

**TARA
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Monday, June 27, 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, June 27, 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**
 - A. Admiral Environmental Lake Management Report
(Under Separate Cover)
 - B. Sunrise Landscape
 - C. Field Manager Report
(Under Separate Cover)
 - D. District Counsel
 - E. District Engineer
 1. Discussion regarding Wingspan.....Page 3
 - F. District Manager
6. **Business Items**
 - A. Consideration of Screen Enclosure Proposals..... Page 9
 - B. Review of Policies and Procedures.....Page 12
7. **Consent Agenda**
 - A. Consideration of Regular Meeting Minutes from May 23, 2023.....Page 21
 - B. Consideration of Check Register.....Page 26
8. **Supervisor Requests**
9. **Audience Comments – *Three- (3) Minute Time Limit***
10. **Adjournment**

The next meeting is scheduled for Monday, August 22, 2023



June 20, 2023

**TARA CDD
6305 Wingspan Way – Slope Erosion**

There were reports of erosion along the north side of the house at 6305 Wingspan Way and a site review was made this date to review the concerns. The plats and plans were reviewed, and the plans indicate that there is an ACOE Jurisdictional Line approximately 23.5' off the northeast corner of the house. The plans also indicate that the wetland line is approximately 50' off the northeast corner of the house. The plat shows that the property is approximately 48' wide on the east side. According to the Manatee County Property Appraiser website, the house measures 32' wide. Assuming the house is centered on the property, there would be 8' from the house to the property line.

During the site review we observed a poorly vegetated slope. There were also numerous tree roots within the slope that helped to keep the bank stable. The slope appeared to be between a 1:3 and 1:4 slope, which is an acceptable slope. The ACOE property is heavily wooded and includes undesirable Pepper Trees that appear to be encroaching toward the house and preventing sunlight from the bank, which is helping to prevent the grass from growing. The steepest portion of the slope is near the lanai. We observed a drainpipe that connected from the residents' roof drain at the lanai that extended partially down the slope and at the end of the drainpipe is where the worst erosion is occurring.

Our recommendation would be to have the encroaching vegetation cut back to the ACOE Jurisdictional line so that sunlight can reach the slope and allow grass to grow. The drainpipe from the downspout should be extended down the slope to the bottom of the slope and a bubbler box added to the end of the pipe. Soil should be added to the eroded areas, which will also help bury the tree roots and make it easier to maintain the slope.

Report Prepared By:

Rick Schappacher, P.E., District Engineer



North side of house from street viewing east



North side of house from mid-point, viewing east



Tree roots along north side of lot near rear of house



Tree roots along bank on north side of house near lanai

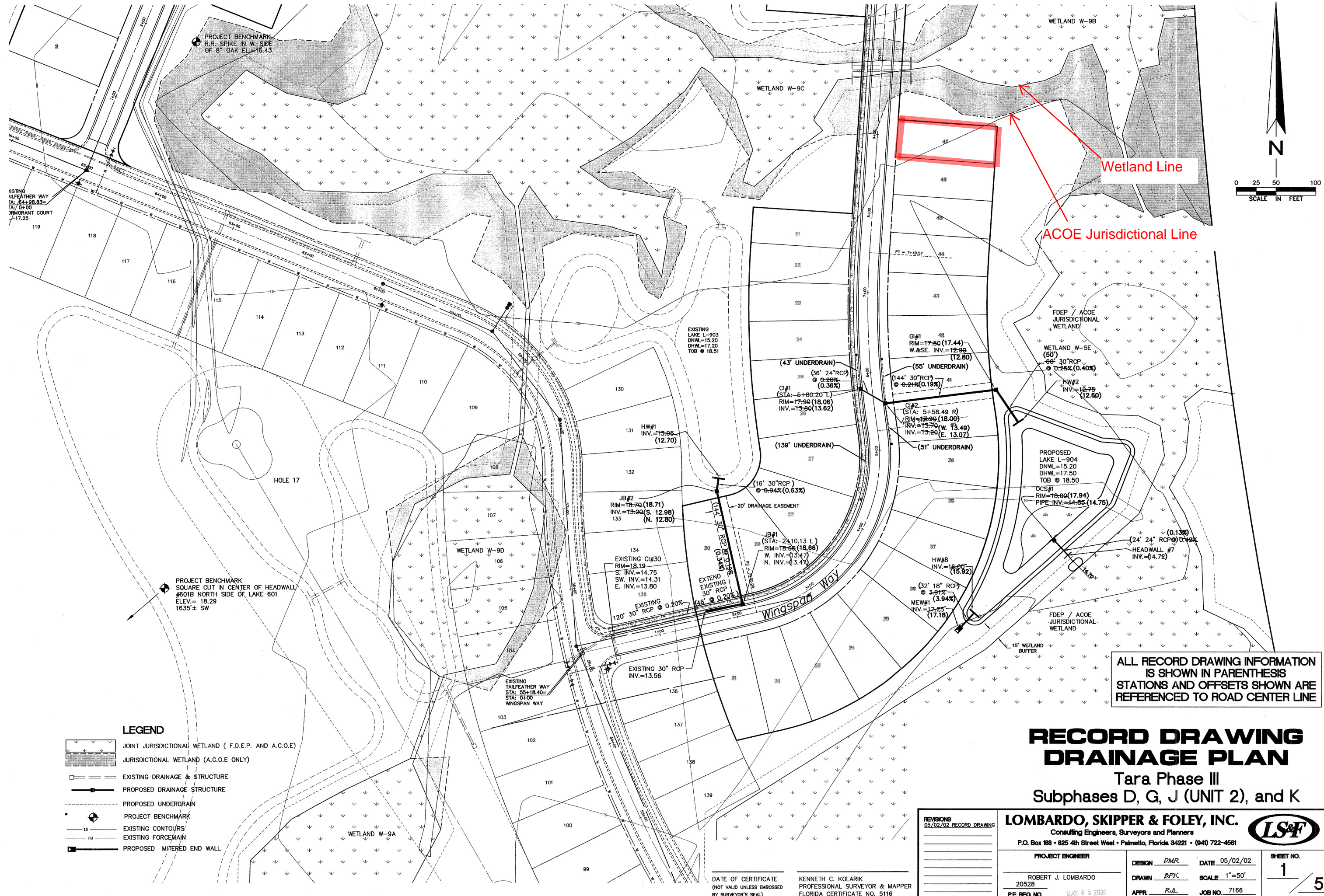


Tree roots and drainage pipe from lanai extending part way down slope



End of drainage pipe from lanai extending part way down slope

C:\Temp-Work-Location\Tara\GJKITara\GJKAD.dwg, 1 OF 5, 09/25/2002 11:49:08 AM, 1:50



RECORD DRAWING DRAINAGE PLAN

Tara Phase III
Subphases D, G, J (UNIT 2), and K

LOMBARDO, SKIPPER & FOLEY, INC.
Consulting Engineers, Surveyors and Planners
P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



WINGSPAN WAY AT TARA A SUBDIVISION

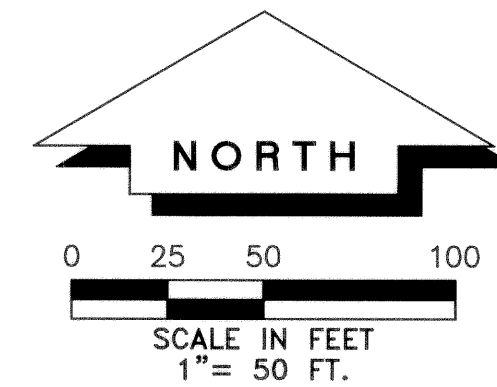
IN SECTIONS 13, 14 & 24, TOWNSHIP 35 S., RANGE 18 E.
MANATEE COUNTY, FLORIDA

LEGEND	
P.T. = POINT OF TANGENCY	CL = CENTERLINE
P.C. = POINT OF CURVATURE	P.C.C. = POINT OF COMPOUND CURVE
P.R.C. = POINT OF REVERSE CURVE	P.O.B. = POINT OF BEGINNING
BM = BENCH MARK	O.R.B. = OFFICIAL RECORDS BOOK
C6 = DENOTES A CURVE NUMBER	SQ.FT. = SQUARE FEET
REFER TO CURVE DATA TABLE	R/W = RIGHT-OF-WAY
NAIL & DISC SET, LB2241	T = TANGENT
PERMANENT CONTROL POINT (PCP)	R = RADIUS
NAIL & DISC FOUND, LB2241	L = ARC LENGTH
PERMANENT CONTROL POINT (PCP)	Δ = CENTRAL ANGLE
4" SQUARE CONCRETE MONUMENT SET, LB2241	CH = CHORD BEARING & DISTANCE
PERMANENT REFERENCE MONUMENT (PRM)	
4" SQUARE CONCRETE MONUMENT FOUND, LB2241	
PERMANENT REFERENCE MONUMENT (PRM)	

(REFER TO SHEET 2 OF 7 FOR GENERAL NOTES)

TYPICAL LOT LINE EASEMENTS

EASEMENTS OF 10 FT. ALONG ALL FRONT AND 5 FT. ALONG ALL SIDE AND REAR LOT LINES FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. SEE "EASEMENT RESERVATION" ON SHEET 1 OF 7



MATCHLINE
SEE SHEET 5 OF 7

MATCHLINE
SEE SHEET 5 OF 7

NOT PLATTED

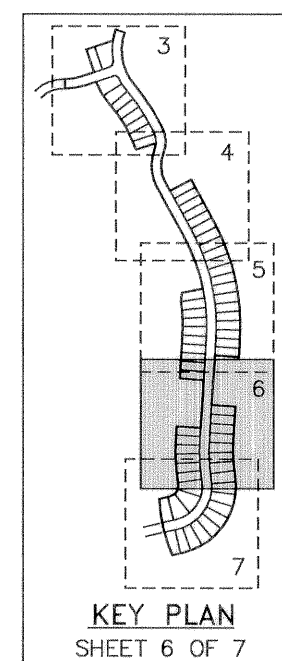
NOT PLATTED

TAILFEATHER WAY
AT TARA
PLAT BOOK 38,
PAGES 60-82

MATCHLINE
SEE SHEET 7 OF 7

MATCHLINE
SEE SHEET 7 OF 7

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C57	02°18'11"	1025.00'	41.20'	20.60'	S02°41'01"W	41.20'
C58	02°18'11"	1150.00'	46.22'	23.12'	S02°41'01"W	46.22'
C59	02°28'01"	1025.00'	44.14'	22.07'	S00°17'55"W	44.13'
C60	02°28'01"	1150.00'	49.52'	24.76'	S00°17'55"W	49.51'
C61	02°28'01"	1025.00'	44.14'	22.07'	S02°10'07"E	44.13'
C62	02°28'01"	1150.00'	49.52'	24.76'	S02°10'07"E	49.51'
C63	02°28'01"	1025.00'	44.13'	22.07'	S04°38'08"E	44.13'
C64	02°28'01"	1150.00'	49.52'	24.76'	S04°38'08"E	49.51'
C65	02°28'01"	1025.00'	44.13'	22.07'	S07°06'09"E	44.13'
C66	02°28'01"	1150.00'	49.51'	24.76'	S07°06'09"E	49.51'
C67	00°41'38"	1025.00'	12.41'	6.20'	S08°40'59"E	12.41'
C68	00°41'38"	1150.00'	13.92'	6.96'	S08°40'59"E	13.92'
C93	04°45'05"	350.00'	29.02'	14.52'	N06°39'15"W	29.02'
C94	04°45'05"	225.00'	18.65'	9.33'	N06°39'15"W	18.65'
C95	01°55'01"	850.00'	28.44'	14.22'	S08°04'17"E	28.44'
C96	01°55'01"	975.00'	32.62'	16.31'	S08°04'17"E	32.62'
C97	03°15'20"	850.00'	48.30'	24.16'	S05°29'06"E	48.29'
C98	03°15'20"	975.00'	55.40'	27.71'	S05°29'06"E	55.39'
C99	03°08'48"	850.00'	46.68'	23.35'	S02°17'02"E	46.68'
C100	03°08'48"	975.00'	53.55'	26.78'	S02°17'02"E	53.54'
C101	03°10'44"	850.00'	47.16'	23.59'	S00°52'44"W	47.15'
C102	03°10'44"	975.00'	54.10'	27.05'	S00°52'44"W	54.09'
C103	01°22'00"	850.00'	20.27'	10.14'	S03°09'06"W	20.27'
C104	01°22'00"	975.00'	23.25'	11.63'	S03°09'06"W	23.25'
C112	12°51'53"	1025.00'	230.15'	115.56'	S02°35'50"E	229.66'
C115	12°51'53"	975.00'	218.92'	109.92'	S02°35'50"E	218.46'



LOMBARDO, SKIPPER & FOLEY, INC.
Consulting Engineers, Surveyors & Planners
P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221
(941) 722-4561



PROPOSAL - ACCEPTANCE



1633 Northgate Blvd
Sarasota, FL 34234

SCREENCO INC.
LICENSED ALUMINUM CONTRACTOR
RX 0058176

PHONE: 371-2877
FAX: 371-2979

ScreencoSarasota@verizon.net

PROPOSAL SUBMITTED TO:		PHONE:	DATE: 6/5/23
NAME: <u>Entramark Management Services</u>		JOB NAME: <u>Contract LED</u>	
STREET:		STREET: <u>7340 Tuna Preserve</u>	
CITY:		CITY: <u>B-Ton</u>	STATE: <u>FL</u>
STATE:		LED@Llubercos@entrmark.com	

ROOF:	COLOR:
WALL:	COLOR:
FLAT:	GABLE:
DIVING DOME:	MANSARD:
BEAMS:	
COLUMNS:	
ALUMINUM ROOF:	
DOORS:	
CHAIR RAIL:	
FLORIDA GLASS:	
KICKPLATE:	
GUTTERS:	
WINDOWS:	
FRAME COLOR:	
PERMIT:	
LOT	BLOCK

SUBDIVISION Tuna
COMMENTS

Cannot approve schedule.
12 to 16 weeks from
authorization

Partio Enclosure -
White Aluminum -
Frame openings from deck during outwards
towards tennis courts.
Remove current post braces to allow new
screen frame and then RE install them.
304 stainless steel exposed screws.
2 doors 40" x 80" (Special)
Chain Rail at 36"
Top Metal fill on both sides up to Roof.
Top Metal fill between Beams front & back.
Ph. for 20/20 fine mesh screen.
Labor, materials and any taxes that may apply.

ANY CHANGES AFTER FINAL MEASUREMENTS WILL BE CHARGED ACCORDINGLY

Prices: Prices are based on quantities processed, plans, specifications and measurements. In the event the quantities ordered are less than those quoted or the plans or specifications changed or the measurements changed, seller reserves the right to increase prices to cover additional costs. Work orders which are processed over a period of time exceeding sixty (60) days of orders which are unusually large may, in the discretion of the seller be invoiced either monthly or at a some other shorter interval as the work progresses. Since the prices quoted herein have been determined in relation to the present cost of materials, seller reserves the right to charge the customer for any increase in said cost of materials. However, seller shall not charge buyer for any increase in the cost of materials occurring during the initial thirty (30) day term of this quotation, unless these cost increases are, in the seller's experience, unusual or unexpected.

Section 501.025, Florida Statutes, (Consumer Protection) provides that "...the buyer has the right to cancel a home solicitation sale until midnight of the third business day after the day on which the buyer signs an agreement..."

I/We have read the foregoing proposed contract and accept the same on terms and conditions listed and agree that Screenco Inc. shall retain total ownership of all materials until final payment. I/We also agree to any reasonable collection or court costs if necessary, and a 1% per month service charge on any outstanding balance.

ACCEPTANCE OF PROPOSAL

ACCEPTED:

Signature _____ Date _____
Signature _____ Date _____
Authorized Signature by John P. Meyer Jr Pres Date 6/5/23

THIS PRICE IS BASED
ON DIMENSIONS SHOWN
IN THE ABOVE SKETCH.

CONTRACT PRICE
<u>11,790.00</u>
DEPOSIT
BAL DUE

TBD.

This proposal does not become a contract until authorized by an officer of the contractor, and if not accepted, any deposits will be returned to the customer. upon finish

Proposal

Page # of pages

Coastal Screening Pro
1021 Honore Ave
Sarasota FL 34232

941-356-8735

PROPOSAL SUBMITTED TO: Paul Kelly	JOB NAME	JOB #
ADDRESS: 7340 Tara Preserve Lane	JOB LOCATION	
	DATE	DATE OF PLANS
PHONE: 941-526-6931	FAX # fieldmanager@turnett.org	ARCHITECT

We hereby submit specifications and estimates for:

Frame Openings as discussed (white)

4 Picture View Openings

Frame / Install 2 doors, one on each end of walkway

Use Kickplate aluminum to cover squares in rafters (white)

Screen all openings with 20/20 Super Screen

\$ 7,385

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ _____ Dollars

with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted

Note - this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

TRADEMARK ALUMINUM

2300 LORRAINE ROAD
SARASOTA, FL. 34240

CELL (941) 232-9072

EMAIL: mike@trademarkaluminum.com

TARA CCD/SCREENWALL
7340 TARA PRESERVE LN.
BRADENTON, FL 34203

DATE: MAY 22, 2023	JOB SITE: 7340 TARA PERSERVE LN.
	BRADENTON, FL. 34203
PHONE:	
FAX:	

ITEM NO.		AMOUNT
1.)	FURNISH ALL LABOR AND MATERIALS TO FRAME AND SCREEN APPROPX 80 LF OF SCREENWALL UNDER EXISTING STRUCTURE. INCLUDES (2) DOORS. ALL EXPOSED FASTENERS WILL BE STAINLESS STEEL. FRAME MATERIALS WILL BE WHITE WITH 18/14 MESH CHARCOAL SCREEN.	\$8,620.00
SUB TOTAL		\$8,620.00
DEPOSIT		\$3,000.00
BALANCE DUE UPON COMPLETION		5,620.00

Tara Community Center Policy and Procedures

Tara Community Development District 1
Swimming Pool and Spa Policies & Procedures

1. The community center pool is for use by Preserve residents and members of the Tara Community Development District ~~I-1~~ (the "District").
2. The pool facilities are open daily from 7:00 AM to ~~Dusk~~dusk.
3. All persons using the pool and spa facilities do so at their own risk.
4. Each household may bring up to four (4) guests for use of the pool facilities.
5. Guests must be accompanied by a resident or member at all times.
6. Lifeguards will not be present at the pool facilities.
7. ~~An~~ a ~~adults~~ over the age of eighteen (18) must be present at all times to supervise ~~the~~ any children under the age of fourteen (14) in the pool.
8. Parents are responsible for ensuring that their children do not urinate or defecate in the pool. Infants, toddlers and incontinent individuals must wear swim diapers or swim pants that are form-fitting. (Rubber briefs must be placed over diapers).
9. The maximum bathing load in the pool is thirty (30) persons.
10. Proper swimming attire must be worn while using the pool facilities. (Bathing suits only). No street clothes can be worn in the water.
11. Showering is mandatory before use of the pool facilities.
12. No running is allowed within the pool facilities ~~and spa~~.
13. No diving is allowed.
14. No kickboards or buoys are allowed in the pool except for water wings, swim rings, or personal flotation devices (U.S. Coast Guard approved) or swimming fins used by small children, unless deemed unsafe by the District Field Manager.
15. No rough housing, "chicken" fighting, horseplay or ball playing is allowed in the swimming pool ~~;~~ or on the pool deck area.
16. Spitting or spouting of water is not allowed in the pool.
17. Except for service animals, no animals are allowed in the pool or within the pool area. ~~No animals in the pool.~~

19. Plastic bottled water and packaged snacks are permitted under the pergola only. There is no use of tobacco products or vaping permitted within the pool area.
20. No alcoholic beverages are allowed in the pool facilities.
21. No glass containers are allowed in the pool area.
22. No parties are allowed in the pool enclosure.
23. Electronic devices brought to the pool facilities shall be kept at reasonable volumes in consideration of others using the pool facilities.
24. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
25. No rollerblades/in-line skates, skateboards or the like are permitted in the pool area.
26. No use of profanity will be tolerated in the pool area.
27. Call 911 in the event of an emergency.
28. All occupants of the pool enclosure must vacate the pool/~~spa~~ and leave the area if lightning is observed or thunder is heard in the area.
29. The pool door must be kept shut at all times.
30. Residents/members or their guests without a FOB for access to the pool will not be allowed in the pool enclosure.
31. Persons within the confines of the enclosure must not allow ~~residents or members~~anyone in the pool area without a FOB to enter.
32. Renters within the District must make arrangements with the District Field Manager to obtain a FOB for access to the pool facilities.
33. Any person found in violation of any rules or policies herein stated may be asked to leave the pool area immediately.
34. Any persons using the pool facilities must follow the applicable rules and regulations of Manatee County and the State of Florida.

35. No illegal or unlawful activities may occur at the pool facilities.

35;36. No foreign substances are to be put into the pool. For example: bubble bath, oils, shampoos etc.

ADDITIONAL RULES FOR THE SPA

36;37. All rules shown above also apply to the use of the spa.

37;38. No one under the age of ~~(14)~~ fourteen (14) is allowed in the spa.

~~38,39.~~ 39. The maximum bathing load in the spa is five (5) persons.

~~39,40.~~ 40. Maximum use of the spa is fifteen (15) minutes.

~~40,41.~~ 41. Pregnant ~~residents~~ persons should consider ~~the potential~~ health issues ~~when~~ before using the spa.

~~No foreign substance are to be put into the spa or pool. For example:
bubble bath, oils, shampoos etc ..~~

POOL FLOATS

The only flotation devices permitted in the pool or elsewhere in the pool enclosure are pool flotation noodles, and for children, other flotation devices that are securely fastened to their body or worn as a life preserving device. All such flotation devices must be approved by the U.S. Coast Guard and carry a tag or seal stating such. No other flotation devices including, but not limited to kickboards, buoys, or balls of any kind are permitted in the pool or elsewhere in the pool enclosure. Any otherwise approved device, if determined by the District Field Manager to be unsafe or in poor condition, will not be allowed for use in the pool.

Tara Community Development District 1 Community Center Policies

1. The community center is for use by residents of Tara Community Development District ~~1-1~~ (Preserve), their guests, non-resident members and renters.
2. The community center shall be open from 8:00 a.m. to ~~1-1~~:00 p.m. Monday through Friday. It shall be closed outside of these times unless it is occupied by an authorized individual or group. **Access to the center for authorized meetings will be organized by activating the fob of the meeting leader. Changes to the leadership must be communicated to the District Field Manager in advance of the scheduled meeting. Please call the District Management Company, Rizzetta & Co., should be contacted for after hours emergencies requiring immediate attention, 813-533-2950.**
3. The community center may not be used under any circumstances without the prior scheduling of the event with the ~~District field-Field manager~~ **Manager**, and that the activity or rental is posted on the official calendar.
4. Parties wishing to make reservations for private and exclusive use of the community center, not-to-exceed ~~four~~ **(4)** hours, shall contact the ~~District~~ Field Manager no later than two (2) weeks preceding the date of the reservation requested. Reservations are taken in the order in which they are received. Any illegal activities as defined by Florida ~~statutes~~ **Statutes** or Manatee County ordinances will not be permitted within any community facilities. ~~All-~~ **The facility renters** must be present during the entire time that they have rented the community center. **The facility renter (resident) will receive an after hours access fob activated to enable access for the event.**
5. Tara Preserve Clubs may use the community center at no charge, but must return the community center to its original state of cleanliness and setup as they found it or pay a ~~two hundred dollar~~ **(\$200.00)** clean-up fee. ~~Residents Club members~~ **are responsible for the set up and break down of any additional tables.** There shall be nothing left on premises. Additionally, ~~they Clubs~~ must advertise on community channel 196 as a public notice of their acceptance of any resident in their activity. See the Community Center Policies and Hours of Operation for information regarding scheduling, minimum number of users in a group to use the community center and the other facilities. **The executive long, wooden tables and chairs are to be used for business meetings only.**

Weekly Schedule: Social/recreational groups of District (Preserve) residents wishing to schedule weekly time slots must sustain at least eight ~~(8)~~ District (Preserve) residents, plus their guests for each reserved time slot. Groups that fall below that number for three ~~(3)~~ consecutive weeks will result in loss of the weekly reservation, freeing that slot for general community resident use for that calendar year. If a group can sustain six ~~(6)~~ members, the group may continue with a bi-monthly or monthly reservation for the remainder of the year. No group designated by the Board of Supervisors of the District as having special permission to obtain more than one ~~(1)~~ time slot during prime time may request more than two ~~(2)~~, two ~~(2)~~-hour time slots in a given week.

Bi-monthly or Monthly Schedule: Social/recreational groups of District (Preserve) residents wishing to schedule bi-monthly or monthly time slots must have at least eight (8) District (Preserve) residents present at all sessions. Groups that fall below that number for three (3) consecutive weeks will release the reserved time slot for general community use for the remainder of the season.

Meetings of the community associations within the District (Preserve) which include the Tara Community Development District 1, the Tara Master Association and its committees, the six (6) condominium associations and the Golf Villa Landscape Association that meet the statutory posting and public session requirements are exempt from these requirements. The District field-Field manager-Manager may schedule up to two (2) small group meetings for the community center at his or her discretion.

If any group believes it can sustain the eight (8) or six (6) District (Preserve) resident requirement for a reserved time slot, it ~~needs to~~should apply for a standing reservation complete with roster of District (Preserve) names anticipated. Groups who have lost weekly, bi-monthly or monthly slots may reapply in October for the new calendar year if they believe they can again meet the standard continuing basis at some point in time. The District field-Field manager-Manager will schedule on a ~~first-first~~-come, first-first-serve basis with no "holding" of specific times that may have been previously assigned.

Small Groups: District (Preserve) residents that are involved with groups with fewer than required attending District (Preserve) residents for a standing reservation or meeting may utilize the ~~\$50.00~~"no charge" rental options available to all District (Preserve) residents if open time slots are available.

6. All persons using the community center, pool or tennis/pickle ball courts do so at their own risk. No group can expect use of the entire community center, with the exception for the District, Manatee County and the State of Florida.
7. The community center may not be used for commercial purposes.
8. Residents may not reserve the community center and sublet the facility to any other person or organization.
9. Children under the age of fourteen (14) must be accompanied by an adult (18 years of age or older) at all times while in the community center.
10. Skateboards, in-line skates and similar equipment are not allowed in the community center at any time.
11. Exercise classes are limited to a maximum of twenty (20) participants per class which includes the instructor.

**Tara Community Development District ~~No.~~ 1 Community
Center Policies and Rental and User Fees**

Rental Fees: Rental Fees shall mean those fees, including applicable security deposits and cleaning fees, charged for the exclusive use of the District community center for private functions. (The District pool, tennis/pickle ball facilities, or any other area located outside of the District community center may not be rented for private functions). Clubhouse. shall be rented out as follows:

- **Open to the Community - ~~\$50 rental fee~~no charge — Residents only**
- **Private Event – Resident - \$75125.00 rental fee –Residents(includes both clubhouse and outdoor pavilion)**
- **Private Event – Resident - Clubhouse Only - \$100.00 rental fee**
- **Private Event – Resident - Outdoor Pavilion Only – \$25.00 rental fee**
- **Private Event - Non - Resident - \$300.00 rental fee (includes both clubhouse and outdoor pavilion)**

- **All Users - ~~\$100~~200.00 Refundable Cleaning fee**
- **All Users - \$200.00 Refundable Security Deposit**
- ~~**Non – Resident – \$300.00 rental fee**~~
- ~~**Outdoor Pavilion – No Charge**~~

User Fees: User Fees shall mean those fees charged, on an annual or daily basis, for the non-exclusive use of the District community center.

Security Deposit: A refundable security deposit of \$200.00 shall be charged for all rentals. Upon inspection by the District Field Manager and the determination that there are no damages, the deposit will be fully refunded. The deposit will be fully refunded if the function is cancelled due to inclement weather or emergency. However, deposits are non-refundable in the event that a function is cancelled with less than forty-eight (48) hours' notice.

Cleaning Fee: A refundable fee of ~~\$100–200.00~~ shall be charged to cover the cost of cleaning the facility for functions if necessary. Upon inspection by the District Field Manager and the determination that the facility is clean, the deposit will be fully refunded.

**Tara Community Development District ~~No. 1~~ Tennis/Pickle
Ball Court Policies**

- ~~1.~~ Tennis/Pickle ball courts are for use by residents of Tara Community Development District ~~1-1~~ (Preserve), and non-resident members. Guests are permitted only when accompanied by a resident or non-resident member on the court that they are using at that time. Guests are limited to three (3) guests per household playing on one (1) court.
2. No user activity except tennis/pickle ball is permitted on the courts. **No furniture is allowed in the courts. Anyone found violating these rules ~~are-is~~ subject to a fine and/or deactivation of the resident's FOB.** There will be a \$25.00 re-activation fee pending approval. No pets are permitted on the tennis/pickle ball courts at any time.
- ~~3.~~
- ~~4.3.~~ No food or alcoholic beverages are permitted on the courts.
- ~~3.4.~~ Children under the age of fourteen (14) must be accompanied by a parent or person eighteen (18) years or older at all times.
5. Tennis/Pickle ball shoes must be worn on the courts. Shirts must be worn at all times.
6. Tennis/Pickle ball courts are available on a first-come, first-served basis. There are no advanced reservations. The "holding" or "saving" of courts is expressly prohibited when players are waiting.
- ~~4.7.~~ Tennis/Pickle ball may commence daily at ~~Dawn-dawn~~ and may continue using the lights until 10:00 p.m.
- ~~7.8.~~ Players are required to observe court etiquette, as well as rules of good conduct on and around the courts.

**Tara Community Development District 1
Violation of Policies**

It is the goal and responsibility of the Tara Community Development District 1 to provide a safe and enjoyable environment for all residents of this community and their guests. These policies and procedures have been established by the Board of Supervisors to accomplish this goal.

Any resident found violating any Tara Community Development District Policies will be subject to deactivation of their Access Fob at the sole discretion of the District Field Manager. There will be a \$25.00 re-activation fee pending approval by the District Field Manager or the District 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**

The meeting of the Board of Supervisors of the Tara Community Development District was held on **Tuesday, May 23, 2023, at 9:39 a.m.**, at the Tara Community Center, 7340 Tara Preserve Lane, Bradenton, FL 34203.

Present and constituting a quorum were:

Darby Connor	Board Supervisor, Chair
Joe DiBartolomeo	Board Supervisor, Vice Chair
Peyton Phillips	Board Supervisor, Asst. Secretary
Mark Gough	Board Supervisor, Asst. Secretary
Christopher Morris	Board Supervisor, Asst. Secretary

Also present were:

Jennifer Goldyn	District Manager, Inframark
Paul Kelley	Field Manager, Inframark
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Mike Kaighin	Representative, Admiral Environmental
Thomas Bryant	Representative, Sunrise Landscape

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 9:39 a.m. and all joined in to give the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Adoption of the 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 AUDIENCE COMMENTS

Audience Comments

There were no audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

**Aquatics Services Update
(Under Separate Cover)**

Mr. Kaighin presented the Aquatics Report to the Board. Mr. Kaighin noted that the Vegetation in the box culverts will be removed by June 16, 2023.

Sunrise Landscape

Mr. Bryant updated the Board with the items that have been completed throughout the Community since the last meeting.

1. Consideration of Pest Control and Fertilization Agreement

On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the Sunrise Agreement for Pest Control and Fertilization, for the Tara CDD.

2. Consideration of the Landscape Maintenance Agreement

On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the Sunrise Agreement for Landscape Maintenance, for the Tara CDD.

3. Consideration of the Irrigation Maintenance Agreement

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved the Sunrise Agreement for Irrigation Maintenance, as amended, in the Contract the Irrigation check needs to be increased from once a month to twice a month with two technicians present, for the Tara CDD.

On a motion from Mr. DiBartolomeo, seconded by Mr. Gough, the Board unanimously approved for Mr. Jackson to prepare Addendums to the Sunrise Agreements and for the Chair to execute outside of a meeting, for the Tara CDD.

**Field Manager
(Under Separate Cover)**

Mr. Kelley presented his report to the Board. Mr. Kelley informed the Board that he will be out for nine days beginning May 30, 2023, and Leo Lluberres, from Inframark will be covering for him.

District Counsel

Mr. Jackson let the Board know that a demand letter was sent to the owner of the home on Wingspan that is encroaching into the Wetlands.

The Board directed Mr. Jackson to continue to follow up with SWFWMD regarding the complaint lodged against the home on Wingspan since no response has been received.

The Board requested Mr. Jackson reach out to Truescapes to see if the homeowner at Wingspan asked them to spray the Wetlands.

The Board asked Mr. Schappacher for a proposal from Admiral Environmental to remove the large brush pile behind the home on Wingspan.

Mr. Jackson informed the Board that the agreement for Phase 1 of the Fence project with the Golf Course and TMA has been completed.

Mr. DiBartolomeo notified the Board that the Golf Course has not paid their taxes in a year. The Board would like Mr. Jackson to keep an eye on the situation.

District Engineer

Mr. Schppacher reviewed the box culvert bid sheet and let the Board know that the Chairman chose Admiral Environmental to complete the work.

District Manager

Ms. Goldyn informed the Board of Supervisors that the next meeting will be held on June 27, 2023.

The Board requested that the approved minutes, full agendas, and the District's Policies and Procedures be available on the website.

Ms. Goldyn informed the Board that Direct Deposit was available for their Supervisor Pay.

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved to receive a 1099 at the end of the year for tax purposes, for the Tara CDD.

Ms. Goldyn reminded the Board that the IRS views the Board Members as employees of District and not independent contractors. The Board recognizes that they cannot hold Inframark accountable for any "marks" on IRS audit relating to this matter.

Ms. Goldyn informed the Board that vendor invoices are now coming in and being paid.

FIFTH ORDER OF BUSINESS

Presentation of FY 2024 Budget

Ms. Goldyn reviewed the Budget with the Board. The Board asked to increase the Holiday decoration budget to \$4,500.00.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08,
Approving Proposed Budget and
Setting Public Hearing for FY 2024**

On a motion from Mr. Phillips, seconded by Mr. Gough, the Board unanimously adopted Resolution 2023-08, Approving Proposed Budget and Setting Public Hearing for FY 2024, for the Tara CDD.

SEVENTH ORDER OF BUSINESS

**Consideration of Reserve Study
Proposal**

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved the Reserve Study Proposal, for the Tara CDD.

EIGHTH ORDER OF BUSINESS

Discussion of Rental Fees

The Board discussed the current Rental Fees. The Board requested the following changes made to the Policies and Procedures:

The Rental of the Pavilion and Clubhouse will be \$125.00

The Rental of only the Pavilion will be \$25.00

The Rental of only the Clubhouse will be \$100.00

Rizzetta & Company needs to be removed from the entire document.

Mr. Jackson will make the adjustments and prepare the resolution for a Public Hearing is to be held in August on the requested changes.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors BOS Meeting held on
April 25, 2023**

On a motion from Mr. DiBartolomeo, seconded by Mr. Gough the Board unanimously approved the April 25, 2023, meeting minutes, as amended, for the Tara CDD.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors Workshop Meeting held
on April 24, 2023**

On a motion from Mr. DiBartolomeo, seconded by Mr. Gough the Board unanimously approved the April 24, 2023, meeting minutes, as amended, for the Tara CDD.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests.

TWELFTH ORDER OF BUSINESS

Audience Comments

The Board directed Audience Comments to be taken off the end of the Agenda.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Gough, seconded by Mr. Connor, the Board unanimously approved to adjourn the meeting at 11:40 a.m., for the Tara CDD.
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Assistant Secretary

Chair / Vice Chair

GENERAL FUND - 001

001	05/26/23	ADMIRAL ENVIRONMENTAL LLC	2210	AQUATIC MGMT MAY 2023	Default - Assets	155000	\$2,735.00
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001	05/26/23	COMPLETE ELECTRICAL SERV INC.	3466	POND PUMP - @ CLUBHOUSE	Default - Assets	155000	<u>\$1,495.00</u>
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001	05/26/23	OMNITASK	1380	INSTALL CONCRETE SLAB	Default - Assets	155000	\$1,435.00
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001	05/26/23	PERSSON & COHEN P.A.	3594	LEGAL SVCS THRU APRIL 2023	Default - Assets	155000	<u>\$1,832.10</u>
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001	05/26/23	ROARK SOLAR	2531	INSTALLATION/LABOR #2	Default - Assets	155000	<u>\$850.00</u>
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001	05/26/23	SCHAPPACHER ENGINEERING LLC	2411	ENGG SVCS THRU APRIL 2023	Default - Assets	155000	\$787.50
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001	05/26/23	SUNRISE LANDSCAPE	7004	SEPT 2022 LANDSCAPE MAINT	Default - Assets	155000	\$13,572.21
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001	05/26/23	SUNRISE LANDSCAPE	11151	IRRIGATION REPAIRS	Default - Assets	155000	\$5,256.09
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Check Total \$49,407.04

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 04/01/23 to 05/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1012							
001	05/26/23	WESTFALL'S LAWN AND LANDSCAPE	86767C	PEST CONTROL 5/15/23	Default - Assets	155000	\$75.00
Check Total							<u>\$75.00</u>
CHECK # 1013							
001	05/31/23	ADMIRAL ENVIRONMENTAL LLC	2232	FOUNTIAN SVCS/REPAIRS & MAINT	Default - Assets	155000	\$683.00
Check Total							<u>\$683.00</u>
CHECK # 1014							
001	05/31/23	PINCH A PENNY #108	0215-6400	MAY 2023 POOL SVCS	Prepaid Items	155000	\$1,373.00
Check Total							<u>\$1,373.00</u>
CHECK # 1015							
001	05/31/23	ROSEMARIE PICKWELL	051923 2ND QTR	ELECTRICAL AGRMNT 2ND QTR	Default - Assets	155000	\$90.00
Check Total							<u>\$90.00</u>
CHECK # 1016							
001	05/31/23	SUNRISE LANDSCAPE	11183	GOLD CART PATH REPAIRS	Default - Assets	155000	\$809.25
001	05/31/23	SUNRISE LANDSCAPE	11184	IRR REPAIRS	Default - Assets	155000	\$305.58
001	05/31/23	SUNRISE LANDSCAPE	11186	IRR REPAIRS	Default - Assets	155000	\$1,088.87
001	05/31/23	SUNRISE LANDSCAPE	11185	IRR REPAIRS	Default - Assets	155000	\$241.22
Check Total							<u>\$2,444.92</u>
CHECK # 1017							
001	05/31/23	TOM SOUTH	051923 2ND QTR		Default - Assets	155000	\$90.00
Check Total							<u>\$90.00</u>
Fund Total							<u>\$63,297.56</u>

Total Checks Paid	\$63,297.56
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