

Tara Community Development District

April 21, 2026

Revised Final Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 213 054 209 797 29
Call In Number: 646-838-1601

Passcode: RF7yk6xP
Conference ID: 467816217#

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1
EXCELLENCE



ACCOUNTABILITY



RESPECT

Tara Community Development District

Board of Supervisors

Joe DiBartolomeo, Chairman
Peyton Phillips, Vice Chair
Terry Connor, Assistant Secretary
Wendy Pittman, Assistant Secretary
Eugene Rado, Assistant Secretary

Staff:

Alize Aninipot, District Manager
Sandra MacGregor, District Accountant
David Jackson, District Counsel
Rick Schappacher, District Engineer
Aaron Taylor, Field Manager
Mike Kaighin, Admiral Environmental
Epi Carvajal, PineLake Landscape
Karen Cardozo, Tara Master Association
Melissa Williams, District Admin

PLEDGE OF PUBLIC CONDUCT

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

Final Meeting Agenda Tuesday, April 21, 2026 – 10:30 a.m.

-
1. **Call to Order and Roll Call**
 2. **Pledge of Allegiance**
 3. **Approval of the Agenda**
 4. **Audience Comments on Agenda Items - Three – (3) Minute Time Limit**
 5. **Staff Reports**
 - A. District Accountant
 1. Acceptance of the March 2026 O&M Expenditure Report.....Page 3
 - B. Aquatics Report.....Page 20
 - C. Landscape Update
 - D. Field Manager Report.....Page 21
 - E. Tara Master Association
 - F. District Counsel
 - G. District Engineer
 - H. District Manager
 1. Discussion of Violation Letters.....Page 22
 2. Discussion of 24-Hour Air-Conditioning Services
 6. **Business Items**
 - A. Consideration of Janitorial Services ProposalsPage 24
 - B. Ratification of Tree Removal on Tailfeather WayPage 34
 - C. Ratification of Holiday Lighting.....Page 41
 7. **Business Administration**
 - A. Consideration of Regular Meeting Minutes from March 17, 2026.....Page 45
 8. **Supervisor Requests**
 9. **Adjournment**

The Budget Workshop Meeting will be immediately following the April 21, 2026, Regular Meeting

The next meeting is scheduled for Tuesday, May 19, 2026, at 10:30 a.m.

District Office:

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

<https://www.taracdd.org/>

Meeting Location:

Tara Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203

TARA CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
ADMIRAL ENVIRONMENTAL LLC	3/1/2026	5171	\$2,930.00			MAR 26 AQUATIC MAINT
INFRAMARK LLC	5/15/2025	149073-1	\$8,426.25			infrmark overpayment invoice
INFRAMARK LLC	3/1/2026	173063	\$3,584.00			MAR 26 MGMT FEES
INFRAMARK LLC	3/1/2026	173063	\$5,263.58	\$8,847.58		MAR 26 MGMT FEES
INFRAMARK LLC	3/13/2026	173958	\$5.18		\$17,279.01	February 2026 Postage
MCUD MANATEE COUNTY UTILITIES DEPT ACH	2/19/2026	021926-0584-ACH	\$434.65			BILL PRD 01/14 - 02/10/26
PERSSON & COHEN P.A.	3/6/2026	6822	\$1,338.60			LEGAL SERVICES THRU FEB 26
PINE LAKE NURSERY	3/1/2026	9374	\$19,907.50			MAR 26 MAINT CONTRACT
PINE LAKE NURSERY	3/3/2026	9473	\$16,924.05			3/3/26 Mulch Install 263 yards of brown cypress mulch around clubhouse and along the BLVD
PINE LAKE NURSERY	3/4/2026	9481	\$3,324.00		\$40,155.55	3/4/26 Convert Zone 10 from Spray to Drip
ROSEMARIE PICKWELL	1/1/2026	010126-	\$90.00			1ST QTR USAGE 1/1/26 E 2026 ROSEMARIE PICKWELL
SCHAPPACHER ENGINEERING LLC	3/15/2026	3014	\$1,856.25			ENGINEERING SVC FEB 26
TECO	2/13/2026	02132611060-ACH	\$1,264.83			BILL PRD 01/10 - 02/10/26
WESTFALL'S LAWN AND PEST	3/13/2026	509700	\$25.00			March 2026 Pest Control Treatments
Miscellaneous Subtotal			\$65,373.89			
TOTAL			\$65,373.89			

Admiral Environmental LLC
PO Box 5546
Sarasota, FL 34277-5546
+19417773350
office@admiralenvironmental.com



INVOICE

BILL TO

Tara Community Development
District
C/O Inframark
210 N. University Dr, Suite 702
Coral Springs, FL 33071

SHIP TO

Tara Community Development
District
Tara Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203

INVOICE # 5171

DATE 03/01/2026

TERMS Due on receipt

CUSTOMER

Tara CDD

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Aquatic Management - Tara CDD	1	2,930.00	2,930.00

This invoice is for service in March, 2026.
Thank you for being a valued customer.

SUBTOTAL	2,930.00
TAX	0.00
TOTAL	2,930.00
BALANCE DUE	\$2,930.00

Ways to pay



[View and pay](#)



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173063

DATE

3/1/2026

BILL TO

Tara Community Development District
1
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C2900

NET TERMS

Due On Receipt

PO#**DUE DATE**

3/1/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	5,263.58		5,263.58
Field Operations	1	Ea	3,584.00		3,584.00
Subtotal					8,847.58

Subtotal	\$8,847.58
Tax	\$0.00
Total Due	\$8,847.58

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173958

DATE

3/13/2026

BILL TO

Tara Community Development District
1
313 Campus St
Celebration FL 34747-4982
United States

CUSTOMER ID

C2900

NET TERMS

Due On Receipt

PO#**DUE DATE**

3/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.74		5.18
Subtotal					5.18

Subtotal	\$5.18
Tax	\$0.00
Total Due	\$5.18

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

TARA COMM DEV DISTRICT
7340 TARA PRESERVE LN

Amount Due	\$434.65
Please Pay By	12-Mar-2026
Account Number	100120584

Auto-pay is scheduled for 12-Mar-2026



Account Summary	
Previous Amount Due	\$361.99
Payments Received	-\$361.99
Balance Forward	\$0.00
Contract Charges	\$434.65
Total Amount Due	\$434.65

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 60245253				
Begin Date	Begin Read	End Date	End Read	Period Consumption
01/14	35786	02/10	35949	16.3 kgal

Bin Overview
3 x Commercial 96 gallon bin

Important Information

- Due to dry conditions, the Southwest Florida Water Management District has declared a Severe Water Shortage. All Manatee County residents using county water, private wells, or surface water (ponds, etc.) must follow a one-day-per-week watering schedule. For more information and details regarding the restrictions, please visit www.mymanatee.org/waterrestrictions

Charge Details	Service Period 01/12 - 02/11 (31 Days)
Commercial Water Service (Meter # 60245253) (01/14 - 02/10)	
Water Base Rate	1 month(s) x \$47.35 \$47.35
Commercial Water Usage	16.3 kgal x \$2.97 \$48.41
Sewer Commercial Service (01/14 - 02/10)	
Sewer Base Rate	1 month(s) x \$131.54 \$131.54
Sewer Service	16.3 kgal x \$6.59 \$107.42
Commercial Can Service (01/12 - 02/11)	
Commercial solid waste service charge	3 bins (31 days) \$99.93
Total New Charges	\$434.65
Total Amount Due	\$434.65

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **PJ13C756**



Scan QR code to access our CSS Portal

<p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	7340 TARA PRESERVE LN
	ACCOUNT NUMBER	100120584
	BILLING DATE	19-Feb-2026
	DUE DATE	12-Mar-2026
	TOTAL AMOUNT DUE	\$434.65
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

MT80220A 3326 1 MB 0.672
7000003607 00.0013.0132 3326/1



ATTN INFRAMARK
TARA COMM DEV DISTRICT
11555 HERON BAY BLVD SUITE 201
POMPANO BEACH FL 33076-3361



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34206-5350

100120584200000434650000000

MCUD reserves the right to discontinue service for non-payment. Reinstatement of service requires payment of all delinquent charges and a reinstatement fee. Services will be reinstated the next business day.

All returned payments (non-sufficient funds, account closed, etc.) are subject to a minimum \$25 returned payment fee.

**RESIDENTIAL POTABLE QUANTITY CHARGE
 INDIVIDUAL RESIDENTIAL METERS**

0 - 6,000 Gallons	\$ 2.97
6,000 - 15,000 Gallons	\$ 3.72
15,000 - 20,000 Gallons	\$ 8.95
Over 20,000 Gallons	\$13.45

PER 1,000 GALLONS

For more rate information visit www.myanatee.org/utilities

**WASTE WATER (SEWER)
 QUANTITY RATES**

0 - 10,000 Gallons	\$ 6.59
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PER 1,000 GALLONS

PAY BY MAIL: Send payment with lower portion of the statement to: MCUD, P.O. Box 25350, Bradenton, FL 34206-5350
PAY ONLINE: Use the Customer Self-Service (CSS) at www.myanatee.org/css.
PAY BY PHONE: Call 833-425-2099 and follow prompts to pay your bill.

**Hurricane Season
 Hints and Reminders:**

- Trim trees and prepare yards in March and April. Do NOT wait until a storm is approaching.
- Garbage collections may be suspended prior to landfall for safety reasons.
- Sign-up for Alert Manatee at www.myanatee.org/alertmanatee.
- If a storm is approaching or hits; monitor www.myanatee.org/utilities and the local news outlets for specific information and instructions.
- If debris results, remember proper separation is important to ensure collection.

RECYCLING DO'S & DON'TS

YES PLEASE	NO THANKS
PAPER Only pre-flattened & clean Only clean junk mail, magazines, newspapers	PAPER No wrapping paper, napkins or paper towels
CARDBOARD Only clean flattened boxes	CARDBOARD No wet or spoiled cardboard
METAL Only clean aluminum or tin cans	METAL No pots/pans, auto parts, fencing or hangers
PLASTIC Only clean plastic bottles and jugs	PLASTIC No Styrofoam, plastic bags, hangers or garden hoses
GLASS Only clean glass bottles and jars	GLASS No broken glass, drinking glasses, light bulbs or mirrors

ALL ITEMS SHOULD BE CLEAN AND DRY

PAYMENT LOCATIONS

Manatee County Utilities Department 24 Hour Drop Box Location 3647 Cortez Rd. W. Bradenton, FL 34210	<p>SAVE TIME AND MONEY by scheduling automatic ACH payments and enrolling in paperless billing. Manatee County Utilities customers paying with credit cards will be charged a per-transaction fee of \$2.50. NO FEES will be assessed for those who pay by ACH.</p>
Pay by phone 24/7 833-425-2099	
Amscot Locations - Cash only There is a convenience fee for using this service.	
Walmart Locations There is a convenience fee for using this service.	
For other convenient payment options visit: www.myanatee.org/utilities	

MAILING ADDRESS CHANGE

Address: _____
 City: _____ State: _____ Zip: _____
 Home #: _____ Cell #: _____
 Contact Name: _____ Phone: _____

Mailing address changes are not effective until registered with the United States Post Office. Complete an official change of address form at your local post office or visit www.usps.com



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6822
Date: 03/06/2026
Due On: 04/05/2026

Tara Community Development District 1
2654 Cypress Ridge Boulevard
Suite 101
Wesley Chapel, FL 33544

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,338.60)- (\$0.00	= \$1,338.60

Tara Community Development District 1

District Counsel Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	RDJ	02/03/2026	Research regarding irrigation restrictions in Manatee County; follow-up regarding same; review policy and procedures regarding issues related to tampering with security cameras and enforcement of violations.	0.80	\$291.00	\$232.80
Service	RDJ	02/06/2026	Draft revisions to Tara Community Center Policies and Procedures regarding tampering with security devices and general enforcement for rules violations; research related to same; follow-up with District Manager and Chair.	1.60	\$291.00	\$465.60
Service	RDJ	02/16/2026	Review agenda and materials to prepare for upcoming Board of Supervisors meeting.	0.80	\$291.00	\$232.80
Service	RDJ	02/17/2026	Continue preparing for and attend Board of Supervisors meeting.	1.40	\$291.00	\$407.40
					Subtotal	\$1,338.60
					Total	\$1,338.60

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
6822	04/05/2026	\$1,338.60	\$0.00	\$1,338.60	
				Outstanding Balance	\$1,338.60
				Total Amount Outstanding	\$1,338.60

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/01/26	9374
Terms	Due Date
Net 30	03/31/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Tara CDD 7340 Tara Preserve Lane Bradenton, FL 34203

Amount Due	Enclosed
\$19,907.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6553 - Tara CDD Final 534050-53900-5000 for the Landscaping 531170-53900-5000 Pest Control 546041-53900-5000 R&M Irrigation RENEWAL 25-26 March 2026		\$19,907.50	\$0.00	\$19,907.50
Total			\$19,907.50	\$0.00	\$19,907.50

Maintenance: \$14,350.00

Irrigation: \$3,337.50

Pest Control: \$2,220.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/03/26	9473
Terms	Due Date
Net 30	04/02/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Tara CDD 7340 Tara Preserve Lane Bradenton, FL 34203

Amount Due	Enclosed
\$16,924.05	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$16,924.05	\$0.00	\$16,924.05

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Apply 263 yards of brown cypress Mulch around club house and along the BLVD hedges and tree rings only

<i>Mulch Application</i>		\$16,924.05	\$0.00	\$16,924.05
Total		\$16,924.05	\$0.00	\$16,924.05



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/04/26	9481
Terms	Due Date
Net 30	04/03/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Tara CDD 7340 Tara Preserve Lane Bradenton, FL 34203

Amount Due	Enclosed
\$3,324.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,324.00	\$0.00	\$3,324.00

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Convert Zone 10 from Spray to Drip.

	<i>Convert Spray to Drip</i>		\$3,324.00	\$0.00	\$3,324.00
Total			\$3,324.00	\$0.00	\$3,324.00

Schappacher Engineering LLC

Invoice

PO Box 21256
 Bradenton, FL 34204
 941-251-7613

Date	Invoice #
3/15/2026	3014

Bill To
Tara CDD c/o Inframark 210 N University Drive #702 Coral Springs Fl 33071

Serviced	Description	Terms		Project	
		Quantity	Rate	Amount	
		Due on receipt		CDD Engineering Services	
2/17/2026	Prep work for CDD meeting, review agenda items and print pertinent documents. Attend CDD meeting.	2.25	165.00	371.25	
2/20/2026	Site review for SWFWMD recertification for five phases.	1.75	165.00	288.75	
2/23/2026	Download photos from site review for SWFWMD recertification. Site review to check on reported encroachment along Rookery Circle.	1	165.00	165.00	
2/24/2026	Prepare SWFWMD recertifications.	0.5	165.00	82.50	
2/25/2026	Complete SWFWMD recertifications for phases 2E, 2F, 3DGJK, 3A & F. Prepare photo summary report for trees on CDD property along Rookery Circle.	5.5	165.00	907.50	
2/27/2026	Coordinate with CDD manager to add items to next agenda package.	0.25	165.00	41.25	
Please make checks payable to Schappacher Engineering Thank you for your business!		Total		\$1,856.25	



TARA PRESERVE COUNTRY CLUB POOL
 7340 TARA PRESERVE LN
 BRADENTON, FL 34203-8036

Statement Date: February 13, 2026

Amount Due: \$1,264.83

Due Date: March 06, 2026

Account #: 211014511060

DO NOT PAY. Your account will be drafted on March 06, 2026

Account Summary

Current Service Period: January 10, 2026 - February 10, 2026	
Previous Amount Due	\$980.94
Payment(s) Received Since Last Statement	-\$980.94
Current Month's Charges	\$1,264.83
Amount Due by March 06, 2026	\$1,264.83

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

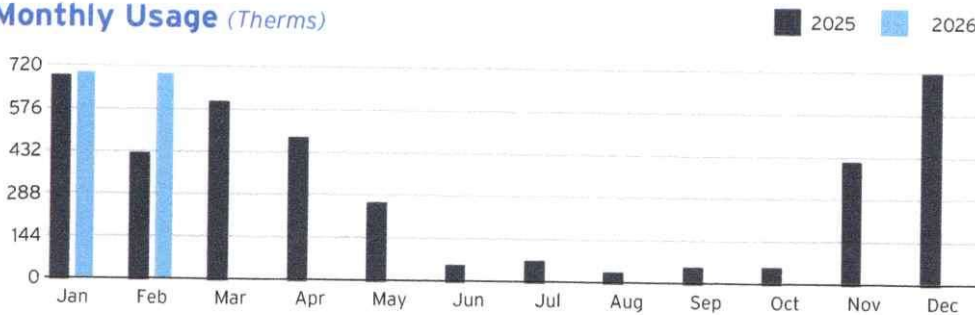
- Your average daily THMS used was **50.34% higher** than the same period last year.
- Your average daily THMS used was **6.44% lower** than it was in your previous period.



Scan here to view your account online.

00003641-0007551-Page 1 of 4

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

How much can you really save by reducing your energy use at home?

Find out with one of our free energy calculators

Learn more at PeoplesGas.com/EnergyCalculators



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211014511060

Due Date: March 06, 2026

Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$1,264.83

Payment Amount: \$ _____

651384465806

Your account will be drafted on March 06, 2026

00003641 FTECO102132623134410 00000 01 00000000 3641 002

TARA PRESERVE COUNTRY CLUB POOL
 11555 HERON BAY BLVD, STE 201
 CORAL SPRINGS, FL 33076-3361

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.



Service For:
7340 TARA PRESERVE LN
BRADENTON, FL 34203-8036

Account #: 211014511060
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 10, 2026

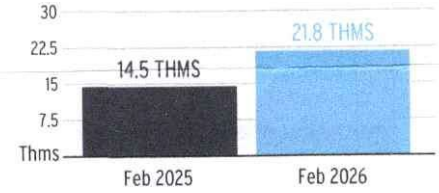
Rate Schedule: General Service 1

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX11471	02/10/2026	7,586	6,988	598 CCF	1.043	1.1168	696.6 Therms	32 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$81.00
Distribution Charge	696.6 THMS @ \$0.47618	\$331.71
PGA	696.6 THMS @ \$1.16057	\$808.45
Florida Gross Receipts Tax		\$43.67
Natural Gas Service Cost		\$1,264.83

Avg THMS Used Per Day



00003641-0007551-Page 2 of 4

Total Current Month's Charges \$1,264.83

For more information about your bill and understanding your charges, please visit PeoplesGas.com

Ways To Pay Your Bill

- Bank Draft**
 Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at PeoplesGas.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Peoples Gas
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Residential Customer Care:**
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)
- Online:**
PeoplesGas.com
- Phone:**
Commercial Customer Care:
866-832-6249
- Hearing Impaired/TTY:**
7-1-1
- Natural Gas Outage:**
877-832-6747
- Natural Gas Energy Conservation Rebates:**
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will not deliver the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

MEDICAL WATCH

for Customers Using Life-Sustaining Equipment



HELPING YOU STAY INFORMED AND READY

If you or a loved one rely on life-sustaining natural gas-supplied medical equipment, enrolling in our Medical Watch program is an important step.

Medical Watch Benefits

- Provides advance notice of natural gas interruptions due to scheduled maintenance
- Notifies you if natural gas interruptions may occur due to unpaid bills
- Allows you more time to plan and take steps to protect your health during an outage

Eligibility Requirements

- The household must include a resident who depends on life-sustaining medical equipment that runs on natural gas
- That resident's eligibility must be certified by a Florida-licensed physician

IMPORTANT: Medical Watch does not provide priority restoration, prevent outages, prevent interruption for non-payment or guarantee continuous service. We encourage everyone to have an emergency plan and to have ready any needed backup equipment.

Enroll Today.

Scan the QR code or visit PeoplesGas.com/MedicalWatch to learn more. To apply, call **813-225-5051**.



JOIN STATE AND LOCAL GOVERNMENT REGISTRIES FOR ADDITIONAL SUPPORT.

Assistance is available for those with special needs, especially during storm-related emergencies.

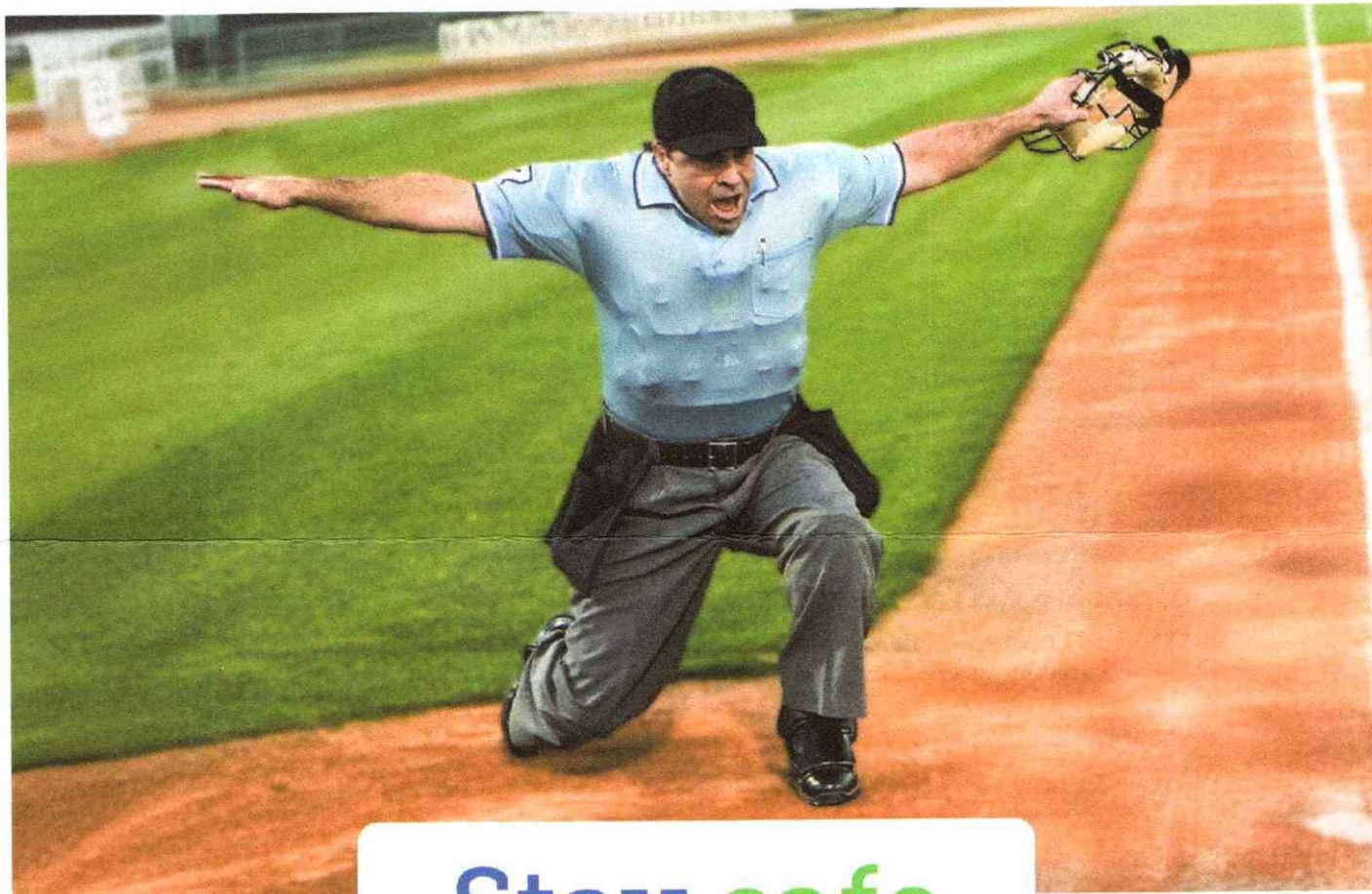


A statewide registry provides emergency management agencies with valuable information to prepare and respond to disasters and emergencies. To learn more, visit FloridaDisaster.org. Click the Special Needs Registry tab.



Local authorities can assist you with finding emergency shelter and getting you there. Visit your county's website for more information about the special medical needs registry.





Stay safe

Make the right call and avoid a dangerous mistake. Before you dig, **always call 811 first** to keep your home and neighbors safe.



Know what's below.
Call before you dig.

PeoplesGas.com/811





Westfall's Lawn And Pest
 2808 29th Ave East
 Bradenton, FL 34208
 941-761-0125

Invoice # 509700	
Invoice Date:	03/13/2026 Friday
Bill-To:	105813
Location:	105813

Tara Preserve Community Center
 INFRAMARK
 11555 Heron Bay Blvd
 Suite 201
 Coral Springs, FL 33076-3360

Tara Preserve Community Center
 PAUL
 7340 Tara Preserve Ln
 Bradenton, FL 34203-8036

Service Description	Quantity	Price
---------------------	----------	-------

MONTHLY PEST CONTROL TREATMENTS	1.00	\$103.00
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SUBTOTAL	\$103.00
TAX	\$0.00
AMT PAID	(\$78.00)
TOTAL	\$25.00
PRIOR BAL	\$0.00
AMOUNT DUE	\$25.00

Tara Community Center-Includes sweeping. Pay special attention to sweeping of spiders & wasp nests. One is in the utility closet, so Paul will have to give us access. Monday-Fridays 9A-2P
 Good morning. Today I treated perimeter of office and also applied bait for general pests.
 I appreciate your patience with the process.
 Thank you for allowing us to care for your property.

Material	%	UOM
1 072693000858 FUSE / Fuse	28.0000	FL
2 NIBAN / Niban Granular Bait	5.0000	LB

Material	%	UOM
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Payment Receipt. Please Return with Payment Remittance

Bill-To: Tara Preserve Community Center
 INFRAMARK
 11555 Heron Bay Blvd
 Suite 201
 Coral Springs, FL 33076-3360

Account #: 105813	Date: 03/13/2026
PO Number:	Invoice #: 509700
Terms: NET 10	
Amount Paid:	_____
Check No.:	_____

Remit-To: Westfall's Lawn And Pest
 2808 29th Ave East
 Bradenton, FL 34208
 941-761-0125



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

04/14/26

Preserve @ Tara CDD Monthly Admiral Aquatic Management Report

Completed Monthly Service Event:

Date: 03/18/26
Technicians: Chuck, Cesar, Wyatt, & Larry
Ponds: 1-51
Scope of Work: Performed spot treatments targeting algae and floating vegetation.

Next Scheduled Monthly Service Events:

Date: 04/17/26
Technicians: Chuck, Cesar, Larry & Wyatt
Ponds: 1 - 51
Scope of Work: We will inspect all 51 ponds and service as needed.

Notes: A homeowner on pond #50 has requested Admiral to remove the lilies growing in Pond #50. The lilies are Spatterdock lilies (Nuphar advena). Spatterdock lilies are native beneficial aquatic plants. The Spatterdock lilies are growing in the permitted littoral area of Pond #50, satisfying permit requirements. The CDD engineer recommends that the spatterdock lilies remain on the designated permitted littoral area of Pond #50. The Admiral Crew will continue to target any Spatterdock lilies growing outside the boundary of the littoral area.

Maintenance & Operations Update

- Completed pressure washing of the community center, enhancing the cleanliness and overall appearance of shared facilities.
- Oversaw the successful completion of the pickleball court resurfacing project.
- Conducted interviews with prospective vendors for janitorial services to assess service quality and cost efficiency.
- Coordinated with existing vendors to address and complete resident requests related to pond maintenance and landscaping throughout the community.
- Installed a new clock in the pool area in response to resident requests.
- Addressed a spa equipment issue involving a broken motor housing; repairs were completed under warranty by Pinch A Penny, and the spa remained operational with no service interruption.
- Responded to an incident on April 11 involving a rental unit where thermostat covers were forcibly removed, causing the HVAC system to trip a breaker. A handyman was dispatched promptly, and the issue was resolved the same day.

From: Frederick DeMarco <freddemarco363@gmail.com>

Sent: Monday, April 13, 2026 5:20 PM

To: Joe DiBartolomeo <Seat1@taracdd.org>

Subject: Request for security deposit

I'm writing to request our security deposit to be returned.

On Saturday April 11th we rented the club house at Tara Preserve. Unbeknownst to us the air conditioning was not working. With a room full of guest the room temperature was unbearable. We had to get a large fan to try and keep the room cool. That didn't work. We tried 3 times to contact the emergency phone number. No return call. Several attempts were made to contact Erin , no return call. One of the guests noticed that the thermostat was set on HEAT. He tried to open the box, but couldn't. Embarrassing to say the least. During cleanup at 7:30 pm a service company showed up to work on the unit. I understand the rules and regulations at the club house. My question would be ,who checks the facility prior to it being rented. Was the room ready and approved for occupancy? All this being said, it was embarrassing. Please feel free to contact me. Thank you for your time and consideration in this matter.

Sincerely ;

Fred and Rosanna Demarco

7039 Owls Nest Terrace, Bradenton, FL 34203

Ph# 518-857-0182

Tara Community Development District

Board of Supervisors

Joe DiBartolomeo, Chairman
Peyton Phillips, Vice Chairman
Terry Connor, Assistant Secretary
Wendy Pittman, Assistant Secretary
Eugene Rado, Assistant Secretary

Staff

Alize Aninipot, District Manager
David Jackson, District Counsel
Rick Schappacher, District Engineer
Aaron Taylor, Onsite Manager

April 14, 2026

Maria Buckman
6267 Wingspan Way
Bradenton, FL 34203

Tara Community Development District – Violation Notice

Dear Ms. Buckman:

I am the District Manager for the Tara Community Development District (District/CDD).

This letter is to inform you that you violated community rules and policies based on the following incidents:

1. Providing access to community amenities to an unauthorized individual through the use of your access fob.
2. Additionally, this resulted in improper access of the pickleball courts on days when the courts were officially closed.

As a result of these violations, your fob access to the District amenities has been disabled effective immediately.

The CDD is requesting your appearance before the CDD Board to address these matters. The meeting is scheduled for April 21, 2026, at 10:30am. Please be prepared to discuss the violations at that time.

Should you have any questions, please contact me directly at 656-207-2410. The District appreciates your cooperation in this matter.

Sincerely,
Alize Aninipot
District Manager



INFRAMARK

Janitorial Solutions

TARA CDD JANITORIAL SOLUTIONS PROPOSAL

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Inframark Janitorial Solutions

Janitorial Solutions Proposal

Date: March 25, 2026

Project Name: Tara CDD

Primary Contact: Alize Aninipot – District Manager

Prepared By: Jennifer Goldyn

Assigned Technician: James Butler

Inframark Janitorial Solutions is pleased to provide reliable, high-quality janitorial services designed to maintain clean, safe, and welcoming environments. Our team is committed to delivering consistent results through attention to detail, professional standards, and responsive service.

We understand that cleanliness directly impacts the appearance, functionality, and overall experience of your facilities. Our services are tailored to meet the unique needs of each property, ensuring all areas are maintained to the highest standards.

Janitorial Services Scope of Work

Inframark Janitorial Solutions

Inframark Janitorial Solutions will provide comprehensive janitorial services to maintain a clean, sanitary, and well-presented facility environment. Services are structured to ensure consistency, quality, and attention to detail across all areas of the property.

Service Frequency

Routine Services: Two (2) times per week

Supplemental Services: One (1) time per week (as outlined below)

Additional Services: Provided on an as-needed basis upon request

Routine Janitorial Services (Performed Twice Weekly)

The following services will be completed during each scheduled visit:

Restroom & Sanitation Services

- Clean, scrub, and disinfect all toilets, sinks, countertops, and cabinetry
- Sanitize all high-touch surfaces including mirrors, door handles, handicap bars, light switches, and fixtures
- Restock all paper products as needed (toilet paper, paper towels)
- Refill and monitor hand soap dispensers to ensure continuous availability

General Interior Cleaning

- Sweep, vacuum, and mop all flooring surfaces
- Dust all furniture, fixtures, baseboards, tables, lamps, and décor
- Clean and maintain drinking fountains
- Dust blinds and windowsills

Waste Management

Empty all trash receptacles and replace liners during each visit

Remove all trash and debris from interior and immediate exterior clubhouse areas

General Maintenance

Replace burned-out light bulbs as needed

Maintain overall cleanliness and presentation of clubhouse and amenity spaces

Weekly Detail Services (Performed Once Weekly)

Dust ceilings, walls, and light fixtures to remove cobwebs, insects, and debris

Inspect and remove wasp or hornet nests as necessary

As-Needed / Requested Services

(Performed upon request at an hourly rate (\$85.00 Hr)

- Pressure washing of pool deck and pool furniture
- Exterior window cleaning
- Ceiling fan cleaning

Equipment & Supplies

- All standard cleaning equipment and janitorial supplies will be provided by Inframark at no additional cost
- Consumable items such as toilet paper, paper towels, trash liners, soap, and specialty items may be supplied by Inframark and billed back to the client as applicable or can be provided by the district.

Service Commitment

Inframark Janitorial Solutions is committed to delivering consistent, high-quality service through proactive maintenance, attention to detail, and clear communication. Our goal is to ensure that all facilities remain clean, safe, and welcoming for residents and guests.

Pricing

Per Visit: **\$96.00**

Monthly Amount: **\$832.00**

Annual Amount: **\$9,984.00**

Client will be invoiced monthly.

Hello there, Aaron

It was very nice meeting with you yesterday and touring the clubhouse. In regards to an estimate we will propose cleaning the clubhouse and outside restrooms twice a week for the monthly amount of \$1,300

If you would like to move forward. I would be more than happy to send you over a client contract to fill out. Please keep in mind that all invoices will have to be paid on the first of every month.

Thank you and we are in hopes of gaining your business

Kat Kidwell

HMS

[727-967-0205](tel:727-967-0205)



2026

The Preserve at Tara
Community
Development District

COMMERCIAL CLEANING SERVICE AGREEMENT

This Commercial Cleaning Service Agreement is entered into on this ____ day of _____, 2026, by and between:

Client:

The Preserves at Tara CDD
7340 Tara Preserve Lane

Bradenton, FL 34203

and

Service Provider:

JAC Handy Services
804 67th Ave W
Bradenton, FL 34207

Collectively referred to as the “Parties.”

1. SCOPE OF SERVICES

JAC Handy Services agrees to perform cleaning services for The Preserves at Tara CDD at the following property:

Service Location:

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

Services include, but are not limited to:

- Trash collection and disposal
- Breakroom/kitchen cleaning including floor, counter tops and cabinets as required
- Thoroughly clean men's and women's restroom in the center and outside building
- Sweep and spot clean the floor of the center
- Replace supplies in rest rooms to include toilet paper, paper towels, soap.
- Wipe conference table and all wooden tables

Additional services (e.g., grout cleaning, steaming cleaning, etc.) will be provided upon request and may incur additional charges.

2. SERVICE SCHEDULE

Services will be performed as follows:

Tuesdays and Fridays, weekly

3. TERM OF AGREEMENT

This Agreement shall begin on _____ and continue:

For a fixed term of 12 months

Unless terminated in accordance with this Agreement.

4. COMPENSATION

The Client agrees to pay the Service Provider:

\$100 per visit (twice a week for total of \$200 and would bill every 4 weeks for a total of \$800. A yearly cost of \$10,400)

Payment terms:

- Invoices will be issued monthly
 - Payment is due within 7 days of invoice date
 - Late payments may incur a fee of 5%
-

5. ACCESS TO PREMISES

The Client agrees to provide access to the premises as necessary for JAC Handy Services to perform services, including keys, codes, or security instructions if applicable.

6. SUPPLIES AND EQUIPMENT

- Client will supply all cleaning equipment and materials.
 - JAC Handy Services will notify Field Manager of supply needs.
-

7. INSURANCE AND LIABILITY

The Service Provider agrees to maintain appropriate general liability insurance.

The Service Provider shall not be liable for:

- Pre-existing damage
 - Normal wear and tear
 - Damage caused by faulty or unstable fixtures
-

8. TERMINATION

Either Party may terminate this Agreement by providing 30 days written notice.

Immediate termination may occur if either Party breaches the terms of this Agreement.

9. INDEPENDENT CONTRACTOR

JAC Handy Services is an independent contractor and not an employee of the Client.

10. CONFIDENTIALITY

JAC Handy Services agrees to maintain confidentiality regarding any sensitive information observed on the Client's premises.

11. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Florida.

12. ENTIRE AGREEMENT

This document constitutes the entire agreement between the Parties and supersedes all prior agreements or understandings.

13. SIGNATURES

Client:

Signature: _____

Name: _____

Date: _____

Service Provider:

Signature: _____

Name: _____

Date: _____



Teresa Finkelstein
941-725-0526

April 6, 2026

Tara Preserves

I am available 2 days a week in the morning.

What I will do in the Community Room:

Cleaning the 2 bathrooms

Kitchen

Aaron's office

Floors

Outside by the pool

Clean the 2 bathrooms

Being paid \$75.00 each cleaning.



Proposal #8165

Tara CDD Remove 1 death red maple tree Enhancement Proposal

Date 3/12/2026
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove 1 death Red maple Tree located across from 6814 Tailfeather way along the vinyl fence.
NOTE: this is only flush cut.

Demo and Prep

Red Maple Tree Removal

Items	Quantity	Unit
Dumping Charge	1.00	EA
Red Maple Tree Removal :		\$1,230.00
PROJECT TOTAL:		\$1,230.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

– void all warranties provided by the Contractor

2026 Holiday Decor Invoice #405



Tara CDD c/o Inframark (Billing)

7340 Tara Preserve Ln
Bradenton, FL 34203
kristee.cole@inframark.com
[\(954\) 282-0076](tel:(954)282-0076)

Trimmers Holiday Decor

2234 Lithia Center Ln
Valrico, FL 33596
patrick@trimmershd.com
[\(813\) 545-4782](tel:(813)545-4782)

Tara - The Preserve Entrances & Tailfeathers 1 & 2 (Site)

SR70 & Tara Blvd. and Tara Blvd & Linger Lodge Rd.
Bradenton, FL 34203

Issue Date: 3/31/2026

Due Date: 6/1/2026

Features

<input checked="" type="checkbox"/> Linger Lodge Rd./Tara Blvd.	\$0.00
<input checked="" type="checkbox"/> Lit Garland	\$1,045.00
Lit Garland: Install garland with lights and bows on 2 entry signs	
Pre Lit Garland (WW Lights - 9')	
Trimmers Bows	
<input checked="" type="checkbox"/> Tail Feather Entrances 1 & 2 and Tara Country Club Signs	\$0.00
<input checked="" type="checkbox"/> Lit Garland	\$830.00
Lit Garland: Install garland with lights and bows on each sign	
Pre Lit Garland (WW Lights - 9')	

Trimmers Bows

✓ **Tara Blvd./Tara Preserve Ln.**

\$0.00

✓ **Lit Garland**

\$1,320.00

Lit Garland: Install garland with lights and bows on 3 signs

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

✓ **Palm Tree Wrap**

\$450.00

Trunk Wrap: Install lights on trunks of 18 Pygmy palms (6 palms at each sign)

Warm White Coaxial Plugs

✓ **Palm Tree Wrap**

\$900.00


Trunk Wrap: Install white lights on trunks of 3 palm trees in center median

Warm White Coaxial Plugs

Payments & Pricing

Payments

No Payments

Pricing	
Proposal subtotal	\$4,545.00
Proposal tax	\$0.00
Proposal total	\$4,545.00
Invoice Amount	\$2,272.50
Amount Paid 	\$0.00
Amount Due	\$2,272.50

Terms & Conditions

**PLEASE NOTE: PLEASE VERIFY
YOUR RECORDS MATCH OUR
CORRECT BILLING ADDRESS.
2234 LITHIA CENTER LANE
VALRICO, FL 33596**

-Contract will automatically renew unless notification by either party by April 1st following decorating season.

-Please have palms trimmed prior to October 1st.

-Trimmers Holiday Decor retains ownership of all merchandise.

-All lighting will be commercial grade LED lighting.

-Customer is responsible for working power outlets.

-Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be

responsible for lights not working due to irrigation running at this time.

-Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.

-Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).

-Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

*Installation of Lighting

*Service calls

*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.

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**MINUTES OF MEETING
TARA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tara Community Development District was held on Tuesday, March 17, 2026, and called to order at 10:33 a.m., at the Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum were:

Joe DiBartolomeo	Board Supervisor, Chair
Peyton Phillips	Board Supervisor, Vice Chair
Terry Connor	Board Supervisor, Asst. Secretary
Wendy Pittman	Board Supervisor, Asst. Secretary
Eugene Rado	Board Supervisor, Asst. Secretary

Also present were:

Alize Aninipot	District Manager, Inframark
Sandra MacGregor	District Accountant, Inframark (via teleconference)
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineer
Epi Carvajal	Representative, PineLake Landscape
Terry Mclane	Representative, PineLake Landscape
Aaron Taylor	Field Manager, Inframark
Helena Teixeira	Amenity Services Manager, Inframark
Mike Kaighin	Representative, Admiral Environmental
Karen Cardozo	Representative, Tara Master Association

Audience Members

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Roll call was called, and a quorum was confirmed.

SECOND ORDER OF BUSINESS Pledge of Allegiance

Everyone participated in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS Approval of the Agenda

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Tara CDD March 17, 2026, Final Agenda was approved.

FOURTH ORDER OF BUSINESS Audience Comments on Agenda Items

A resident expressed his concerns regarding pond 18. Mr. Kaighin addressed pond 18 recommendations and the function of the aquatic plants.

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FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

1. Review of the January and February 2026 Check Registers

The Accountant was present during the meeting but did not present anything to the Board. Discussion ensued regarding financials.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Tara CDD approved the January and February 2026 Check Registers.

B. Aquatics Report

Mr. Kaighin presented his monthly report to the Board. He discussed that pond 50 lilies are on the retoral shelf and are required to be there.

C. Landscape Update

Mr. Carvajal presented his report to the Board. He informed the Board that a four-inch broken mainline repair was completed on March 16, 2026.

1. Discussion Regarding Tree Trimming

A resident requested tree trimming. The Board discussed sending violation letters to a homeowner who removed a tree without approval, and a homeowner who cut a CDD Oak tree who must be billed for it.

2. Consideration of Red Maple Tree Removal Proposal

The Board tabled the proposal for Red Maple tree removal.

D. Field Manager Report (*under separate cover*)

Mr. Taylor presented his report to the Board. He presented his daily tasks to the Board and discussed installation of a new ice maker. Discussion on pool umbrellas ensued amongst the Board. The Board requested a breakdown of projects moving forward for the agendas.

E. Tara Master Association

A reminder for the annual meeting for Tuesday, March 24, 2026, was discussed.

F. District Counsel

1. Discussion of Redlining of Rental Agreement and Policy and Procedures

Mr. Jackson presented and discussed Resolution 2026-05. The Board approved Resolution 2026-05.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, Resolution 2026-05 was approved.

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G. District Engineer

Mr. Schappacher stated he re-certified five SWFMD certifications.

H. District Manager

Ms. Aninipot advised the Board that the next regularly scheduled CDD Board meeting is set for April 21, 2026, at 10:30 a.m., and the Board reported no conflicts with the meeting date.

1. Update on FEMA Claim

Ms. Aninipot advised the Board that \$80,000 has been received for FEMA.

2. Discussion of Budget Dates

Ms. Aninipot advised the Board that the Budget Workshop will immediately follow the April 21, 2026, Regular Meeting. She advised the Board to be aware of upcoming dates regarding the Budget Hearings.

3. Consideration of Increase in Janitorial Services

The Board tabled the proposal and requested outside quotes to be presented at the next meeting.

SIXTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-04, General Election

The Board approved Resolution 2026-04, General Election.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, Resolution 2026-04, General Election was approved.

B. Discussion of Spa Resurfacing

The Board tabled spa resurfacing for the next meeting.

SEVENTH ORDER OF BUSINESS Business Administration

A. Consideration of Regular Meeting Minutes from February 17, 2026

The Board approved the Regular Meeting Minutes from February 17, 2026.

On MOTION by Mr. Phillips, seconded by Ms. Pittman, with all in favor, the Regular Meeting Minutes from February 17, 2026, were approved.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. Rado requested an audit link posted to meet the statue.

Ms. Aninipot informed the Board of the ADA guidelines and associated website requirements.

118 Ms. Aninipot confirmed that the Tara CDD complies with statutory obligations for posting
119 audit reports by providing access to the Florida Auditor General’s reports through the
120 District’s website.

121 Mr. DiBartolomeo requested if there were any recent changes in statue to the CDD due
122 to changes in HOA and COA and requested District Counsel to provide an update at the
123 next meeting.

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125 **NINTH ORDER OF BUSINESS Adjournment**
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On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the meeting was adjourned at 12:00 p.m.

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Assistant Secretary

Chair / Vice Chair