TARA COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Tuesday, October 24, 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 Staff:

Darby Connor, Chairman Joseph DiBartolomeo, Vice Chairman Mark Gough, Assistant Secretary Peyton Phillips, Assistant Secretary Christopher Morris, Assistant Secretary Jennifer Goldyn, District Manager David Jackson, District Counsel Rick Schappacher, District Engineer Paul Kelley, Field Manager Mike Kaighin, Admiral Environmental Thomas Bryant, Sunrise Landscape

Meeting Agenda Tuesday, October 24, 2023 – 9:30 a.m.

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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)
	1. Consideration of the Aeration Pond 18 proposalPage 3
	B. Sunrise Landscape
	C. Field Manager Report
	(Under Separate Cover)
	D. District Counsel
	1. Review of Memorandum on Tree Branch and Root TrimmingPage 6
	E. District Engineer
	1. Pond 2 Drainage Deficiencies
	2. Discussion regarding Pepper Tree Encroachment
	F. District Manager
6.	Business Items
	A. Review of Policies and ProceduresPage 10
	B. Consideration of Resolution 2024-01, Amending Policy and
	Procedures Page 22
	C. Consideration of Motion to Assign Fund BalancePage 24
	D. Update on River Fence
	E. Discussion regarding Records Retention
_	F. Ratification of EGIS proposal
7.	Consent Agenda
	A. Consideration of Regular Meeting Minutes from September 22, 2023Page 38
_	B. Review of Financial Statements and Check Register
8.	Supervisor Requests
9.	Adjournment

The next meeting is scheduled for Tuesday, December 5, 2023



P.O. Box 5546 Sarasota, FL 34277 Office@AdmiralEnvironmental.com www.AdmiralEnvironmental.com Office: 941-777-3350

Special Service Agreement

Date: 10/09/2023

Customer: Tara Community Development District

c/o Inframark

210 N. University Dr., Suite 702

Coral Springs, FL. 33071

Terms:

• This quote is valid for 30 days from creation.

• 50% deposit (\$3,158.50) due prior to commencement of work.

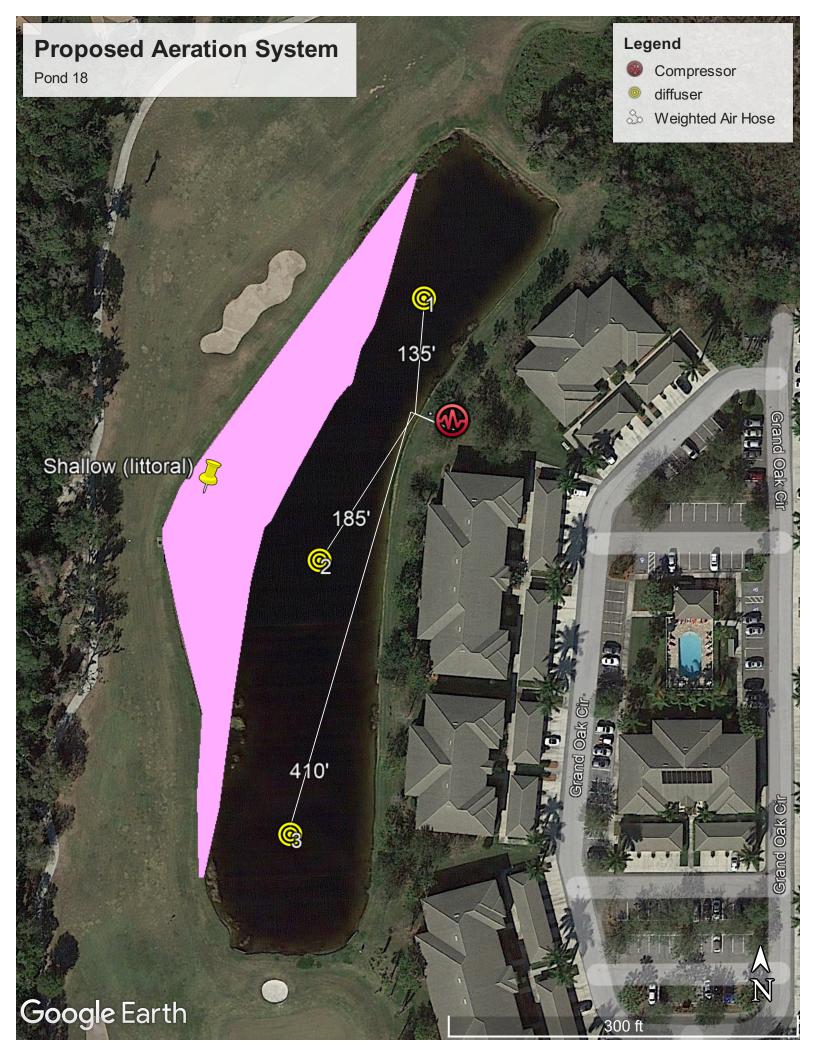
Balance due upon Completion of Work.

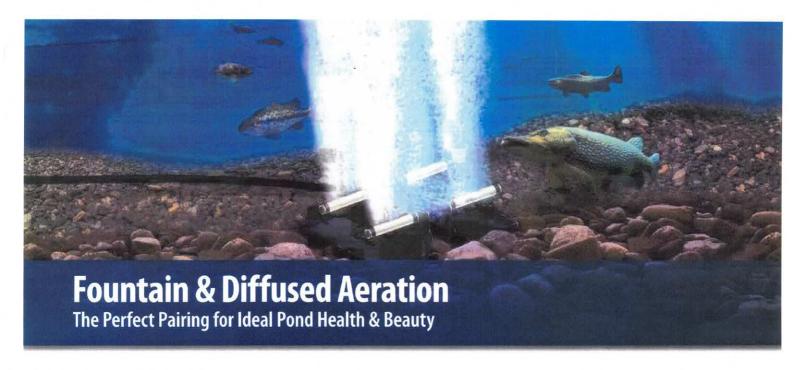
We are pleased to quote the special pricing as follows:

- Supply and Installation of AirMax PS40 aeration system with 3 diffusers in Pond 18.
- See Attached map

QTY	Description	Tax	Unit Price	Total Price
1	KIT-600861 Airmax PS40 System w/ 3 Diffusers 115v No	No	\$3,055.00	\$3,055.00
	EasySet Airline			
1	Junction/Valve Box with Lid (12" x 17" x 6") without	No	\$50.00	\$50.00
	holes			
1	510169 Airmax 5/8" EasySet Airline 500' Spool Plastic	No	\$953.00	\$953.00
3	510119 Airmax 5/8" EasySet Airline 100'	No	\$195.00	\$585.00
4	(B) - 5/8" Connector Kit Connects	No	\$6.00	\$24.00
1	Labor and equipment	No	\$1,200.00	\$1,200.00
			Subtotal	\$5,867.00
			Tax	\$0.00
			Shipping	\$450.00
			Grand Total	\$6,317.00

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rint Name	e:	 	
Date:			





LET A CERTIFIED AIRMAX INSTALLER DESIGN THE RIGHT SYSTEM FOR YOUR POND OR LAKE!

Fountains offer aesthetic beauty, relaxing sound, and great surface aeration. If you're looking to maximize the appearance and overall health of your pond or lake, consider supplementing your fountain with diffused aeration. Bottom-diffused aeration reduces muck, improves water clarity, and increases oxygen levels for a healthier overall ecosystem.

Our certified Airmax professionals will help you select the right fountain and aeration system for your unique needs.

HERE IS HOW TO GET YOUR LAYOUT:

Visit www.airmaxeco.com/airmax-assist and complete a short survey. Airmax will run this information along with input from your local Certified Installer through the Airmax Assist proprietary software to create a complete pond profile, detailed aeration placement map and a management plan.





Shallow Water Series® Aeration Systems
Single Systems Aerate up to 1/2 Acre



PondSeries® Aeration Systems Single Systems Aerate up to 6 Acres



LakeSeries® Aeration Systems
Single Systems Aerate up to 12 Acres



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson** Andrew H. Cohen Kelly M. Fernandez*

Maggie D. Mooney*

R. David Jackson* Regina A. Kardash*

Lori M. Dorman∞ Daniel P. Lewis

* Board Certified City, County and Local Government Law

** Of Counsel

∞ Also licensed in Colorado

Telephone (941) 244-5351 Facsimile (941) 306-4832 Email: diackson@flgovlaw.com

Reply to: Lakewood Ranch

MEMORANDUM

TO: Board of Supervisors – Tara Community Development District 1

FROM: R. David Jackson and Daniel P. Lewis

DATE: October 17, 2023

RE: District Tree Branch and Root Trimming Responsibilities and

Potential Liability

This memorandum addresses the issue of potential liability for a public entity regarding the growth of tree branches or roots from a tree on the public entity's property that extend onto private property. Further, the question of who is permitted to trim any such branches or roots is addressed.

In the State of Florida, it appears to be well settled that a private property owner may remediate any growth, whether above or below the ground, that crosses the property line. It is not the responsibility of the public entity to remediate growth extending onto private property.

The current state of the case law is summed up in two cases, *Gallo v. Heller*, 512 So.2d 215 (Fla. 3d DCA 1987) and *Balzer v. Ryan*, 263 So.3d 189 (Fla 1st DCA 2018). In *Gallo*, the Court explains that Florida follows the common law rule that property owners may trim encroaching branches and roots back to the property line at their own cost without any liability toward the owner of the plant. *Gallo*,

512 So.2d at 216. However, *Balzer*, accepted the general rule laid out in *Gallo*, and then questioned whether there may be liability if the plant is injured or killed because of the trimming. The Court ultimately never decided on the liability issue. The case came to the District Court of Appeals on a petition for a Writ of Certiorari. The Court stated there was no general consensus in the caselaw and Florida had no controlling cases on the issue. *Balzer*, 263 So.2d at 191. Therefore, the petition was denied.

In summary, it is our opinion as District Counsel for the Tara Community Development District 1 that the District is not liable to a neighboring property owner if the branches or roots from the District's trees extend onto (over or under) the land of the neighboring property owner. In such case, the neighboring property owner may trim all branches and roots extending from the District's tree up to the property line. However, the trimming would be at the neighboring property owner's discretion and expense and would not be the District's responsibility. Further, the District may choose to trim tree branches and roots from District trees extending onto neighboring property, but the District does not have the obligation to do so. It is also noted; however, that while the Florida courts have ruled on the trimming of branches and roots, they have not made a determination as to whether a property owner would be liable if the originating tree, in this case the District's tree, is harmed by the trimming activities made by the property owner. Accordingly, private property owners should be cautioned about potential liability for harming the District's tree and consider consulting professionals before performing any trimming of the branches or roots extending from a District-owned tree onto their property.



Trapped debris in front of headwall on Wingspan Way, east of Covey Ct



Debris in front of headwall on Wingspan Way, east of Covey Ct



Excess vegetation in front of headwall on Wingspan Way, east of Covey Ct



Pepper trees encroachment behind homes along Birds Eye Terrace s/o Pond 2



Siltation +/- 50' downstream of weir in Pond 2



Downstream channel from weir at Pond 2



Fish grate partially blocking flow, water 3" above weir, with stains 3" higher



Weir at south end of Pond 2

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND FEE SCHEDULE FOR NON-RESIDENT USE OF DISTRICT RECREATIONAL FACILITIES

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

WHEREAS, the District owns, maintains, and operates certain recreational facilities; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy and adopt a fee schedule for non-resident use of its recreational facilities; and

WHEREAS, the Board held a public hearing on January 24, 2023 to receive public comment on the proposed Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities; and

WHEREAS, after hearing and considering public comment, the Board has concluded that the following Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities shall be adopted.

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

Section 1. The Board hereby adopts the Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities attached hereto as **Exhibit "A"**.

<u>Section 2</u>. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24TH DAY OF JANUARY, 2023.

Attest:

Tara

Community Development District

Name: Jennite

Assistant Secretary

Name:

Chair of the Board of Supervisors

Exhibit "A"

Tara Community Development District Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities Policy

The Tara Community Development District (the "**District**") owns, maintains, and operates the recreational facilities within the District. The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including, but not limited to, the recreational facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the District's recreational facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the operation and maintenance expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District's recreation facilities in the same manner as residents and subject to rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District's rules and policies may result in the revocation of access privileges without a refund.

The District's Board of Supervisors has elected to cap the number of non-resident memberships to twelve at a time to account for size and capacity limitations of the District's recreational facilities. Residents and Non-Resident Members may bring three guests for a maximum of seven days per calendar year to the recreational facilities. Non-residents interested in using the District's recreational facilities should contact the District Manager or the Clubhouse Manager.

Fee Schedule

\$600	
\$1,200	
	\$600 \$1,200

Tara Community Center Policy and Procedures

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

- 1. The community center <u>swimming</u> pool and spa facilities, which includes the pool deck area, is are for use by Preserve residents and members of the Tara Community Development District I-1 (the ""District"").
- 2. The <u>swimming</u> pool <u>and spa</u> facilities are open <u>daily</u> from 7:00 AM to <u>Duskdusk</u>.
- 3. All persons using the <u>swimming</u> pool and spa facilities do so at their own risk.
- 4. Each household may bring up to four (4) guests for use of the swimming pool and spa facilities.
- 5. Guests using the swimming pool and spa facilities must be accompanied by a resident or member at all times.
- 6. Lifeguards will not be present at the <u>swimming pool and spa</u> facilities. <u>911 should be called in the event of an emergency.</u>
- 7. An 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 using the swimming pool or spa facilities.
- 8. Parents are responsible for ensuring that their children do not urinate or defecate in the poolor spa. Infants, toddlers and incontinent individuals using the swimming pool or spa facilities 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 <u>swimming pool or spa</u> facilities. (Bathing suits only). No street clothes can be worn in the water.
- 11. Showering is mandatory before use of the swimming pool or spa facilities.
- 12. No running is allowed within on the pool deck area facilities and spa.
- 13. No diving is allowed in the swimming pool.
- 14. No kickboards or buoys are allowed in the <u>swimming pool or spa</u> 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 spa facilities, or on the pool deck area.
- 16. Spitting or spouting of water is not allowed in the <u>swimming</u> pool <u>or spa facilities</u>.
- 17. Except for service animals, no animals are allowed in the swimming pool or spa facilities in the pool area. No animals in the pool.

- 18. Plastic bottled water and packaged snacks are permitted under the pergola only. There is no use of tobacco products or vapeing permitted within the swimming pool or spa facilities.
- 17.19. No alcoholic beverages are allowed in the <u>swimming</u> pool<u>or spa</u> facilities.
- 18.20. No glass containers are allowed in the swimming pool area or spa facilities.
- 19.21. No parties are allowed in the swimming pool or spa facilities pool enclosure.
- 20.22. Electronic devices brought to the <u>swimming pool or spa facilities</u> shall be kept at reasonable volumes in consideration of others <u>using the pool facilities</u>.
- 21.23. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool or spa.
- 22.24. No rollerblades/in-line skates, skateboards or the like <u>are permitted</u> in the <u>swimming</u> pool <u>areaor spa facilities</u>.
- 23.25. No use of profanity will be tolerated in the swimming pool or spa facilities.
- 27. Call 911 in the event of an emergency.
- 24.26. All occupants of the pool enclosureswimming pool and spa facilities must vacate the pool/spa and leave the area if lightning is observed or thunder is heard in the area.
- 25.27. The pool door must be kept shut at all times.
- 26.28. Residents/members or their guests without a FOB for access to the pool and spa facilities will not be allowed in the pool enclosure and spa facilities.
- <u>27.29.</u> Persons within the confines of the <u>enclosure pool and spa facilities</u> must not allow <u>residents or membersanyone</u> in <u>the pool and spa facilities without who does not have</u> a FOB to enter.
- 28.30. Renters within the District must make arrangements with the District Field Manager to obtain a FOB for access to the pool and spa facilities.
- 29.31. Any person found in violation of any rules or policies herein stated may be asked to leave the pool area and spa facilities immediately.
- 30.32. Any persons using the pool <u>or spa</u> facilities must follow the applicable rules and regulations of Manatee County and the State of Florida.
- 31.33. No illegal or unlawful activities may occur at the swimming pool and spa facilities.
- 32.34. No foreign substances are to be put into the pool or spa. For example: bubble bath, oils, shampoos etc.

ADDITIONAL RULES FOR THE SPA

- 33.35. All rules shown above also apply to the use of the spa.
- 34.36. No one under the age of (14) fourteen (14) is allowed in the spa.

- 35.37. The maximum bathing load in the spa is five (5) persons.
- 36.38. Maximum use of the spa is fifteen (15) minutes.
- 37.39. 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 <u>swimming</u> pool or elsewhere in the pool <u>enclosure_deck area</u> 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 <u>swimming</u> pool or elsewhere in the pool <u>enclosuredeck area</u>.

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 <u>swimming</u> pool.

Tara Community Development District 1 Community Center Policies

- I. The community center is for use by residents of Tara Community Development District <u>I-1</u> (Preserve), their guests, non-resident members and renters.
- 2. The community center shall be open from \$9:00 a.m. to \$1.2.00 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 community 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 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 <u>District field Field managerManager</u>, and <u>the posting of that the activity or rental is posted on the official calendar.</u>
- 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 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 these tup and break down of any additional tables. There shall be nothing left on premises by the Club using the community center. 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 Information regarding scheduling, minimum number of users in a group to use the community center and the other facilities is set forth herein. 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 11, 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 is encouraged to apply for a standing reservation complete with roster of District (Preserve) names anticipated. Groups who have lost weekly, bimonthly 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.
- 6.7. No group can expect use of the entire community center, with the exception for the District, Manatee County and the State of Florida.
- 7.8. The community center may not be used for commercial purposes.
- <u>8.9.</u> Residents may not reserve the community center and sublet the facility to any other person or organization.
- 9.10. Children under the age of <u>fourteen (14)</u> 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 <u>twenty (20)</u> participants per class which includes the instructor.

Tara Community Development District No. 1 Community Center Policies and, Rental and User Fees, Waiver

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, which includes the clubhouse and the outdoor pavilion, for private functions. (The District swimming pool and spa facilities, tennis/pickle ball facilities, or any other area located outside of the District community center may not be rented for private functions). The Clubhouse clubhouse and outdoor pavilion. shall be rented out as follows:

- Event Open open to the Community \$50 rental feeno charge Residents only
- Private Event <u>Resident/Member</u> \$75125.00 rental fee <u>Residents(includes both clubhouse and outdoor pavilion)</u>
- Private Event Resident/Member outdoor pavilion only \$25.00 rental fee
- Private Event Non-Resident/Member \$300.00 rental fee (includes both clubhouse and outdoor pavilion)

All rental fees include applicable taxes.

- All Users \$\frac{100}{200}.00 Refundable Cleaning fee
- All Users \$200.00 Refundable Security Deposit
- Non Resident \$300.00 rental fee
- Outdoor Pavilion No Charge

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

<u>Security Deposit</u>: A refundable security deposit of \$200.00 shall be charged for all rentals. Upon inspection by the <u>District</u> 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.

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

User Fees: User Fees shall mean those fees charged, on either an annual or six (6)-month basis, for the non-exclusive use of the District community center, swimming pool and spa facilities, and tennis/pickle ball courts by non-Residents, as set forth in Exhibit "A" attached hereto. User Fees shall not be prorated for any time period other than six (6) months or one (1) year.

Waiver: All adult users of the District community center, swimming pool or spa facilities, and tennis/pickle ball courts shall be required to execute an Adult Participant Assumption of Risk, Release, Waiver, Indemnification, and Hold Harmless Form prior to their use of the District's facilities. All non-adult users of the District community center, swimming pool or spa facilities, and tennis/pickle ball courts shall be required to have a parent/guardian execute a Participant Assumption of Risk, Release, Waiver, Indemnification, and Hold Harmless Form on their behalf prior to their use of the District's facilities.

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

- 11. Tennis/Pickle ball courts are for use by residents of Tara Community Development District L1 (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/member'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.

- 3. No food or alcoholic beverages are permitted on the tennis/pickle ball courts.
- 4. Children under the age of <u>fourteen (14)</u> must be accompanied by <u>a parent or personan adult</u> <u>eighteen (18)</u> years <u>of age</u> or older at all times <u>when on the tennis/pickle ball courts</u>.
- 5. Tennis/Pickle ball shoes must be worn on the <u>tennis/pickle ball courts</u>. Shirts must be worn at all times <u>on the tennis/pickle ball courts</u>.
- 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.
- 7. Tennis/Pickle ball may commence daily at <u>Dawn_dawn_and users_may</u> continue using the <u>courts and lights until 10:00 p.m.</u>
- 8. Players are required to observe court etiquette, as well as rules of good conduct on and around the tennis/pickle ball 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/member found violating any Tara Community Development District Community Center Policy and Procedures 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.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 AMENDING THE DISTRICT'S TARA COMMUNITY CENTER POLICY AND PROCEDURES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.

- **WHEREAS**, the Tara Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and
- WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business including rules, charges, and fees for usage of District amenities and facilities; and
- **WHEREAS**, the District had previously adopted, and amended, the Tara Community Center Policy and Procedures for which it now desires to make certain additional amendments and revisions; and
- **WHEREAS**, the revised Tara Community Center Policy and Procedures, attached hereto as Exhibit A, and incorporated herein by reference, are for immediate use and application.

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

- **SECTION 1.** The Board of Supervisors hereby adopts the revised Tara Community Center Policy and Procedures, attached hereto as Exhibit A. The Tara Community Center Policy and Procedures referenced herein shall stay in full force and effect until such time as the Board of Supervisors may amend, rescind, or repeal the attached in accordance with Chapter 190, Florida Statutes, and other applicable law.
- **SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
- **SECTION 3.** This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.
- **SECTION 4**. This Resolution shall repeal all previously adopted Tara Community Center Policy and Procedures of the District to the extent that they are in conflict.

PASSED AND ADOPTED this 24th day of October, 2023.

ATTEST:	TARA COMMUNITY DEVELOMENT DISTRICT 1		
Secretary / Assistant Secretary	Chair / Vice Chair		
Exhibit A: Revised Tara Community Center Police	ey and Procedures		

TARA COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 09/30/23

The Board hereby assigns the FY 2023 Reserves as follows:

1 12023

Reserves - Special Projects 6,380

Total Assigned Reserves \$ 6,380





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Tara Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Tara Community Development District c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd,. Suite 101 Wesley Chapel, FL 33544

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123641

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY			
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,066,318		
Loss of Business Income	\$1,000,000		
Additional Expense	\$1,000,000		
Inland Marine			
Scheduled Inland Marine			

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and
		Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle
		values, for "Named Storm" at each affected location
		throughout Florida subject to a minimum of \$10,000 per
		occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages			
Coverage	<u>Deductibles</u>	<u>Limit</u>	
Earth Movement	\$2,500	Included	
Flood	\$2,500 *	Included	
Boiler & Machinery	\$2,500	Included	
TRIA		Included	

^{*}Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$10,750

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
Х	А	Accounts Receivable	\$500,000 in any one occurrence
х	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
х	С	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
Х	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
Х	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
Х	F	Duty to Defend	\$100,000 any one occurrence
Х	G	Errors and Omissions	\$250,000 in any one occurrence
Х	Н	Expediting Expenses	\$250,000 in any one occurrence
Х	1	Fire Department Charges	\$50,000 in any one occurrence
Х	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
Х	К	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
Х	L	Leasehold Interest	Included
Х	М	Air Conditioning Systems	Included
х	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
х	0	Personal property of Employees	\$500,000 in any one occurrence
Х	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
Х	Q	Professional Fees	\$50,000 in any one occurrence
Х	R	Recertification of Equipment	Included
Х	S	Service Interruption Coverage	\$500,000 in any one occurrence
Х	Т	Transit	\$1,000,000 in any one occurrence
Х	U	Vehicles as Scheduled Property	Included
Х	V	Preservation of Property	\$250,000 in any one occurrence
Х	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
Х	Х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Х	Υ	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
Х	Z	Ingress / Egress	45 Consecutive Days
Х	AA	Lock and Key Replacement	\$2,500 any one occurrence
Х	BB	Awnings, Gutters and Downspouts	Included
х	СС	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u> Forgery and Alteration	<u>Limit</u> Not Included	<u>Deductible</u> Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit \$1,000,000

Personal Injury and Advertising Injury Included

Products & Completed Operations Aggregate Limit Included

Employee Benefits Liability Limit, per person \$1,000,000

Herbicide & Pesticide Aggregate Limit \$1,000,000

Medical Payments Limit \$5,000

Fire Damage Limit Included

No fault Sewer Backup Limit \$25,000/\$250,000

General Liability Deductible \$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit Per Claim \$1,000,000

Aggregate \$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate. Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption

Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

Tara Community Development District c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd,. Suite 101 Wesley Chapel, FL 33544

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123641

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$10,750
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,458
Public Officials and Employment Practices Liability	\$2,954
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$17,162

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2023, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Tara Community Development District

(Name of Local Governmental Entity) By:	Darby Connor
FD0171001F814C9 Signature	Print Name
Witness By: Jennifer Goldyn	Jennifer Goldyn
4A8B4D19863C4AŠignature	Print Name
IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND CO	VERAGE IS EFFECTIVE October 1, 2023
Ву:	
	Administrator



PROPERTY VALUATION AUTHORIZATION

Tara Community Development District c/o Inframark Management Services - Wesley Chapel 2654 Cypress Ridge Blvd,. Suite 101 Wesley Chapel, FL 33544

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

	Building and Content TIV Inland Marine Auto Physical Damage	\$1,066,318 As per schedule attached \$74,220 As per schedule attached Not Included					
Signa	ature: DocuSigned by:	Date:	023				
Nam	Darby Connor						
Title	: Chairman						



Property Schedule

Tara Community Development District

Policy No.: 100123641

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Desc	cription	Year Built	Eff. Date	Building Va	alue		
	Address		Const Type	Term Date	Contents V		Total Ins	ured Value
	Roof Shape Roof Pitch Pool & Jacuzzi			Roof Cove	ering	Covering I	Replaced	Roof Yr Blt
			2004	10/01/2023	\$88,000)	-	
1	7340 Tara Preserve LN Bradenton FL 34203		Below ground liquid storage	10/01/2024				\$88,000
			tank / pool					
Unit #	Desc	cription	Year Built	Eff. Date	Building Va	alue	T	
	Ad	ldress	Const Type	Term Date	Contents Va	alue	lotalins	ured Value
	Roof Shape	Roof Pitch		Roof Cove	ering	Covering I	Replaced	Roof Yr Blt
	Pool Pump and Equipment		2004	10/01/2023	\$27,500			
2	7340 Tara Preserve LN Bradenton FL 34203		Pump / lift station	10/01/2024				\$27,500
			V 5 11		5 11 11 11			
Unit #		cription Idress	Year Built	Eff. Date	Building Va		Total Ins	ured Value
			Const Type	Term Date	Contents Va		.	De CV. Dit
	Roof Shape Recreational Court	Roof Pitch	2004	Roof Cove 10/01/2023	ering \$60,500	Covering I	керіасеа	Roof Yr Blt
	Recreational Court		2004	10/01/2023	300,300	·····		4
3	7340 Tara Preserve LN Bradenton FL 34203		Non combustible	10/01/2024				\$60,500
11-24	Dan		Vaan Duilt	T# Data	D. :! d! \/-	-1		
Unit #		cription	Year Built	Eff. Date	Building Va		Total Ins	ured Value
	Address Roof Shape Roof Pitch		Const Type	Term Date	Contents V			Des CV DI
	Roof Shape Irrigation Systems incl. 2 Well Pu		2004	Roof Cove	\$55,000	Covering I	керіасеа	Roof Yr Blt
4	7340 Tara Preserve LN Bradenton FL 34203		Pump / lift station	10/01/2024				\$55,000
Unit#	Desc	cription	Year Built	Eff. Date	Building Va	alue	T	
	Ad	ldress	Const Type	Term Date	Contents Va	alue	lotalins	ured Value
	Roof Shape	Roof Pitch		Roof Cove	ering	Covering I	Replaced	Roof Yr Blt
	Entry Features		2004	10/01/2023	\$22,000)		
5	Tara Preserve LN & Tara Blvd Bradenton FL 34203		Masonry non combustible	10/01/2024				\$22,000
11.21.41	5	J. P	V D. 'II	Eff. D. L.	D. 11-11 14-	-1		
Unit #		cription Idress	Year Built	Eff. Date	Building Va		Total Ins	ured Value
			Const Type	Term Date	Contents V		S l	D (W - D)
	Roof Shape Entry Features	Roof Pitch	2004	Roof Cove 10/01/2023	ering \$22,000	Covering I	керіасеа	Roof Yr Blt
6	Comarant Court		Masonry non	10/01/2024	722,000	······		\$22,000
ŭ	Bradenton FL 34203		combustible		,,			
Unit #	Dass	cription	Year Built	Eff. Date	Building Va	alue		
		Idress	Const Type	Term Date	Contents V		Total Ins	ured Value
	Roof Shape	Roof Pitch	Collat Type	Roof Cove		Covering I	Renlaced	Roof Yr Blt
	11001 Shape	NOOT FILETI	2004	10/01/2023	\$11,000		Lepiacea	NOO! II DIL
	Pool Fence							

Sign: DocuSigned by:

FD0171001F814C9...

Print Name: Darby Connor

Date: 10/11/2023



Property Schedule

Tara Community Development District

Policy No.: 100123641

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description			Year Built		Building		Total Inc	ured Value	
	Ac	ldress	Const	Туре	Term Date	Contents	Value	Totalilis	ureu value	
	Roof Shape	Roof Pitch			Roof Co			g Replaced	Roof Yr Blt	
	Recreational Fence		20	04	10/01/2023	\$22,00	00			
8	7340 Tara Preserve LN Bradenton FL 34203		Non com	nbustible	10/01/2024				\$22,000	
Unit #	Desc	cription	Year	Built	Eff. Date	Building	Value			
Oc.		Idress		Type	Term Date	Contents		Total Ins	ured Value	
	Roof Shape	Roof Pitch	Const	Турс	Roof Co			Replaced	Roof Yr Blt	
	Clubhouse	ROOI FILCII	20	Ω1	10/01/2023	\$532,8		g Kepiaceo	KOOI II BIL	
	Clubilouse			01	10/01/2023		10			
9	7340 Tara Preserve LN Bradenton FL 34203		Fra	me	10/01/2024	\$55,00	00		\$587,818	
	Pyramid hip				Metal panel	1		•		
Unit#	Desc	cription	Year	Built	Eff. Date	Building	Value			
	!	ldress		Туре	Term Date	Contents		Total Ins	ured Value	
	Roof Shape	Roof Pitch	Const	Турс	Roof Co			Replaced	Roof Yr Blt	
	Pool & Outdoor Furniture in the		20	01	10/01/2023	\$132,0		Replaced	ROOI II BIL	
10	7340 Tara Preserve LN Bradenton FL 34203		Propert Op	y in the en	10/01/2024	••• •••••••••••••••••••••••••••••••••••			\$132,000	
Unit #	Doc	cription	Voor	Built	Eff. Date	Puilding	Value			
Oille #		Idress			Term Date		Building Value Total Insure		ured Value	
			Const	Туре						
	Roof Shape	Roof Pitch	20	24	Roof Co 10/01/2023	vering \$27,50		g Replaced	Roof Yr Blt	
	Pergola			Z1	10/01/2023	327,31	JU			
11	7340 Tara Preserve LN Bradenton FL 34203		Non com	nbustible	10/01/2024				\$27,500	
Unit#	Desc	cription	Year	Built	Eff. Date	Building	Value	Total Insured Valu		
	Address		Const	Туре	Term Date	Contents	Value	Totalins	urea value	
	Roof Shape	Roof Pitch		••	Roof Co	vering	Coverin	Replaced	Roof Yr Blt	
	(2) Pergolas @ Pickleball Court		20	22	10/01/2023	\$11,00				
12	7340 Tara Preserve LN Bradenton FL 34203		Non com	nbustible	10/01/2024				\$11,000	
			Total:	Building \$1,011,3		Contents Value \$55,000	<u>;</u>	Insured Va \$1,066,31		

n: Print Name: Darby Connor Date: 10/11/2023





Inland Marine Schedule

Tara Community Development District

Policy No.: 100123641

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

lto #	Department	Serial Number	Classification Code	Eff. Date	Value	Dadwathla
Item #	Description	Serial Number	Classification Code	Term Dat	e Value	Deductible
1		JE1717719987	Mobile equipment	10/01/202	\$4,220	\$1,000
_	2017 Clubcar Red	V21, 1, , 1330,	meane equipment	10/01/202	24	
2			Other inland marine	10/01/2023	23 \$36,000	\$1,000
	Outdoor Signs		Other mand marine	10/01/202	24	71,000
3			Other inland marine	10/01/202	23 \$20,000	\$1,000
,	Lighting - Recreational		Other mand marine	10/01/202	24	\$1,000
4			Other inland marine	10/01/202	\$7,000	\$1,000
7	Pool Chair Lift		other mand marine	10/01/202		71,000
_			Other inland marine	10/01/202	23 \$7,000	\$1,000
5	Pool Chair Lift		Other inland marine 10/01/2024		24	\$1,000
				Total	\$74,220	

Print Name: Darby Connor Date: 10/11/2023

Sign

MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with 4 respect to any matter considered at the meeting is advised that the person may need to 5 ensure that a verbatim record of the proceedings is made, including the testimony and 6 evidence upon which such appeal is to be based. 7 8 TARA 9 **COMMUNITY DEVELOPMENT DISTRICT** 10 11 The meeting of the Board of Supervisors of the Tara Community Development District was held on Tuesday, August 22, 2023, at 9:30 a.m., at the Tara Community 12 13 Center, 7340 Tara Preserve Lane, Bradenton, FL 34203. 14 15 Present and constituting a quorum were: 16 17 **Board Supervisor, Chair** Darby Connor Joe DiBartolomeo **Board Supervisor, Vice Chair** 18 19 Peyton Phillips **Board Supervisor, Asst. Secretary** 20 Mark Gough **Board Supervisor, Asst. Secretary** Christopher Morris Board Supervisor, Asst. Secretary 21 22 23 Also present were: 24 25 Jennifer Goldyn **District Manager, Inframark** Field Manager, Inframark 26 Paul Kelley (via conference call) 27 Representative, Inframark 28 Kristee Cole 29 District Counsel, Persson, Cohen & Mooney David Jackson Rick Schappacher District Engineer, Schappacher Engineering 30 Mike Kaighin Representative, Admiral Environmental 31 32 Thomas Bryant Representative, Sunrise Landscape 33 34 FIRST ORDER OF BUSINESS Call to Order 35 36 The meeting was called to order at 9:30 a.m. and all joined in to give the Pledge 37 of Allegiance. 38 39 SECOND ORDER OF BUSINESS Adoption of the Agenda 40 On a motion from Mr. Connor, seconded by Mr. Morris, the Board unanimously approved to adopt the agenda, for the Tara CDD. 41 THIRD ORDER OF BUSINESS **Audience Comments** 42

A community member shared thoughts on aerators for the pond and asked how deep the ponds are.

43 44

45

48 FOURTH ORDER OF BUSINESS Staff Reports 49 50 **Admiral Environnemental Lake Management Report** 51 (Under Separate Cover) 52 Mr. Kaighin delivered the USC #1 aquatics report and let the Board know that he 53 serviced 51 ponds and the boat was used in 7 of the ponds. 54 55 56 Mr. Kaighin presented a proposal for the AirMax PS40 Aeration System. 57 (Under Separate Cover) 58 59 The Board requested a sound protector mechanism for the aeration system. 60 This proposal was tabled until the October meeting and a full proposal for 61 everything is obtained. 62 63 64 **Sunrise Landscape** 65 66 Mr. Bryant updated the Board on the status of the Community. 67 68 1. Consideration of Mulch Install along Tara Blvd. proposal 69 On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the Sunrise proposal for Mulch Install along Tara Blvd., for the Tara CDD. 70 71 2. Consideration of the Community Center Mulch proposal 72 On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the Sunrise proposal for the Community Center Mulch proposal, for the Tara CDD. 73 74 3. Consideration of Brown's Palm proposal 75 On a motion from Mr. Connor, seconded by Mr. DiBartolomeo, the Board unanimously approved the Brown's Plam proposal in the amount of \$1,540.00 for palm, for the Tara CDD. 76 77 Field Manager Report 78 (Under Separate Cover) 79 80 Mr. Connor provided the board with the Field Manager Report, USC #2. There was a discussion regarding rules and procedures. The Board would like to continue with 81 82 the agreed-upon options for the Amenity Center. 83

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously

approved to set the Public Hearing for October 24, 2023, for the Tara CDD.

85 The Board requested Mr. Jackson to put something in writing so Mr. Kelley could provide that to the homeowners with overhanging branches. 86 87 **District Counsel** 88 89 Present and no report. 90 91 **District Engineer** 92 93 Present and no report. The Board requested that the information for a drainage firm 94 to write something for the District's records. 95 96 **District Manager** 97 98 Present and no Report. Ms. Goldyn informed the Board that the next meeting will 99 be held on October 24, 2023. Ms. Goldyn let the Board know that the Website Audit 100 was clean. 101 102 FIFTH ORDER OF BUSINESS Public Hearing on FY 24 Budget and 103 **Levying O&M Assessments** 104 Ms. Goldyn discussed the Budget with the Board. Ms. Goldyn presented the Reserve 105 106 Study to the Board. The Board would like Special Business items on the Budget moved to 107 Mulch. 108 On a motion from Mr. Gough, seconded by Mr. Phillips, the Board unanimously approved to open the Public Hearing on FY 24 Budget and Levying O&M Assessments, for the Tara CDD. 109 110 There were no audience comments at this time. 111 112 SIXTH ORDER OF BUSINESS Consideration of Resolution 2023-09, 113 **Adopting FY 24 Budget** 114 On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously adopted Resolution 2023-09, Adopting FY 24 Budget, for the Tara CDD. 115 116 SEVENTH ORDER OF BUSINESS Consideration of Resolution 2023-10, 117 **Levying O&M Assessments** 118 On a motion from Mr. Phillips, seconded by Mr. Gough, the Board unanimously adopted Resolution 2023-10, Levying O&M Assessments, for the Tara CDD. 119

On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously approved to close the Public Hearing on FY 24 Budget and Levying O&M Assessments,

120

for the Tara CDD.

121

EIGHTH ORDER OF BUSINESS	Consideration of Resolution 2023-11, Setting FY 24 Meeting Schedule
On a motion from Mr. Gough, second adopted Resolution 2023-11, Setting FY	ded by Mr. Connor, the Board unanimously 24 Meeting Schedule, for the Tara CDD.
NINTH ORDER OF BUSINESS	Consideration of Resolution 2023-12, Assistant Secretary
On a motion from Mr. Gough, second adopted Resolution 2023-12, Assistant S	ded by Mr. Connor, the Board unanimously secretary, for the Tara CDD.
TENTH ORDER OF BUSINESS	Consideration of Pool Maintenance Service Contract
On a motion from Mr. Gough, secon approved for the Chair to execute outside	nded by Mr. Morris, the Board unanimously e of the meeting, for the Tara CDD.
ELEVENTH ORDER OF BUSINESS	Consideration of Screen Enclosure Proposal
J .	nded by Mr. Morris, the Board unanimously I deposit out of the 2023 Budget and for District the Tara CDD.
TWELFTH ORDER OF BUSINESS	Discussion regarding EGIS Renewal
Ms. Goldyn presented the EGIS Re	newal to the Board.
THIRTEENTH ORDER OF BUSINESS	Consideration of Regular Meeting Minutes from June 27, 2023
On a motion from Mr. DiBartolomeo, sec approved the Regular Meeting Minutes fr	conded by Mr. Phillips, the Board unanimously rom June 27, 2023, for the Tara CDD.
FOURTEENTH ORDER OF BUSINESS	Financial Statements and Check Register
On a motion from Mr. DiBartolomeo, see approved the Check Register, for the Tar	conded by Mr. Gough, the Board unanimously a CDD.
FIFTEENTH ORDER OF BUSINESS	Supervisor Requests
There were no Supervisor Request	ts.

TARA COMMUNITY DEVELOPMENT DISTRICT August 22, 2023 - Minutes of Meeting Page 5

157 158	SIXTEENTH ORDER OF BUSINESS	Adjournment
	On a motion from Mr. DiBartolomeo, se approved to adjourn the meeting at 12:09	conded by Mr. Connor, the Board unanimously 5 p.m., for the Tara CDD.
159 160		
l61 l62		
163	Assistant Secretary	Chair / Vice Chair

TARA Community Development District

Financial Report

August 31, 2023

Prepared by



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TARA Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet August 31, 2023

ACCOUNT DESCRIPTION	Č	GENERAL FUND	RIES 2012 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$	918,409	\$ _	\$ 918,409
Due From Other Funds		, -	27,688	27,688
Investments:			·	ŕ
Money Market Account		10,157	-	10,157
Excess Revenue Account		-	62,621	62,621
Prepayment Account		-	2,049	2,049
Prepayment Fund (A-1)		-	3,659	3,659
Reserve Fund (A-1)		-	78,157	78,157
Reserve Fund (A-2)		-	25,878	25,878
Revenue Fund		-	31,982	31,982
Deposits		7,481	-	7,481
TOTAL ASSETS	\$	936,047	\$ 232,034	\$ 1,168,081
<u>LIABILITIES</u>				
Accounts Payable	\$	11,184	\$ -	\$ 11,184
Accrued Expenses		15,038	-	15,038
Due To Other Funds		27,688	-	27,688
TOTAL LIABILITIES		53,910	-	53,910
FUND BALANCES				
Restricted for:				
Debt Service		-	232,034	232,034
Unassigned:		882,137	-	882,137
TOTAL FUND BALANCES	\$	882,137	\$ 232,034	\$ 1,114,171
TOTAL LIABILITIES & FUND BALANCE	CES \$	936,047	\$ 232,034	\$ 1,168,081

ACCOUNT DESCRIPTION	AD	NNUAL OPTED JDGET		IR TO DATE		TO DATE		NCE (\$) INFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES										
Interest - Investments	\$	_	\$	_	\$	2,367	\$	2,367	0.00%	
Special Assmnts- Tax Collector	Ψ	650,162	Ψ	650,162	Ψ	660,322	Ψ	10,160	101.56%	
Other Miscellaneous Revenues		-		-		2,219		2,219	0.00%	
TOTAL REVENUES		650,162		650,162		664,908		14,746	102.27%	
<u>EXPENDITURES</u>						,		, -		
Administration P/R-Board of Supervisors		12,000		11,000		10,000		1,000	83.33%	
ProfServ-Trustee Fees				11,000				,		
Assessment Roll		4,000		-		3,803		(3,803)	95.08%	
		5,200		5,200		5,200		- (00)	100.00%	
Disclosure Report		1,000		917		1,000		(83)	100.00%	
District Counsel		15,000		13,750		17,025		(3,275)	113.50%	
District Engineer		10,000		9,167		5,250		3,917	52.50%	
Administrative Services		4,160		3,813		2,427		1,386	58.34%	
District Manager		26,018		23,850		35,228		(11,378)	135.40%	
Accounting Services		19,094		17,503		11,138		6,365	58.33%	
Auditing Services		3,575		3,575		-		3,575	0.00%	
Miscellaneous Mailings		2,500		2,292		1,495		797	59.80%	
Public Officials Insurance		3,186		3,186		2,854		332	89.58%	
Legal Advertising		1,500		1,375		443		932	29.53%	
Bank Fees		500		458		144		314	28.80%	
Financial & Revenue Collections		4,680		4,290		2,730		1,560	58.33%	
Website Administration		4,000		3,667		2,868		799	71.70%	
Dues, Licenses, Subscriptions		650		596		175		421	26.92%	
Total Administration		117,063		104,639		101,780		2,859	86.94%	
Electric Utility Services										
Utility Services		39,000		35,750		37,508		(1,758)	96.17%	
Utility - Recreation Facilities		7,000		6,417		5,689		728	81.27%	
Total Electric Utility Services		46,000		42,167		43,197		(1,030)	93.91%	
Gas Utility Services										
Utility Services		14,000		12,833		6,083		6,750	43.45%	
Total Gas Utility Services		14,000		12,833		6,083		6,750	43.45%	
Water-Sewer Comb Services										
Utility Services		4,500		4,125		3,239		886	71.98%	
Total Water-Sewer Comb Services		4,500		4,125		3,239		886	71.98%	
Stormwater Control										
R&M-Stormwater System		7,000		6,417		-		6,417	0.00%	
R&M Lake & Pond Bank		3,500		3,208		20,755		(17,547)	593.00%	
Fountain Maintenance		1,200		1,100		21,765		(20,665)	1813.75%	
Aquatic Maintenance		33,453		30,665		29,845		820	89.21%	
Aquatic Plant Replacement		3,000		2,750		,0.0		2,750	0.00%	
Total Stormwater Control		48,153		44,140		72,365		(28,225)	150.28%	
		,		,		,000		(,==0)	.55.2676	

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment					
Insurance - General Liability	3,730	3,730	3,341	389	89.57%
Property Insurance	7,854	7,854	7,569	285	96.37%
R&M-Irrigation	15,000	13,750	43,250	(29,500)	288.33%
R&M-Tree Trimming Services	15,000	13,750	8,342	5,408	55.61%
R&M-Well Maintenance	5,000		0,342		0.00%
Landscape - Annuals		4,583	4 700	4,583	
·	18,000	16,500	4,700	11,800	26.11%
Landscape - Mulch	21,250	19,479	-	19,479	0.00%
Landscape Maintenance	197,000	180,583	187,359	(6,776)	95.11%
Landscape Replacement	18,500	16,958	8,868	8,090	47.94%
Landscape Miscellaneous	8,000	7,333	2,892	4,441	36.15%
Entry & Walls Maintenance	5,000	4,583	5,316	(733)	106.32%
Holiday Decoration	4,000	4,000	2,933	1,067	73.33%
Total Other Physical Environment	318,334	293,103	274,570	18,533	86.25%
Security Operations					
Security System Monitoring & Maint.	4,500	4,125	1,150	2,975	25.56%
Total Security Operations	4,500	4,125	1,150	2,975	25.56%
Parks and Recreation					
Clubhouse - Facility Janitorial Service	7,800	7,150	4,887	2,263	62.65%
Lighting Replacement	2,500	2,292	17,864		
Management Contract				(15,572)	714.56%
Contracts-Pools	9,600	8,800	9,294	(494)	96.81%
	7,200	6,600	7,400	(800)	102.78%
Onsite Staff	31,360	28,747	22,333	6,414	71.21%
Telephone, Cable & Internet Service	3,360	3,080	3,180	(100)	94.64%
R&M-Pools	5,000	4,583	18,902	(14,319)	378.04%
R&M-Vehicles	2,000	1,833	3,247	(1,414)	162.35%
Athletic/Park Court/Field Repairs	2,000	1,833	5,519	(3,686)	275.95%
Facility A/C & Heating Maintenance & Repair	2,800	2,567	1,419	1,148	50.68%
Furniture Repair/Replacement	1,000	917	-	917	0.00%
Access Control Maintenance & Repair	2,000	1,833	1,479	354	73.95%
Misc-Clubhouse Activities	8,500	7,792	4,835	2,957	56.88%
Computer Support	1,000	917	250	667	25.00%
Office Supplies	1,000	917	819	98	81.90%
Facility Supplies	4,000	3,667	1,747	1,920	43.68%
Total Parks and Recreation	91,120	83,528	103,175	(19,647)	113.23%
Reserves					
Misc-Special Projects	15,000	13,750	-	13,750	0.00%
Misc-Contingency	20,000	18,333	30,406	(12,073)	152.03%
Total Reserves	35,000	32,083	30,406	1,677	86.87%

ACCOUNT DESCRIPTION	Α	ANNUAL ADOPTED BUDGET	 AR TO DATE BUDGET	Y	EAR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES & RESERVES		678,670	620,743		635,965	(15,222)	93.71%
Excess (deficiency) of revenues							
Over (under) expenditures		(28,508)	29,419		28,943	 (476)	-101.53%
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In		-	-		382,020	382,020	0.00%
Contribution to (Use of) Fund Balance		(28,508)	-		-	-	0.00%
TOTAL FINANCING SOURCES (USES)		(28,508)	-		382,020	382,020	-1340.04%
Net change in fund balance	\$	(28,508)	\$ 29,419	\$	410,963	\$ 381,544	-1441.57%
FUND BALANCE, BEGINNING (OCT 1, 2022)		471,174	471,174		471,174		
FUND BALANCE, ENDING	\$	442,666	\$ 500,593	\$	882,137		

ACCOUNT DESCRIPTION	A	ANNUAL DOPTED BUDGET	 IR TO DATE BUDGET	YEAR TO DATE ACTUAL		E VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES									
Interest - Investments	\$	-	\$ -	\$	1,974	\$	1,974	0.00%	
Special Assmnts- Tax Collector		32,500	32,500		32,500		-	100.00%	
TOTAL REVENUES		32,500	32,500		34,474		1,974	106.07%	
EXPENDITURES									
Reserves									
Capital Reserve		32,500	 				-	0.00%	
Total Reserves		32,500	 					0.00%	
TOTAL EXPENDITURES & RESERVES		32,500	-		-		-	0.00%	
Excess (deficiency) of revenues									
Over (under) expenditures			 32,500		34,474		1,974	0.00%	
OTHER FINANCING SOURCES (USES)									
Operating Transfers-Out		-	-		(382,020)		(382,020)	0.00%	
TOTAL FINANCING SOURCES (USES)		-	-		(382,020)		(382,020)	0.00%	
Net change in fund balance	\$		\$ 32,500	\$	(347,546)	\$	(380,046)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2022)		347,546	347,546		347,546				
FUND BALANCE, ENDING	\$	347,546	\$ 380,046	\$					

ACCOUNT DESCRIPTION	A	ANNUAL DOPTED BUDGET	 IR TO DATE	 AR TO DATE	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$ -	\$ 7,604	\$	7,604	0.00%
Special Assmnts- Tax Collector		207,192	207,192	211,179		3,987	101.92%
TOTAL REVENUES		207,192	207,192	218,783		11,591	105.59%
<u>EXPENDITURES</u>							
Debt Service							
Principal Debt Retirement		140,000	140,000	140,000		-	100.00%
Interest Expense		67,192	 67,192	67,759		(567)	100.84%
Total Debt Service		207,192	207,192	 207,759		(567)	100.27%
TOTAL EXPENDITURES		207,192	207,192	207,759		(567)	100.27%
Excess (deficiency) of revenues							
Over (under) expenditures		-	 	 11,024		11,024	0.00%
Net change in fund balance	\$	-	\$ -	\$ 11,024	\$	11,024	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		221,010	221,010	221,010			
FUND BALANCE, ENDING	\$	221,010	\$ 221,010	\$ 232,034			

TARA Community Development District

Supporting Schedules

August 31, 2023

Cash and Investment Report

August 31, 2023

ACCOUNT NAME	MATURITY	BANK NAME	<u>YIELD</u>	<u>B</u>	ALANCE
GENERAL FUND					
Checking Account - Operating		Bank United	0.00%	\$	918,409
Investments - Money Market		Bank United	5.15%	\$	10,157
			Subtotal	\$	928,566
DEBT SERVICE AND CAPITAL I	PROJECT FUNDS				
Series 2012 A-1 Excess Rever Series 2012 A-2 Prepayment Series 2012 A-1 Prepayment Series 2012 A-1 Reserve Series 2012 A-2 Reserve Series 2012 Revenue Fund	nue Fund	US Bank US Bank US Bank US Bank US Bank US Bank	5.23% 5.23% 5.23% 5.23% 5.23% 5.23% Subtotal	\$ \$ \$ \$ \$ \$ \$	62,621 2,049 3,659 78,157 25,878 31,982
			Total	\$	1,132,912

TARA CDD

Bank Reconciliation

Bank Account No. 4627 BANK UNITED - GF OPERATING (NEW)

 Statement No.
 08-23

 Statement Date
 8/31/2023

924,216.49	Statement Balance	918,408.88	G/L Balance (LCY)
0.00	Outstanding Deposits	918,408.88	G/L Balance
	-	0.00	Positive Adjustments
924,216.49	Subtotal		-
5,807.61	Outstanding Checks	918,408.88	Subtotal
0.00	Differences	0.00	Negative Adjustments
			-
918,408.88	Ending Balance	918,408.88	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstandii	ng Checks					
6/28/2023	Payment	1034	SUNRISE LANDSCAPE	1,804.33	0.00	1,804.33
7/27/2023	Payment	1053	DOOR LOCKS & KEYS	574.00	0.00	574.00
7/27/2023	Payment	1055	SUNRISE LANDSCAPE	2,428.04	0.00	2,428.04
8/23/2023	Payment	1065	MCCLATCHY COMPANY LLC	201.24	0.00	201.24
8/23/2023	Payment	1066	PINCH A PENNY #108	800.00	0.00	800.00
Total Outstanding Checks				5,807.61		5,807.61

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 08/01/23 to 08/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account#	Amount Paid
GENE	GENERAL FUND - 001						
CHECK 001		ALERT 360 OPCO INC	41981547	SEC SYST MONITORING AUG 2023	Security System Monitoring & Maint.	546479-53935 Check Total	\$75.95 \$75.95
CHECK 001		INDEPENDENT WORKS LLC	0000132	Reserve Study Inspection	Misc-Contingency	549900-58200 Check Total	\$1,497.50 \$1,497.50
CHECK 001		SUNRISE LANDSCAPE	12219	#6194 - Over-seeding Work 2023	Landscape Maintenance	546300-53900 Check Total	\$1,105.00 \$1,105.00
CHECK 001		WESTFALL'S LAWN AND LANDSCAPE	91395C	July Organic Spider Treatments	Landscape Miscellaneous	546923-53900 Check Total	\$75.00 \$75.00
CHECK 001		ACE PRESSURE CLEANING COM. LLC	06212023	POWER WASH SIDEWALK, METAL FENCE, CLUB, POOL DECK	Entry & Walls Maintenance	546992-53900 Check Total	\$875.00 \$875.00
CHECK 001		ADMIRAL ENVIRONMENTAL LLC	2442	AQUATIC MGMT AUG 2023	Aquatic Maintenance	546995-53805 Check Total	\$2,735.00 \$2,735.00
001 001	08/08/23	SUNRISE LANDSCAPE SUNRISE LANDSCAPE	12313 12314	#6473 - Irrigation Repairs Proposal 2023 #6926 - Irrigation Repairs 2023	R&M-Irrigation R&M-Irrigation	546041-53900 546041-53900 Check Total	\$840.00 \$254.45 \$1,094.45
CHECK 001		WESTFALL'S LAWN AND LANDSCAPE	91665C	MONTHLY PEST CONTROL JULY 23	Landscape Miscellaneous	546923-53900 Check Total	\$100.00 \$100.00
CHECK 001		LAPENSEE PLUMBING INC	417832	Replaced (2) DP100 filter elements at the spa	R&M-Pools	546074-57201 Check Total	\$209.29 \$209.29
001 001	08/23/23	MCCLATCHY COMPANY LLC MCCLATCHY COMPANY LLC	204978 187624	NOTICE OF MEETING 7/25/23 NOTICE OF MEETING 4/16/23	Legal Advertising Legal Advertising	548002-51301 548002-51301 Check Total	\$142.74 \$58.50 \$201.24
CHECK 001		PINCH A PENNY#108	0215-6418	AUG 2023 POOL SERVICES	Contracts-Pools	534078-57201 Check Total	\$800.00
001 001 001 001 001 001	08/23/23 08/23/23 08/23/23 08/23/23	SUNRISE LANDSCAPE SUNRISE LANDSCAPE SUNRISE LANDSCAPE SUNRISE LANDSCAPE SUNRISE LANDSCAPE SUNRISE LANDSCAPE	12500 12630 12717 12419 12499 12777	#6157 - Irrigation Maintenance Agreement August 20 #7033 - 6305 Wingspan Way Encroachment 2023 #6799 - MP Rotor change to Hunter PGP 4" 2023 (sec #6154 - Pest Control and Fertilization July 2023 AUG 2023 LANDSCAPE MAINT #7283 - Ixora Install at Tara Preserve Sign 2023	R&M-Irrigation Landscape Miscellaneous R&M-Irrigation Landscape Maintenance Landscape Maintenance Landscape Replacement	546041-53900 546923-53900 546041-53900 546300-53900 546300-53900 546338-53900 Check Total	\$2,364.00 \$1,860.00 \$2,428.04 \$2,676.97 \$12,696.35 \$418.00

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 08/01/23 to 08/31/23 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account#	Amount Paid
CHECK 001	# DD1018 08/22/23	COMCAST	080123-5540 ACH	BILL PRD 8/14-9/13/23	Telephone, Cable & Internet Service	541016-57201 Check Total	\$303.57 \$303.57
CHECK 001	# DD1019 08/14/23	MCUD MANATEE COUNTY UTILITIES DEPT	072023-104839 ACH	Manatee Co. Util Dept.:7340 Preserve Lane 06/15 07	Utility Services	543063-53601 Check Total	\$344.16 \$344.16
CHECK 001	# DD1020 08/14/23	MCUD MANATEE COUNTY UTILITIES DEPT	051923-104839 ACH	Manatee Co. Util Dept.:7340 Preserve Lane 04/13 05	Utility Services	543063-53601 Check Total	\$368.74 \$368.74
CHECK 001	# DD1021 08/14/23	MCUD MANATEE COUNTY UTILITIES DEPT	062123-104839 ACH	Manatee Co. Util Dept.:7340 Preserve Lane 05/11 -	Utility Services	543063-53601 Check Total	\$280.94 \$280.94
CHECK 001	# DD1022 08/04/23	TECO	071423-1060 ACH	TECO: Gas Service for Pool Heater BILL PRD 6/10-7/	Utility Services	543063-53200 Check Total	\$105.40 \$105.40
001 001 001 001	08/01/23	COMCAST COMCAST COMCAST		BILL PRD 7/14-8/13/23 & BILL PRD 6/14-7/13/23 & BI BILL PRD 7/14-8/13/23 & BILL PRD 6/14-7/13/23 & BI BILL PRD 7/14-8/13/23 & BILL PRD 6/14-7/13/23 & BI	BILL PRD 7/14-8/13/23 BILL PRD 6/14-7/13/23 BILL PRD 5/14-6/13/23	541016-57201 541016-57201 541016-57201 Check Total	\$325.54 \$320.47 \$320.47 \$966.48
001 001	# DD1024 08/25/23 08/25/23	· · =	080823 ACH 080823 ACH	BILL PRD 7/8-8/8/23 BILL PRD 7/8-8/8/23	Utility Services BILL PRD 7/8-8/8/23 - POOL	543063-53100 543079-53100 Check Total	\$3,859.45 \$751.52 \$4,610.97
001	# DD1025 08/16/23	ELAN FINANCIAL SERVICES	072723-0266 ACH	JULY PURCHASES (ACH 8/15/23)	Misc-Contingency	549900-58200 Check Total	\$376.08 \$376.08 \$38,568.13

Total Checks Paid	\$38 568 13