

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, January 23, 2024, at 9:31 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:

Kristee Cole	District Manager, Inframark
Jennifer Goldyn	Regional Director, Inframark
Paul Kelley	Field Manager, Inframark
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
John MacNeil	Representative, Admiral Environmental
Thomas Bryant	Representative, Sunrise Landscape
Brenden Crawford	Inframark, Field Services Manager

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 9:31 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 Tara CDD.

48 **THIRD ORDER OF BUSINESS**

48 **Audience Comments**

49

50 There were the following audience comments during the meeting: A resident raised
51 concerns about the heated pool temperature, prompting Mr. Connor to explain the
52 financial constraints and suggest a petition with 110 signatures. The resident also
53 mentioned an unresolved fence issue, to which Mr. DiBartolomeo clarified jurisdiction and
54 suggested contacting the Golf Course. Mr. Gough noted previous unsuccessful
55 collaboration attempts with the Golf Course on this matter.

56

57 **FOURTH ORDER OF BUSINESS**

57 **Staff Reports**

58

59 **Admiral Environmental Lake Management Report**

60

61 Mr. MacNeill presented his report, highlighting the addition of "No Fishing" signs
62 to Pond 36 and Pond 30.

63

64 **1. Discussion regarding Aquatics Fee Increase**

65

66 The Board discussed the aquatics fee increase and assigned Mr. Jackson to draft
67 an addendum for the contract.

68

On a motion from Mr. Gough, seconded by Mr. Connor, the Board unanimously approved the Admiral Environmental Aquatics fee increase, in the amount of \$2,787 per month, for the Tara CDD.

69

70 **Sunrise Landscape**

71

72 Mr. Bryant submitted a proposal for Control 2 irrigation repairs, in the amount of
73 \$1,897.15, under separate cover. Mr. Kelley and Mr. Connor will work with Mr. Bryant
74 from Sunrise, to address outstanding matters. Mr. Connor raised the issue of
75 irrigation being deactivated on Monday, with Mr. Bryant attributing it to fungal
76 treatment. While understanding, Mr. Connor emphasized the importance of such
77 communication for future instances.

78

On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously approved the proposal for Irrigation Work for Control 2, in the amount of \$1,897.15, for the Tara CDD.

79

80 **Field Manager Report**

81

82 Mr. Kelley provided an update on his report, mentioning that he had sent the
83 Request for Proposals for air conditioner installation to six vendors. However, only
84 two vendors had responded so far, and their proposals did not meet the criteria
85 requested. Mr. Kelley will follow up with the vendors via telephone. As a result, the
86 Board opted to postpone this matter until February 2024 to gather more proposals.

87

88

89

90 The Board discussed Fixed Assets, agreeing that Inframark would review Mr.
91 Gough's Asset List and compare it with the previous Reserve Study. Mr. Kelley also
92 presented his Standard Operating Procedure, with Mr. Jackson to make any final
93 adjustments. The Board expressed satisfaction with Mr. Kelley's progress on this.
94

95 Mr. Kelley also mentioned a recent repair done on the pool pump, expressing
96 concern over the high cost. He explained that Pinch a Penny had combined tax and
97 monthly service charges into a single bill. Consequently, Ms. Cole was assigned to
98 contact Pinch a Penny for a revised bill, breaking down these charges.
99

District Counsel

100
101
102 Mr. Jackson informed the Board that he would draft the Addendum for the
103 Aquatics contract and provided an update on the new Ethics Training requirements.
104 Additionally, he will offer the Board several cost-free options to fulfill these
105 requirements. Furthermore, Mr. Jackson emphasized that currently, no individuals
106 are permitted to carry firearms into any CDD meeting.
107

District Engineer

108
109
110 Mr. Schappacher informed the Board that Pond 2 Drainage Repairs have been
111 completed.
112

District Manager

113
114
115 Ms. Cole notified the Board that their next meeting is scheduled for February 27,
116 2024. Furthermore, the Board collectively decided that no items would be permitted
117 under separate cover on the agenda unless deemed an absolute emergency.
118

FIFTH ORDER OF BUSINESS

Consideration of Air Conditioning Installation Proposals

119
120
121
122 This item was discussed during the Field Managers' Report and will be tabled until
123 the February 2024 meeting.
124

SIXTH ORDER OF BUSINESS

Discussion regarding Power Meter Charges

125
126
127
128 The Board discussed the quarterly power meter charges. The CDD will reimburse
129 Grand Oaks for the power bill associated with the new aerator that was installed. There will
130 be a quarterly payment of \$90.
131

SEVENTH ORDER OF BUSINESS

Review of the 2022 Financial Audit

132
133
134 The Board requested that the Financial Audit from last year be included on the
135 agenda. This was a clean audit. The Board had no further questions.
136
137
138

139 **EIGHTH ORDER OF BUSINESS** **Consideration of Regular Meeting**
140 **Minutes from December 5, 2023**
141

On a motion from Mr. DiBartolomeo, seconded by Mr. Phillips, the Board unanimously approved the Meeting Minutes from the December 5, 2023, meeting, for the Tara CDD.

142
143 **NINTH ORDER OF BUSINESS** **Review of November 2023 and**
144 **December 2023 Financial Statement**
145 **and Check Register**
146

147 The Board reviewed the Financials and expressed concern about the negative figure
148 shown in the Year-to-Date Actual column. Ms. Cole assured the Board that she would
149 address this with the Accounting Department to have this answered or corrected. The Board
150 requested that EGIS come to their next meeting in person to discuss their policy and have
151 a Q&A session.
152

On a motion from Mr. DiBartolomeo, seconded by Mr. Phillips, the Board unanimously approved the November 2023 and December 2023 Check Register, for the Tara CDD.

153
154 **TENTH ORDER OF BUSINESS** **Supervisor Requests**
155

156 Mr. DiBartolomeo provided updates on residents' concerns regarding HOA Xfinity
157 and the garage sale.
158


On a motion from Mr. Connor, seconded by Mr. Gough, the Board unanimously voted in favor of deactivating the pool heaters when the daily forecast anticipates two or more consecutive days with high temperatures of 60 degrees or lower, with the heaters to resume when daily temperatures surpass 60 degrees, for the Tara CDD.

159 Additionally, Mr. Morris discussed fence vendors and a police report concerning
160 the Golf Course. He decided to send the information to the Golf Course, and currently,
161 the issue is on indefinite hold.
162

163
164 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
165

On a motion from Mr. DiBartolomeo, seconded by Mr. Connor, the Board unanimously approved to adjourn the meeting at 11:02 a.m., for the Tara CDD.

166
167 
168 DocuSigned by:
169 60156831A236420...
170 Assistant Secretary


DocuSigned by:
FF610028E01A431...
Chair / Vice Chair