**, located at **5521 Baptist Church Rd. Tampa, FL**, and **Inframark**, the Owner or designated Owner's Representative, hereinafter referred to as "Owner".

The parties wish to enter into an agreement to define the terms and conditions under which Sunrise will provide landscape maintenance services to the Owner.

## Fixed Payment Services

Description of Services	Annual Cost
Horticulture Program & Pest Management	\$33,245.28
<b>Annual Maintenance Price</b>	<b>\$33,245.28</b>

## Payment Schedule

Schedule	Total Price
June	\$4,493.89
July	\$2,676.97
August	\$0.00
September	\$4,344.54
October	\$3,207.42
November	\$4,344.54
December	\$0.00
January	\$0.00
February	\$5,379.69
March	\$2,033.22
April	\$3,706.97
May	\$3,058.07
	<b>\$33,245.31</b>

By



Tom Bryant

Date

5/16/2023

Sunrise Landscape

By

Date

Tara CDD

### **Horticulture Program & Pest Management**

This proposal includes a complete tree, shrub, pest control, and lawn fertilization program as per standard industry specifications. Insecticides necessary to eliminate the infestation of pests in plants, trees, and shrubs shall be furnished by the Contractor as needed throughout the year. All sodded areas are to be fertilized six (6) times per calendar year unless requested differently by the client. The fertilizer is to be supplied by the Contractor. All trees and shrubs are to be fertilized four (4) times per calendar year unless requested differently by the client, with disease and insect control applied as needed. Products are to be supplied by the Contractor. Ant control is not included in contract. Such control is available upon request. Fees will vary according to the degree of infestation and desired frequency.

## Terms & Conditions

# AGREEMENT TERMS AND CONDITIONS

**Services** - Sunrise Landscape agrees to perform the landscape management services noted on the Services page in accordance with provided specifications for **Tara CDD**, located at **7340 Tara Preserve Dr Bradenton FL, 34203** (hereinafter referred to as "Property").

**Start Date** - This Agreement shall commence on **June 1, 2023**, and shall renew for one additional year subject to price adjustments on the anniversary date of the Agreement unless terminated by either party by providing thirty days written notice prior to the end of the current term.

### **Consideration/Payment/Price Adjustments** -

**A.** In consideration for the Sunrise's performance for services described in the Services page, Owner agrees to pay Sunrise an annual sum of **\$33,245.28** invoiced in accordance with the attached payment schedule.

**B.** Invoices will be sent on or about the 1st day of each month for current month's services and payment shall be **Net 30**. A late charge of 1.5% per month shall be charged on all amounts 30 days past due and a \$20.00 fee will apply to any returned check.

**C.** Approximately sixty (60) days prior to each annual renewal, Sunrise may send Owner notification of renewal and a price adjustment. If the Owner does not object in writing within 30 days of the date of the notification of price adjustment, then the renewal of this Agreement shall include the price adjustment. If the Owner objects to the notification of price adjustment in writing within 30 days of the date of notice then Sunrise has the option to either (i) renew the Agreement without the price adjustment or (ii) terminate the Agreement.

**Additional Services** - Services performed and/or materials delivered, which are not specifically described herein, or changes in the size or physical condition of the Property will be deemed 'Additional Services'. Additional services will be billed separately and all payments are due upon receipt. The performance of, and the payment for Additional Services are subject to all the terms and conditions of this Agreement.

**Materials, Supplies, and Equipment** - Sunrise will furnish all materials, labor, supplies, and equipment necessary to perform the services specified.

**Venue and Attorney's Fees** - This Agreement shall be governed by the laws of **Florida** with venue in the same county where Sunrise's service location is based. In the event of suit or action commenced to enforce the terms of the Agreement, the prevailing party shall be entitled to reimbursement of its reasonable expenses, attorney's fees and costs, including appeals.

**Minor Repairs** - Sunrise is authorized to perform up to \$200.00 worth of repairs not covered by this Agreement without prior approval of Owner.

**Liability** - Sunrise is an independent contractor and the Owner assumes no liability for injury to Sunrise or Sunrise's agents or employees, unless such injury is caused by the Owner, the Owner's agents, servants, or employees. It is further understood that the Sunrise is not liable for any damage of any kind whatsoever that is not caused by the Sunrise, its agents, or employees and Sunrise shall not be responsible for any damages other than direct damages. This exclusion includes, without limitation, incidental, consequential, special and punitive damages.

**Insurance** - Sunrise agrees to carry worker's compensation, comprehensive general liability, and automobile insurance in an amount not less than \$2,000,000 in the aggregate.

**Notification of Deficient Work** - If Owner believes Sunrise is providing deficient work, Owner agrees to notify Sunrise of deficiencies, in writing, within 10 days of said occurrence. If written notice is not received by Sunrise within 10 days Owner knew or should have known of the deficiencies, Owner is deemed to have waived any and all claims to recover past payments and/or rights to withhold present or future payments due under this Agreement. Upon a notification of deficient work, Sunrise agrees to rectify such deficiencies within 14 days to the extent commercially reasonable. If the Sunrise corrects the deficiencies in accordance with the schedule, it shall not forfeit any amounts due under this Agreement.

**Early Termination** - Either party may terminate this Agreement by giving 30 days written notice to the other party. Sunrise may also immediately cease performance or terminate this Agreement if Owner refuses or fails to pay Sunrise according to the terms of this Agreement. In the event this Agreement is cancelled prior to the scheduled termination date, the parties recognize that the annual charge stated above is the total charge for all work to be performed under the Agreement divided by the number of calendar months included in the payment period. Due to the seasonal nature of the services provided within the Agreement, the equal monthly payments do not represent the value of the work performed in any given month. In the event of early termination of this Agreement, Owner agrees to pay Sunrise for all services performed through date of early termination.

**Assignment** - Owner shall not assign this Agreement without the other's written consent and then only after thirty (30) days prior written notice. Should Owner assign this Agreement to a new Owner or entity, Sunrise may require (i) approval of the credit worthiness of the new Owner and (ii) written assumption by the new Owner of all terms of this Agreement. Sunrise may subcontract any portion of this Agreement to a qualified third party.

**Notices** - Notice to Sunrise shall be sufficient if made or addressed to **5521 Baptist Church Road Tampa FL 33610** and to Owner at the principal place of business stated herein.

**Complete Agreement** - This Agreement constitutes the entire Agreement of the parties. Both parties have read this Agreement and fully understand its contents.



## Landscape Maintenance Agreement

### Tara CDD

#### ***Professional. Accountable. Partner.***

Thank you for allowing Sunrise the opportunity to propose the landscape management for Tara CDD. After touring the property and drawing from our current experiences with similar projects, we believe Sunrise can improve both the appearance and health of the landscape. This proposal contains some general information about Sunrise and the various services we can provide. Your Account Manager will be your single point of contact and guide for any landscape concerns or questions related to the property. We believe that Sunrise is unique in the landscaping industry. As a local company with deep roots in the area, we focus exclusively on dedicating ourselves to our local customers without the distractions of additional geographies. Our business decisions are relationship oriented and made with our customers and team members in mind. We are confident that, if given the opportunity, we will exceed your expectations for aesthetics and professionalism to ensure that your properties showcase their full value.

This agreement is entered into **May 16, 2023**, by and between **Sunrise**, located at **5521 Baptist Church Rd. Tampa, FL**, and , the Owner or designated Owner's Representative, herinafter referred to as "Owner".

The parties wish to enter into an agreement to define the terms and conditions under which Sunrise will provide landscape maintenance services to the Owner.



## Fixed Payment Services

Description of Services	Annual Cost
Landscape Maintenance Visit	\$101,570.92
Detail Visit	\$50,785.24
<b>Annual Maintenance Price</b>	<b>\$152,356.16</b>

## Optional Services

Initial next to optional services you would like added to your contract.

	Frequency	Cost per Occ.	Annual Cost
Hort Program & Pest Management	12	\$4,895.35	\$58,744.20

## Payment Schedule

Schedule	Total Price
June	\$12,696.35
July	\$12,696.35
August	\$12,696.35
September	\$12,696.35
October	\$12,696.34
November	\$12,696.35
December	\$12,696.34
January	\$12,696.35
February	\$12,696.34
March	\$12,696.35
April	\$12,696.34
May	\$12,696.35
	<b>\$152,356.16</b>

By



Tom Bryant

Date

5/16/2023

Sunrise Landscape

By

Date

Tara CDD

### **Landscape Maintenance Visit**

Mowing shall be maintained within a 2" to 4" range. Blades are to be kept sharp to provide a high quality cut and to minimize disease. Frequency is dependent on the scope requested. Mowing is to be maintained so as to remove no more than 2" of the grass blade at any single cutting. The removal of clippings, should they accumulate, shall be considered mandatory. Edging shall include walks, drives, curbs, bed perimeters, tree wells, and trees. Contractor shall line-trim or chemically treat around posts, lights, signs, trees, utility installations, as required to keep a neat, clean appearance throughout property. All plants and trees up to 7 - 9' height are to be pruned. This will be done twice per year. Weeding shall be done in conjunction with mowing as a regular duty. Beds and tree wells are to be kept virtually weed-free to avoid competition with desirable plants for water and fertilizer, as well as enhancing the appearance of overall design.

### **Detail Visit**

---

## **Optional Services**

---

### **Hort Program & Pest Management**

This proposal includes a complete tree, shrub, pest control, and lawn fertilization program as per standard industry specifications. Insecticides necessary to eliminate the infestation of pests in plants, trees, and shrubs shall be furnished by the Contractor as needed throughout the year. All sodded areas are to be fertilized six (6) times per calendar year unless requested differently by the client. The fertilizer is to be supplied by the Contractor. All trees and shrubs are to be fertilized four (4) times per calendar year unless requested differently by the client, with disease and insect control applied as needed. Products are to be supplied by the Contractor. Ant control is not included in contract. Such control is available upon request. Fees will vary according to the degree of infestation and desired frequency.

## AGREEMENT TERMS AND CONDITIONS

**Services** - Sunrise Landscape agrees to perform the landscape management services noted on the Services page in accordance with provided specifications for **Tara CDD**, located at **7340 Tara Preserve Dr Bradenton FL, 34203** (hereinafter referred to as "Property").

**Start Date** - This Agreement shall commence on **June 1, 2023**, and shall renew for one additional year subject to price adjustments on the anniversary date of the Agreement unless terminated by either party by providing thirty days written notice prior to the end of the current term.

**Consideration/Payment/Price Adjustments** -

**A.** In consideration for the Sunrise's performance for services described in the Services page, Owner agrees to pay Sunrise an annual sum of **\$152,356.16** invoiced in accordance with the attached payment schedule.

**B.** Invoices will be sent on or about the 1st day of each month for current month's services and payment shall be **Net 30**. A late charge of 1.5% per month shall be charged on all amounts 30 days past due and a \$20.00 fee will apply to any returned check.

**C.** Approximately sixty (60) days prior to each annual renewal, Sunrise may send Owner notification of renewal and a price adjustment. If the Owner does not object in writing within 30 days of the date of the notification of price adjustment, then the renewal of this Agreement shall include the price adjustment. If the Owner objects to the notification of price adjustment in writing within 30 days of the date of notice then Sunrise has the option to either (i) renew the Agreement without the price adjustment or (ii) terminate the Agreement.

**Additional Services** - Services performed and/or materials delivered, which are not specifically described herein, or changes in the size or physical condition of the Property will be deemed 'Additional Services'. Additional services will be billed separately and all payments are due upon receipt. The performance of, and the payment for Additional Services are subject to all the terms and conditions of this Agreement.

**Materials, Supplies, and Equipment** - Sunrise will furnish all materials, labor, supplies, and equipment necessary to perform the services specified.

**Venue and Attorney's Fees** - This Agreement shall be governed by the laws of **Florida** with venue in the same county where Sunrise's service location is based. In the event of suit or action commenced to enforce the terms of the Agreement, the prevailing party shall be entitled to reimbursement of its reasonable expenses, attorney's fees and costs, including appeals.

**Minor Repairs** - Sunrise is authorized to perform up to \$200.00 worth of repairs not covered by this Agreement without prior approval of Owner.

**Liability** - Sunrise is an independent contractor and the Owner assumes no liability for injury to Sunrise or Sunrise's agents or employees, unless such injury is caused by the Owner, the Owner's agents, servants, or employees. It is further understood that the Sunrise is not liable for any damage of any kind whatsoever that is not caused by the Sunrise, its agents, or employees and Sunrise shall not be responsible for any damages other than direct damages. This exclusion includes, without limitation, incidental, consequential, special and punitive damages.

**Insurance** - Sunrise agrees to carry worker's compensation, comprehensive general liability, and automobile insurance in an amount not less than \$2,000,000 in the aggregate.

**Notification of Deficient Work** - If Owner believes Sunrise is providing deficient work, Owner agrees to notify Sunrise of deficiencies, in writing, within 10 days of said occurrence. If written notice is not received by Sunrise within 10 days Owner knew or should have known of the deficiencies, Owner is deemed to have waived any and all claims to recover past payments and/or rights to withhold present or future payments due under this Agreement. Upon a notification of deficient work, Sunrise agrees to rectify such deficiencies within 14 days to the extent commercially reasonable. If the Sunrise corrects the deficiencies in accordance with the schedule, it shall not forfeit any amounts due under this Agreement.

**Early Termination** - Either party may terminate this Agreement by giving 30 days written notice to the other party. Sunrise may also immediately cease performance or terminate this Agreement if Owner refuses or fails to pay Sunrise according to the terms of this Agreement. In the event this Agreement is cancelled prior to the scheduled termination date, the parties recognize that the annual charge stated above is the total charge for all work to be performed under the Agreement divided by the number of calendar months included in the payment period. Due to the seasonal nature of the services provided within the Agreement, the equal monthly payments do not represent the value of the work performed in any given month. In the event of early termination of this Agreement, Owner agrees to pay Sunrise for all services performed through date of early termination.

**Assignment** - Owner shall not assign this Agreement without the other's written consent and then only after thirty (30) days prior written notice. Should Owner assign this Agreement to a new Owner or entity, Sunrise may require (i) approval of the credit worthiness of the new Owner and (ii) written assumption by the new Owner of all terms of this Agreement. Sunrise may subcontract any portion of this Agreement to a qualified third party.

**Notices** - Notice to Sunrise shall be sufficient if made or addressed to **5521 Baptist Church Road Tampa FL 33610** and to Owner at the principal place of business stated herein.

**Complete Agreement** - This Agreement constitutes the entire Agreement of the parties. Both parties have read this Agreement and fully understand its contents.



## Irrigation Maintenance Agreement

### Tara CDD

#### ***Professional. Accountable. Partner.***

Thank you for allowing Sunrise the opportunity to propose the landscape management for Tara CDD. After touring the property and drawing from our current experiences with similar projects, we believe Sunrise can improve both the appearance and health of the landscape. This proposal contains some general information about Sunrise and the various services we can provide. Your Account Manager will be your single point of contact and guide for any landscape concerns or questions related to the property. We believe that Sunrise is unique in the landscaping industry. As a local company with deep roots in the area, we focus exclusively on dedicating ourselves to our local customers without the distractions of additional geographies. Our business decisions are relationship oriented and made with our customers and team members in mind. We are confident that, if given the opportunity, we will exceed your expectations for aesthetics and professionalism to ensure that your properties showcase their full value.

This agreement is entered into **May 16, 2023**, by and between **Sunrise**, located at **5521 Baptist Church Rd. Tampa, FL**, and **Inframark**, the Owner or designated Owner's Representative, hereinafter referred to as "Owner".

The parties wish to enter into an agreement to define the terms and conditions under which Sunrise will provide landscape maintenance services to the Owner.

## Fixed Payment Services

Description of Services	Annual Cost
Irrigation Inspection	\$28,368.00
<b>Annual Maintenance Price</b>	<b>\$28,368.00</b>

## Optional Services

Initial next to optional services you would like added to your contract.

	Frequency	Cost per Occ.	Annual Cost
Hort Program & Pest Management	12	\$4,895.35	\$58,744.20

## Payment Schedule

Schedule	Total Price
June	\$2,364.00
July	\$2,364.00
August	\$2,364.00
September	\$2,364.00
October	\$2,364.00
November	\$2,364.00
December	\$2,364.00
January	\$2,364.00
February	\$2,364.00
March	\$2,364.00
April	\$2,364.00
May	\$2,364.00
	<b>\$28,368.00</b>

By



Tom Bryant

Date

5/16/2023

Sunrise Landscape

By

Date

Tara CDD

## Services

### **Irrigation Inspection**

Irrigation System will be checked once per month and client will be notified of needed repairs. Each zone will be turned on and operated, heads will be inspected for adjustment and alignment. Above ground repairs and all below ground repairs (i.e. valves, controllers and pumps) are considered unscheduled repairs. Parts and Supplies for the system will be billed at fair market value. Parts will be commercial grade. Watering Schedule will be maintained as needed and in accordance with regulatory agencies' watering restriction rules. Times will be adjusted for each zone based on needs and watering restrictions. Contractor is authorized to perform up to \$200.00 worth of repairs not covered by this Agreement without approval of Owner.

---

### **Optional Services**

---

#### **Hort Program & Pest Management**

This proposal includes a complete tree, shrub, pest control, and lawn fertilization program as per standard industry specifications. Insecticides necessary to eliminate the infestation of pests in plants, trees, and shrubs shall be furnished by the Contractor as needed throughout the year. All sodded areas are to be fertilized six (6) times per calendar year unless requested differently by the client. The fertilizer is to be supplied by the Contractor. All trees and shrubs are to be fertilized four (4) times per calendar year unless requested differently by the client, with disease and insect control applied as needed. Products are to be supplied by the Contractor. Ant control is not included in contract. Such control is available upon request. Fees will vary according to the degree of infestation and desired frequency.

## AGREEMENT TERMS AND CONDITIONS

**Services** - Sunrise Landscape agrees to perform the landscape management services noted on the Services page in accordance with provided specifications for **Tara CDD**, located at **7340 Tara Preserve Dr Bradenton FL, 34203** (hereinafter referred to as "Property").

**Start Date** - This Agreement shall commence on **June 1, 2023**, and shall renew for one additional year subject to price adjustments on the anniversary date of the Agreement unless terminated by either party by providing thirty days written notice prior to the end of the current term.

**Consideration/Payment/Price Adjustments** -

**A.** In consideration for the Sunrise's performance for services described in the Services page, Owner agrees to pay Sunrise an annual sum of **\$28,368.00** invoiced in accordance with the attached payment schedule.

**B.** Invoices will be sent on or about the 1st day of each month for current month's services and payment shall be **Net 30**. A late charge of 1.5% per month shall be charged on all amounts 30 days past due and a \$20.00 fee will apply to any returned check.

**C.** Approximately sixty (60) days prior to each annual renewal, Sunrise may send Owner notification of renewal and a price adjustment. If the Owner does not object in writing within 30 days of the date of the notification of price adjustment, then the renewal of this Agreement shall include the price adjustment. If the Owner objects to the notification of price adjustment in writing within 30 days of the date of notice then Sunrise has the option to either (i) renew the Agreement without the price adjustment or (ii) terminate the Agreement.

**Additional Services** - Services performed and/or materials delivered, which are not specifically described herein, or changes in the size or physical condition of the Property will be deemed 'Additional Services'. Additional services will be billed separately and all payments are due upon receipt. The performance of, and the payment for Additional Services are subject to all the terms and conditions of this Agreement.

**Materials, Supplies, and Equipment** - Sunrise will furnish all materials, labor, supplies, and equipment necessary to perform the services specified.

**Venue and Attorney's Fees** - This Agreement shall be governed by the laws of **Florida** with venue in the same county where Sunrise's service location is based. In the event of suit or action commenced to enforce the terms of the Agreement, the prevailing party shall be entitled to reimbursement of its reasonable expenses, attorney's fees and costs, including appeals.

**Minor Repairs** - Sunrise is authorized to perform up to \$200.00 worth of repairs not covered by this Agreement without prior approval of Owner.

**Liability** - Sunrise is an independent contractor and the Owner assumes no liability for injury to Sunrise or Sunrise's agents or employees, unless such injury is caused by the Owner, the Owner's agents, servants, or employees. It is further understood that the Sunrise is not liable for any damage of any kind whatsoever that is not caused by the Sunrise, its agents, or employees and Sunrise shall not be responsible for any damages other than direct damages. This exclusion includes, without limitation, incidental, consequential, special and punitive damages.

**Insurance** - Sunrise agrees to carry worker's compensation, comprehensive general liability, and automobile insurance in an amount not less than \$2,000,000 in the aggregate.



**Notification of Deficient Work** - If Owner believes Sunrise is providing deficient work, Owner agrees to notify Sunrise of deficiencies, in writing, within 10 days of said occurrence. If written notice is not received by Sunrise within 10 days Owner knew or should have known of the deficiencies, Owner is deemed to have waived any and all claims to recover past payments and/or rights to withhold present or future payments due under this Agreement. Upon a notification of deficient work, Sunrise agrees to rectify such deficiencies within 14 days to the extent commercially reasonable. If the Sunrise corrects the deficiencies in accordance with the schedule, it shall not forfeit any amounts due under this Agreement.

**Early Termination** - Either party may terminate this Agreement by giving 30 days written notice to the other party. Sunrise may also immediately cease performance or terminate this Agreement if Owner refuses or fails to pay Sunrise according to the terms of this Agreement. In the event this Agreement is cancelled prior to the scheduled termination date, the parties recognize that the annual charge stated above is the total charge for all work to be performed under the Agreement divided by the number of calendar months included in the payment period. Due to the seasonal nature of the services provided within the Agreement, the equal monthly payments do not represent the value of the work performed in any given month. In the event of early termination of this Agreement, Owner agrees to pay Sunrise for all services performed through date of early termination.

**Assignment** - Owner shall not assign this Agreement without the other's written consent and then only after thirty (30) days prior written notice. Should Owner assign this Agreement to a new Owner or entity, Sunrise may require (i) approval of the credit worthiness of the new Owner and (ii) written assumption by the new Owner of all terms of this Agreement. Sunrise may subcontract any portion of this Agreement to a qualified third party.

**Notices** - Notice to Sunrise shall be sufficient if made or addressed to **5521 Baptist Church Road Tampa FL 33610** and to Owner at the principal place of business stated herein.

**Complete Agreement** - This Agreement constitutes the entire Agreement of the parties. Both parties have read this Agreement and fully understand its contents.

# Exhibit "A"

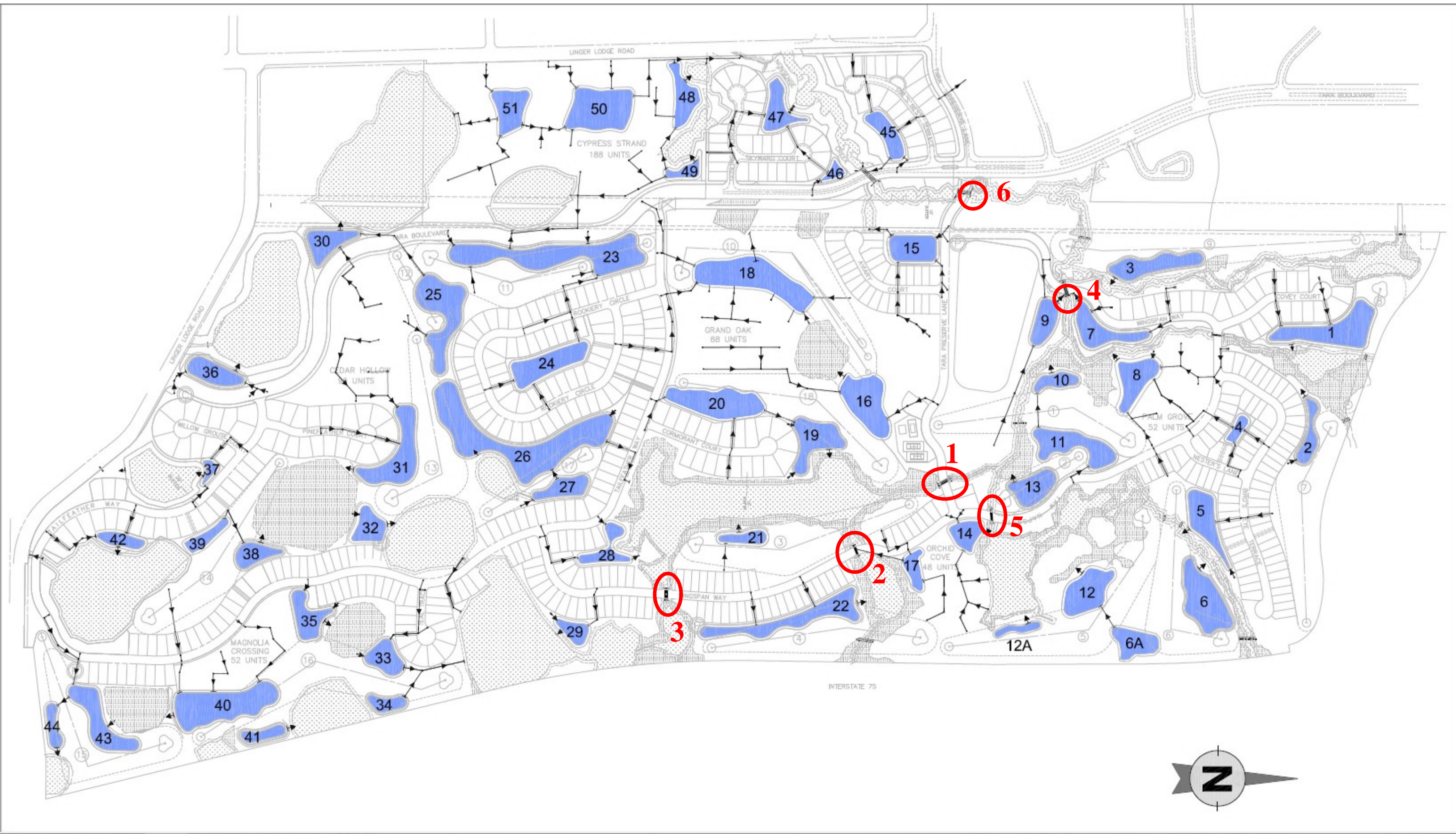
## TARA Vegetation Removal at Structures

Bid Tabulation Form 5.12.23

				Admiral		ANJ Excavation		Crosscreek		Sunrise	
Bid Item	Description	Quantity	Unit	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Area 1 - Clear 20' x 20' in front of north headwall	1	LS	400.00	400.00	450.00	450.00	550.00	550.00	1,215.00	1,215.00
2	Area 1 - Clear 20' x 20' in front of south headwall	1	LS	400.00	400.00	450.00	450.00	550.00	550.00	1,215.00	1,215.00
3	Area 2 - Clear 10' wide x 20' in front of west headwall	1	LS	300.00	300.00	275.00	275.00	400.00	400.00	972.00	972.00
4	Area 2 - Clear 10' wide x 20' in front of east headwall	1	LS	300.00	300.00	275.00	275.00	400.00	400.00	972.00	972.00
5	Area 3 - Clear 20' x 20' in front of west headwall	1	LS	425.00	425.00	450.00	450.00	550.00	550.00	1,215.00	1,215.00
6	Area 3 - Clear 20' x 20' in front of east headwall	1	LS	425.00	425.00	450.00	450.00	550.00	550.00	1,215.00	1,215.00
7	Area 4 - Clear trapped debris in front of east headwall	1	LS	350.00	350.00	200.00	200.00	400.00	400.00	1,215.00	1,215.00
8	Area 5 - Clear 20' x 20' in front of west headwall	1	LS	400.00	400.00	450.00	450.00	550.00	550.00	1,215.00	1,215.00
9	Area 5 - Clear 20' x 20' in front of east headwall	1	LS	400.00	400.00	450.00	450.00	550.00	550.00	1,215.00	1,215.00
10	Area 6 - Clear 6' up both banks and 20' upstream in front of north headwall	1	LS	500.00	500.00	650.00	650.00	850.00	850.00	1,215.00	1,215.00
11	Miscellaneous cleanup and work	1	LS	0.00	0.00	100.00	100.00	0.00	0.00	0.00	0.00
Total				\$3,900.00		\$4,200.00		\$5,350.00		\$11,664.00	

All Clearing shall include removal or mulching of cut debris and applying an eco-friendly herbicide on stumps to deter future growth









1 - South Side Tara Preserve Lane near Wingspan Way



1 - South Side Tara Preserve Lane near Wingspan Way



1 - South Side Tara Preserve Lane near Wingspan Way



1 - North Side Tara Preserve Lane near Wingspan Way





1 - North Side Tara Preserve Lane near Wingspan Way



2 - north of 6205 Wingspan Way, west side



1 - North Side Tara Preserve Lane near Wingspan Way



2 - north of 6205 Wingspan Way, west side





2 - north of 6205 Wingspan Way, east side



3 - north of 6305 Wingspan Way, west side



2 - north of 6205 Wingspan Way, east side



3 - north of 6305 Wingspan Way, west side





3 - north of 6305 Wingspan Way, east side



3 - north of 6305 Wingspan Way, east side



3 - north of 6305 Wingspan Way, east side



4 - Wingspan Way near aqua range, east side





4 - Wingspan Way near aqua range, east side



5 - Wingspan Way north of Tara Preserve Lane, west side



5 - Wingspan Way north of Tara Preserve Lane, west side



5 - Wingspan Way north of Tara Preserve Lane, east side





5 - Wingspan Way north of Tara Preserve Lane, east side



6 - Tara Preserve Lane east of Tara Blvd, north side



5 - Wingspan Way north of Tara Preserve Lane, east side



6 - Tara Preserve Lane east of Tara Blvd, north side





6 - Tara Preserve Lane east of Tara Blvd, north side



6 - Tara Preserve Lane east of Tara Blvd, north side



6 - Tara Preserve Lane east of Tara Blvd, north side

**Tara**  
**Community Development District**

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2024**

**Version 1 - Proposed Budget:**  
**Presented May 23, 2023**

**Prepared by:**



**Tara**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2024



**Summary of Revenues, Expenditures and Changes**  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION		ANNUAL BUDGET FY 2024
<b>REVENUES</b>		
Interest - Investments	\$	4,559
Interest - Tax Collector		-
Special Assmnts- Tax Collector		650,162
Special Assmnts-Gate		-
Special Assmnts- Delinquent		-
Other Miscellaneous Revenues		-
<b>TOTAL REVENUES</b>		<b>654,721</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
P/R-Board of Supervisors		12,000
ProfServ-Engineering		10,000
ProfServ-Mgmt Consulting		54,952
ProfServ-Legal Services		15,000
Auditing Services		3,600
Trustee		4,000
Bank Fees		500
Insurance - General Liability		3,234
Legal Advertising		1,523
Assessment Roll		5,200
Misc-Web Hosting		4,000
Misc Mailings		2,600
Dues, Licenses and Fees		650
<b>Total Administrative</b>		<b>117,258</b>
<b>Field</b>		
Security Monitoring		4,568
Electric Utility Services		
Utility Services		39,000
Utility - Recreation Facilities		7,000
Gas UtilityServices		
Utility Services		14,000
Water/Sewer Combination Services		
Water/Sewer Utility Services		4,500
Stormwater Service		
Fountain Service Repairs and Maint		1,200
Lake/Pond Bank Maintenance		3,500
Aquatic Maintenance		33,450
Aquatic Plant Replacement		2,500
Stormwater System Maintenance		7,000
Other Physical Environment		-
Property Insurance		7,850

**Summary of Revenues, Expenditures and Changes**  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2024
General Liability	3,600
Entry and Walls Repairs	5,000
Landscape Maintenance	152,400
Irrigation maintenance	28,368
Irrigation Repairs	10,000
Landscape Replacement	18,500
Well Maintenance	5,000
Tree Trimming/Encroachment Services	15,000
Holiday Decorations	4,000
Landscape Mulch	12,000
Annuals	14,700
Pest Control & Fertilization	33,250
Parks & Recreation	-
Management Contract	40,960
Computer Support, Maintenance Repair	1,000
Facility Supplies	4,060
Athletic/Park Court/Field Repairs	2,000
Lighting Replacement	2,500
Clubhouse Misc Expense	8,500
Vehicle Maintenance	2,000
Pool Service Contract	9,600
Pool Repairs	5,000
Facility AC and Heating Maintenance	2,800
Access Control Maintenance and Repair	2,000
Telephone Fax, Internet	3,360
Clubhouse - Facility Janitorial Service	7,800
Furniture Repair	1,000
Office Supplies	1,000
Contingency	-
Miscellaneous Contingency	20,000
Special Projects	15,000
<b>Total Field</b>	<b>554,966</b>
<b>TOTAL EXPENDITURES</b>	<b>672,224</b>
Excess (deficiency) of revenues	
Over (under) expenditures	(17,503)
<b>OTHER FINANCING SOURCES (USES)</b>	
Contribution to (Use of) Fund Balance	22,062
<b>TOTAL OTHER SOURCES (USES)</b>	<b>22,062</b>
Net change in fund balance	22,062
<b>FUND BALANCE, BEGINNING</b>	-

Summary of Revenues, Expenditures and Changes  
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2024
FUND BALANCE, ENDING	\$ 22,062

**Reserve Fund**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ -
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	32,500
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>32,500</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Prepaid Items	-
Deposits	-
Inventories	-
Subtotal	-

***Restricted Fund Balance***

Debt Service - Series XXXX	-
Subtotal	-

***Committed Fund Balance***

Capital Project - Series XXXX	-
Subtotal	-

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	- (1)
Reserves - Capital	32,500
Reserves - Roadways	-
Subtotal	32,500

<b>Total Allocation of Available Funds</b>	<b>32,500</b>
--	---------------

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ -</b>
---	-------------

**Notes**

(1) Represents approximately 3 months of operating expenditures



**Tara**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2024

# TARA

## Community Development District

### Allocation of Fund Balances

	<u>Debt Service Series 2012A-1</u>	<u>Debt Service Series 2012A-2</u>
<b><u>AVAILABLE FUNDS</u></b>		
Beginning Fund Balance - Fiscal Year 2024	\$ -	\$ -
Net Change in Fund Balance - Fiscal Year 2024	-	-
Reserves - Fiscal Year 2024 Additions	155,654	51,537
<b>Total Funds Available (Estimated) - 9/30/2024</b>	<b>155,654</b>	<b>51,537</b>

### **ALLOCATION OF AVAILABLE FUNDS**

#### ***Restricted Fund Balance***

Interest Payment - November 2011	-	-
Principal Payment - May 2012	-	-
Interest Payment - November 2012	-	-
Reserve Account(s) - US Bank	-	-
Place Reserve balances here.	-	-
Place Reserve balances here.	-	-
Place Reserve balances here.	-	-

#### ***Assigned Fund Balance***

Place balances here.	-	-
----------------------	---	---

<b>Total Allocation of Available Funds</b>	<b>-</b>	<b>-</b>
--	----------	----------

<b>Total Unassigned Cash</b>	<b><u>\$ 155,654</u></b>	<b><u>\$ 51,537</u></b>
------------------------------	--------------------------	-------------------------

### **Notes**

**Tara**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2024



## RESOLUTION 2023-08

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “**Board**”) of the Tara Community Development District 1 (the “**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 22, 2023

HOOR: 9:30 a.m.

LOCATION: Tara Community Center  
7340 Tara Preserve Lane  
Bradenton, FL 34203

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 of this Resolution and shall remain on the District’s website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed pursuant to Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF MAY, 2023.**

ATTEST:

**TARA COMMUNITY  
DEVELOPMENT DISTRICT 1**

\_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:**    Approved Proposed Budget for Fiscal Year 2023/2024

**Exhibit A:**

Approved Proposed Budget for Fiscal Year 2023/2024

## **Independent Works LLC.**

---

Property Manager: Jennifer Goldyn, CDD District Manager  
Association Name: Tara Community Development District  
Association Address: 7340 Tara Preserve Lane, Bradenton, Florida 34203

### **Reserve Study Proposal**

#### **Scope of Work:**

- Pre-inspection meeting, budget review, component review, condition assessment, full reserve study with inspection, one free revision, revised financials while determining final budget.
- Report includes- Item Parameter Chart Detail, Expenditures, Cash flow Chart, Annual Chart, Monthly Chart, Supplementary and Components Charts.

#### **Structures and Improvements to be included**

Please see addendum

#### **Reserve study Methodology and Procedures**

Your report will include a preliminary on-site meeting with the board of directors, management and any other interested parties to discuss your association's reserve history, budget/financials and answer any questions about the reserve study process with the reserve specialist/analyst completing the report. A list of professional references can be provided, if so desired.

A thorough on-site inspection of your common area improvements/reserve components. Accurate measurements will be made using construction blueprints and site plans combined with field measurements made by the reserve specialist/analyst completing the report.

Detailed reserve funding analyses using both the Component Funding analysis and Cash Flow Analysis (Pooling Method) funding methodologies in compliance with applicable statutory requirements, market standards for similar properties/associations, and your association's specific reserve funding goals. Our state-of-the-art software and reserve study reports are approved by the American Institute of Certified Public Accountants (AICPA)

**Independent Works, LLC.  
Margery Shultz  
Reserve Specialist**



## **Independent Works LLC.**

---

Property Manager: Jennifer Goldyn, CDD District Manager  
Association Name: Tara Community Development District  
Association Address: 7340 Tara Preserve Lane, Bradenton, Florida 34203

An electronic preliminary draft report for your association's review so that any possible factual inaccuracies or differences of opinion can be addressed before a final reserve study report is issued. That way your association can play an active role in the overall process. We allow each association one set of agreed upon changes/revisions to the preliminary draft report at no charge. Additional scenarios/revisions will be billed separately.

One electronic and one printed final report will be provided. Additional printed copies can be provided at a nominal per report fee.

### **Association Information Required:**

We will need from you a copy of your current reserve budget so that our report can be designed to reflect similar reserve classifications/categories making it easier for your association to make direct comparisons between your budget and our findings

As much recent factual cost history for your reserves as is available. This information will be reconciled with actual costs incurred for similar upgrades at similar properties and our data sources.

### **Addendum:**

**EXPENDITURES INCLUDED:** Common Areas for Condominium Development District: Clubhouse: Exterior Paint & Waterproofing, Roof, Fire Alarm Systems, Plumbing, Common Area HVAC Systems, Interior Paint, Furnishings, Interior Renovations of Common Areas, including and not limited to Restrooms, Fitness Area, Lobby, Kitchen, Pool & Spa, Deck, Equipment, Furniture, Perimeter Fencing & Gates, Lake, Aerators, Lakes, Site Fencing and Gates, Asphalt Pavement, Site Lights, Landscaping, Irrigation, Entry Monument Signage, Video Surveillance

## **Independent Works LLC.**

---

Property Manager: Jennifer Goldyn, CDD District Manager  
 Association Name: Tara Community Development District  
 Association Address: 7340 Tara Preserve Lane, Bradenton, Florida 34203

### **Fee Structure**

This fee is inclusive of all related expenses to complete the final reserve study. Fees will be honored for **90 Days** from the date indicated on this proposal this proposal assumes that the reserve specialist will have free access to all portions of all buildings included in the reserve study. The total fee is due upon delivery of draft report.

**Half payment will be collected at the pre-inspection meeting. The remaining half of the invoice will be paid upon receipt of the draft report. A free final report will be issued at any time upon the request of the association.**

### **Please Choose One**

- \$2,995.00 Reserve Study Inspection with Full Reserve Study
- \$2,995.00 Reserve Study Inspection with Full Reserve Study and 2 Annual updates for an additional fee of \$1,495 each year.

Respectfully submitted,

*Margery Schultz*

Margery Schultz

Reserve Specialist

Accepted By: \_\_\_\_\_

SIGNATURE

DATE

NAME (PLEASE PRINT)

TITLE

EMAIL ADDRESS (PLEASE PRINT)

PHONE #

**Independent Works, LLC.  
 Margery Shultz  
 Reserve Specialist**

**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, April 25, 2023, at 9:34 a.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, FL 34203.

Present and constituting a quorum:

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

Also present via teleconference were:

Jennifer Goldyn	<b>District Manager, Inframark</b>
Angel Montagna	<b>Regional District Manager, Inframark</b>
Brett Perez	<b>Field Manager, Inframark</b>
David Jackson	<b>District Counsel, Cohen &amp; Perrson</b>
Paul Kelley	<b>Field Manager, Inframark</b>
Thomas Bryant	<b>Representative, Sunrise Landscape</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Mike Kaighin	<b>Representative, Admiral Environmental</b>

Audience	<b>Present</b>
----------	----------------

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

The meeting was called to order at 9:34 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.

Ms. Goldyn introduced Ms. Montagna and Mr. Perez to the Board. Ms. Montagna and Mr. Perez explained to the Board the Inframark process.

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved to allow Inframark to manage the District Emails for \$75.00, for the Tara CDD.

**THIRD ORDER OF BUSINESS****Audience Comments**

A resident brought in a map attempting to show the area he is clearing/encroaching on is not part of the wetland area, but is rather CDD property that is not being maintained.

Mr. Jackson noted that no one is allowed to go on CDD property to clear, or remove anything. Residents may trim anything that is hanging over their property line.

Mr. Schappacher noted on the Engineer's map, that residents is in fact encroaching in the CDD wetland.

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

On a motion from Mr. Connor, seconded by Mr. Phillips, the Board unanimously approved the proposal from Sunrise Landscape to for installation of pump 4, at the Community Center, in the amount of \$3,500.00 (Under Separate Cover), for the Tara CDD.

Mr. Kelley stated he would get Complete Electric to install a 220 outlet for the pump.

Mr. Bryant informed the Board that all fertilizer applications have been completed and all of the Annuals have been installed.

On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the proposal from Sunrise Landscape to change out all the MR Rotors to Hunter PGP4", in the amount of \$5,256.09 (Under Separate Cover), for the Tara CDD.

On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the proposal from Sunrise Landscape to install drip lines for the new Ixora beds on Tara Blvd., in the amount of \$4,595.70 (Under Separate Cover), for the Tara CDD.

**B. Aquatics Update**

(Under Separate Cover)

Mr. Kaighin reviewed his report with the Board. He noted that two visits a month will begin in May and that all three fountains are set to run from noon to midnight.

C. Field Manager Report  
(Under Separate Cover)

Mr. Kelley reviewed his Field Manager report with the Board. The Board directed Mr. Kelley to obtain proposals from Xfinity and Comcast for camera systems.

D. District Counsel

Present and no report.

E. District Engineer

1. Present and no report. Mr. Schappacher will father proposals to remove the vegetation at box culverts. Mr. Schappacher also noted that no trespassing signs will be placed at the wetlands.

F. District Manager

1. Ms. Goldyn informed the Board of Supervisors that their next meeting would be held on May 23, 2023, at 9:30 a.m. The proposed budget meeting will be June 27, 2023. The Board directed Ms. Goldyn to cancel the July and September meeting.

G. Board of Supervisors Liaisons

No report at this time.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04,  
Appointing District Management**

On a motion from Mr. Phillips, seconded by Mr. Gough, the Board unanimously adopted Resolution 2023-04, Appointing District Management, for the Tara CDD.
---

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05,  
Designating Officers**

On a motion from Mr. Phillips, seconded by Mr. Gough, the Board unanimously adopted Resolution 2023-05, Appointing District Management, for the Tara CDD.
---

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2023-06,  
Designating Authorization and Action  
to Accounts**

On a motion from Mr. Gough, seconded by Mr. Phillips, the Board unanimously adopted Resolution 2023-06, Designating Authorization and Action to Accounts, as amended, for the Tara CDD.

**EIGHTH ORDER OF BUSINESS****Consideration of Resolution 2023-07,  
Registered Agenda**

On a motion from Mr. Gough, seconded by Mr. DiBartolomeo, the Board unanimously adopted Resolution 2023-07, Registered Agenda, for the Tara CDD.

**NINTH ORDER OF BUSINESS****Discussion Regarding the Golf Course  
Fence**

Mr. Gough stated that the TMA is signing the agreement for Phase 1 of the fence project between TMA, CDD and the Golf Course. Phase 2 is on hold indefinitely.

**TENTH ORDER OF BUSINESS****Consideration of Minutes from March 28,  
2023**

On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the Meeting Minutes from March 28, 2023, as amended, for the Tara CDD.

**ELEVENTH ORDER OF BUSINESS****Supervisor Requests**

Mr. DiBartolomeo would like slides on 196 updated with the correct HOA information.

Mr. Gough presented a fitness center proposal for a 2,000 square foot fitness center that would cost roughly \$1 million dollars and would need 2/3 of the Community Vote. The Board decided this is not attainable at this time as enough of the Community is not in support of it.

**TWELFTH ORDER OF BUSINESS****Adjournment**

On a motion from Mr. DiBartolomeo, seconded by Mr. Gough, the Board unanimously approved to adjourn the meeting at 11:32 a.m., for the Tara CDD.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

**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 Budget Workshop of the Board of Supervisors of the Tara Community Development District 1 was held on **Monday, April 24, 2023, at 12:04 p.m.** at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, FL 34203.

Present and constituting a quorum:

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

Also present via teleconference were:

Jennifer Goldyn	<b>District Manager, Inframark</b>
Angel Montagna	<b>Regional District Manager, Inframark</b>
Brett Perez	<b>Field Manager, Inframark</b>
David Jackson	<b>District Counsel, Cohen &amp; Perrson</b>
Paul Kelley	<b>Field Manager, Inframark</b>
Thomas Bryant	<b>Representative, Sunrise Landscape</b>
Rick Schappacher	<b>District Engineer, Schappacher Engineering</b>
Mike Kaighin	<b>Representative, Admiral Environmental</b>

Audience	<b>Present</b>
----------	----------------

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

The meeting was called to order at 12:04 p.m. and all joined in to give the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Discussion of FY 2024 Budget**

The Board discussed FY 2024 Budget. No changes were made at this time.

**THIRD ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 1:18 p.m.