



# *Tara Community Development District*

**May 19, 2026**

## **Final Agenda Package**

### TEAMS MEETING INFORMATION

**Meeting ID:** 294 905 856 094 956  
**Call In Number:** 646-838-1601

**Passcode:** vq3nV9bS  
**Conference ID:** 67509307

2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Tara Community Development District

## Board of Supervisors

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

## District Staff

Alize Aninipot, District Manager  
David Jackson, District Counsel  
Rick Schappacher, District Engineer  
Aaron Taylor, Field Service Manager  
Sandra MacGregor, District Accountant  
Melinda Gallo, District Admin

### Regular Meeting Agenda

Tuesday, May 19, 2026, at 10:30 a.m.

The Regular Meeting of the **Tara Community Development District** will be held on Tuesday, May 19, 2026, at 10:30 a.m. at Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34230. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

#### Join:

<https://teams.microsoft.com/meet/294905856094956?p=Y9r5nzp9xauOTa9jMs>

**Meeting ID:** 294 905 856 094 956 **Passcode:** vq3nV9bS

**Dial-in by Phone:** +16468381601 **Pin:** 67509307#

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

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 5. STAFF REPORTS

- A. District Accountant
  - i. Review of Financial Snapshot.....P. 4
- B. Aquatics Report.....P. 5
- C. Landscape Update
  - i. Consideration of Pine Lake Services Summer Annuals Enhancement Proposal .....P. 6
  - ii. Consideration of Pine Lake Services Dead and Fallen Tree Removal Proposal .....P. 12
- D. Field Manger Report .....P. 18
- E. Tara Master Association
- F. District Counsel
- G. District Engineer
  - i. Review of Wetland/Preserve Encroachment Report .....P. 20

**H. District Manager**

- i.** Announcing the Number of Qualified Registered Voters in the District (1,295) .....P. 28
- ii.** Discussion of Fence Repair on Owls Nest to the Tara CDD
- iii.** Consideration of Resolution 2026-03, Approving the Fiscal Year 2027  
Proposed Budget and Setting a Public Hearing.....P. 29

**6. BUSINESS ADMINISTRATION**

- A.** Consideration of Minutes from the Meeting held April 21, 2026 .....P. 40

**7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**8. ADJOURNMENT**

# TARA COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot April 30, 2026

- **Current Cash Balances:**

- Bank United Operating: \$245,224.
- Bank United Money Market \$872,989

- **Assessment collections:**

- Tara is 90% collected on the tax roll as of 04/30/2026. I would expect a deposit towards the end of May usually around the 27<sup>th</sup> of the month. So this percentage will increase, hopefully to 100% collected.

- **Expenses:**

- Current expenses make up 51.78% of the annual budget through April 30, 2026.  
Total expenses for the first 7 months are approximately \$434,798. With 5 months left of the fiscal year, I do not see Tara going over budget unless something comes up.



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

05/11/26

**Preserve @ Tara CDD  
Monthly Admiral Aquatic Management Report**

**Completed Monthly Service Event:**

Date: 04/15/26  
Technicians: Chuck, Cesar, Wyatt, & Larry  
Ponds: 1-51  
Scope of Work: Performed spot treatments targeting algae as well as floating and submersed vegetation.

**Next Scheduled Monthly Service Events:**

Date: 05/13/26  
Technicians: Chuck, Cesar, Larry & Wyatt  
Ponds: 1 - 51  
Scope of Work: We will inspect all 51 ponds and service as needed.

Notes: May through October Admiral Environmental is scheduled to service the ponds twice a month.



# Proposal #8623

## Tara Summer Annuals Enhancement Proposal 6/2026

**Date** 5/11/2026  
**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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

**Install 1100 Annuals through the community**

### Summer Annuals

#### Summer Annuals

Items	Quantity	Unit
Annual Install	1,100.00	EA
<b>Summer Annuals :</b>		<b>\$4,364.71</b>
<b>PROJECT TOTAL:</b>		<b>\$4,364.71</b>

### 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 it's 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





## Proposal #8543

### Tara Dead Tres Removal Enhancement Proposal 5/2026

**Date** 5/1/2026  
**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](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

#### **Remove Dead Trees through out the property**

- 1 Dead maple east side of Tara Blvd & Linger lodge.**
- 1 Red maple behind 6509 tailfeather way**
- 1 Red maple across from 6731 Tailfeather way.**
- 1 dead pine tree south of 6647 Tailfeather way**
- 1 fallen Branch on Tailfeather way & cormorant.**
- 1 dead pine tree across from 6309 wingspan way.**
- 1 fallen tree east side of Tara Blvd & Tara preserves**

**NOTE: this is only flush cut.**

#### **Remove dead & Fallen Trees**

**Remove dead & Fallen trees**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
Dumping Charge	1.00	EA
Crew Truck + Install Trailer	1.00	Day
<b>Remove dead &amp; Fallen trees :</b>		<b>\$3,660.58</b>
<b>PROJECT TOTAL:</b>		<b>\$3,660.58</b>

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void all warranties provided by the Contractor

By     *Em*      
          Epifanio Carvajal Ulloa  
Date           5/1/2026  
          Pine Lake Services, LLC

By \_\_\_\_\_  
          Kristee Cole  
Date \_\_\_\_\_  
          Inframark

## Inframark Monthly Manager's Report

Amenities & Entertainment

Tara CDD

c7340 Tara Preserve Ln.

Bradenton, FL 33024

### Operations/Maintenance Updates: May 2026

#### Everyday Tasks

- Continued oversight of daily clubhouse and amenity operations to ensure efficient facility management and positive resident experiences.
- Responded to resident emails, phone calls, and general community inquiries.
- Processed clubhouse reservations and issued resident key fobs/access credentials.
- Addressed and documented multiple resident violations and amenity-related concerns.
- Cleared a virus-related email issue and successfully reinstated normal email operations.
- Coordinated ongoing resident communication regarding amenity usage and compliance matters.

#### Projects

#### Operations/Maintenance Updates

##### Operation Report

- Continued monitoring community amenities, resident compliance matters, and vendor coordination throughout the reporting period.
- Received a fence replacement estimate totaling approximately \$4,500 for Fred Demarco's property fence repair.
- Recommended implementation of an amenity rules packet to be distributed to all residents receiving key fobs to improve amenity compliance and awareness of community policies.

##### Resident & Amenity Concerns

- Continued addressing the ongoing matter involving the Chen family related to amenity access policy violations stemming from the use of Maria Buckmaster's key fob by Jennifer Chen while the registered fob holder was not present.

- Investigated recurring reports of unidentified individuals utilizing the tennis courts for soccer activities. Management continues efforts to identify those involved due to ongoing difficulties verifying responsible parties.

### **Fire Safety & Compliance**

- No fire safety, inspection, or compliance-related updates were reported during this reporting period.

#### **1. Facility Maintenance & Security:**

- Continued routine monitoring of clubhouse facilities and community amenities.
- Ongoing observation of amenity access activity and resident compliance concerns.

#### **2. Pool Operations:**

- No significant pool operation updates were reported during this reporting period.

#### **3. Upcoming Events**

##### **Graduation Party**

**May 17, 2026**

2:00 PM – 6:00 PM

##### **Graduation Party**

**May 30, 2026**

1:00 PM – 5:00 PM

#### **4. Landscaping:**

- No significant landscaping updates were reported during this reporting period.

April 30, 2026

Subject: 5939 Wingspan Way  
Wetland/Preserve Encroachment

A site review was made today to check on the reported encroachment into the Wetland/Preserve area behind the subject property.

Prior to the site review we reviewed the files for Plans and Record Drawings for this area. We used the CAD file to determine the distances to the edge of the buffer lines of the Wetland/Preserve area and to the rear lot lines of the subject property.

The property line stops just east of the rear yard swale. This swale runs north and south and captures runoff from the lots and directs the flow into the storm inlet located south of the subject property. There is Upland located behind this and other residents lots before the Wetland/Preserve. All property behind the subject lot is owned by the Golf Course. We were made aware that the residents have an agreement with the golf course to allow them to maintain the Upland areas.

The report indicated that the resident had cleared vegetation within the Wetland/Preserve area to gain a view of the golf course. During the site review we measured off the approximate rear lot line and the Wetland/Preserve buffer line and took photos.

The Wetland/Preserve area had limited vegetation and provided views of the golf course. We did not see any recently cut vegetation, but it appears that clearing has been done, since most natural areas are overgrown with vegetation both north and south of the subject property. We also saw light fixtures within the Wetland/Preserve area that appear to be providing uplighting to some of the trees within the Wetland/Preserve area.

The buffer line is somewhat jagged, so there was no clear distinct line. We overlaid the approximate buffer line on an aerial image and it does appear that routine maintenance is being done within both the buffer and the Wetland/Preserve area.

Attached is a photo summary, an excerpt from the Record Drawings showing the limits of the Wetland/Preserve area and buffer and an aerial image with the approximate lot and Wetland/Preserve lines.

Report Prepared By:

Rick Schappacher, P.E.  
District Engineer



Approximate  
Preserve Line

Approximate  
Property Line

Wingspan Way

Wingspan Way

5848

5943

5939

5935

5931

99

PG = 1+30

1+00

INV. = 14.40

100

STA. 0+00.00 COVEY COURT  
STA: 49+86.13 WINGSPAN WAY

50+00

101

PG = 1+50.25

PCC = 51+02.19

51+00

102

103

CURB INLET #5  
STA: (52+85.68, R)  
RIM = 16.80 (16.99)  
INV. = 13.33 (W) (13.33)  
INV. = 12.00 (E) (12.88)

MES. #2  
INV. = 16.40 (16.27)

(24' 15") RCP @ 6.88% (6.29%)

(145' 15") RCP @ 0.88% (0.94%)

104

20' DRAINAGE EASEMENT

52+00 WINGSPAN WAY

(50') UNDERDRAIN

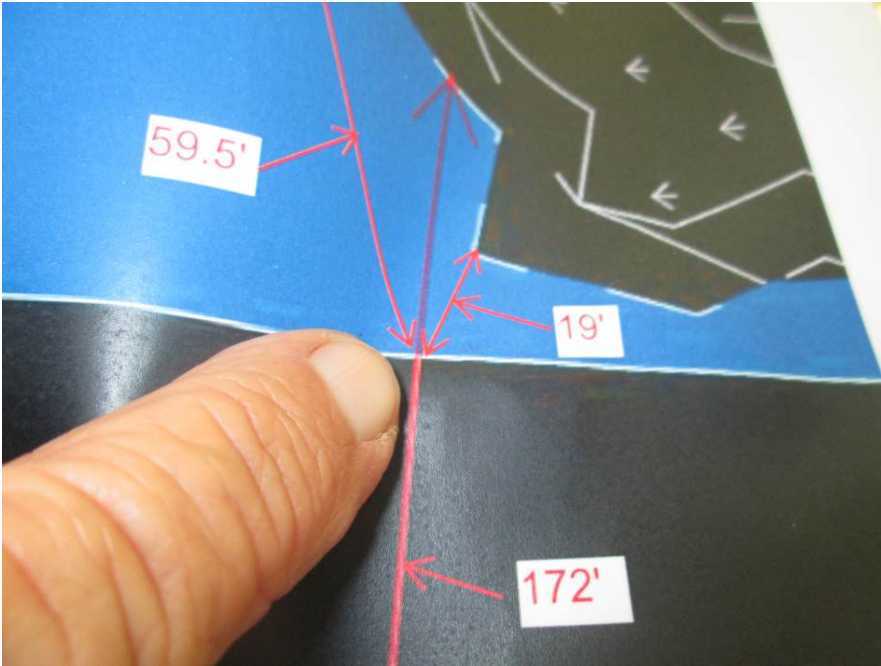
CURB STA RIM INV. INV.

(EXISTING)  
LAKE L-2101

(32' 19"x30") RCP @ 0.36%

(136' 2)

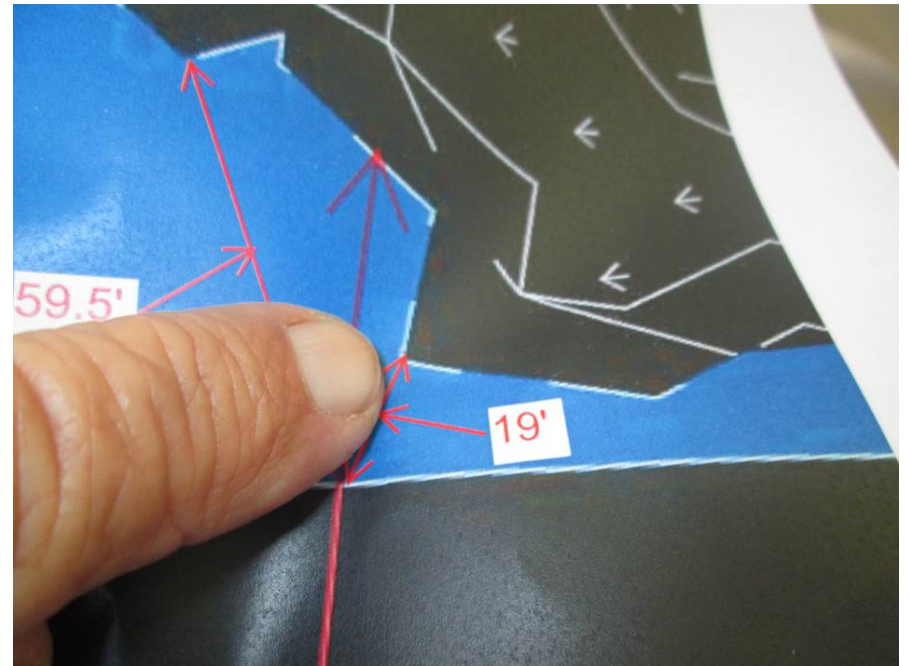
100



Northwest property corner viewing east



Northwest property corner viewing west





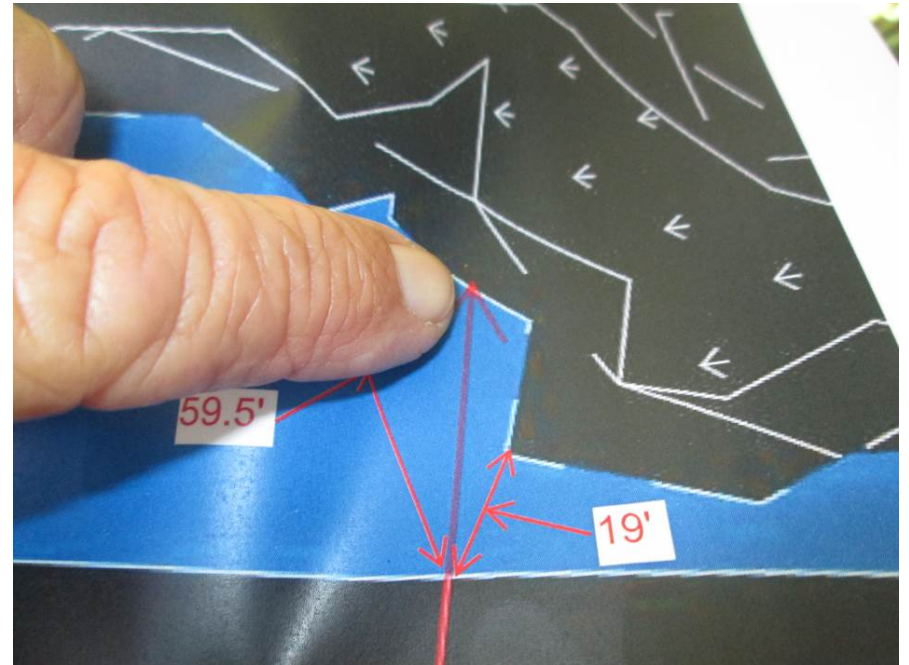
Edge of northwest Wetland/Preserve Buffer line viewing west



Edge of northwest Wetland/Preserve Buffer line viewing south



Edge of northwest Wetland/Preserve Buffer line viewing southwest



**Tara CDD – 5939 Wingspan Way Photo Summary 4.30.26 – Page 2**



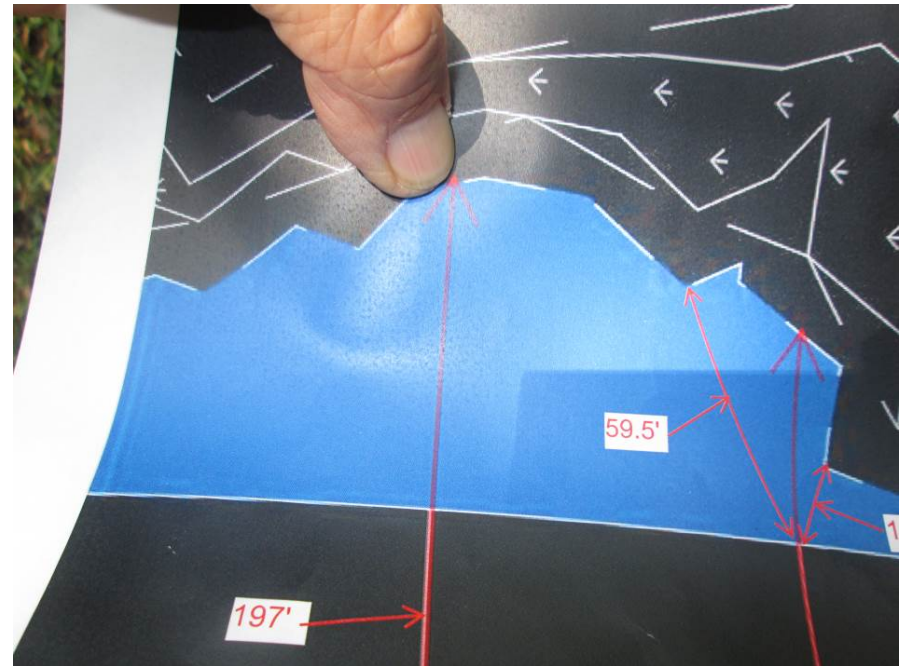
Edge of northwest Wetland/Preserve Buffer line viewing west



Edge of northwest Wetland/Preserve Buffer line viewing east



Edge of northwest Wetland/Preserve Buffer line viewing south



**Tara CDD – 5939 Wingspan Way Photo Summary 4.30.26 – Page 3**



Edge of southwest Wetland/Preserve Buffer line viewing west



Edge of northwest Wetland/Preserve Buffer line viewing south



Edge of southwest Wetland./Preserve Buffer line viewing northwest



Edge of southwest Wetland/Preserve Buffer line viewing north

**Tara CDD – 5939 Wingspan Way Photo Summary 4.30.26 – Page 4**



Wetland/Preserve area viewing northwest near south property line



Wetland/Preserve area viewing southwest near middle of lot



Wetland/Preserve area viewing northwest near middle of lot

**Scott Farrington**

Supervisor of Elections

**MAKE FREEDOM COUNT...  
REGISTER AND VOTE!**

Manatee County, Florida

April 17, 2026

Tara Community Development District  
Attn: Melissa Williams  
2005 Pan Am Cir., Ste 300  
Tampa, FL. 33607

Dear Ms. Yem:

Per your request for the number of registered voters in the Tara Community Development District as of April 15, 2026. According to our records, there were 1295 persons registered in the Tara Community Development District 1 as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington  
Supervisor of Elections

SF/sas

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the "Board") of the Tara Community Development District 1 (the "District") prior to June 15, 2026, proposed budget(s) ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2026/2027"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: \_\_\_\_\_, 2026  
HOUR: 10:30 a.m.  
LOCATION: Tara Community Center  
7340 Tara Preserve Lane  
Bradenton, FL 34203

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

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

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

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

**PASSED AND ADOPTED THIS 19th DAY OF MAY, 2026.**

ATTEST:

**TARA COMMUNITY  
DEVELOPMENT DISTRICT 1**

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

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

**Exhibit A:** Approved Proposed Budget for Fiscal Year 2026/2027

**Exhibit A:**

Approved Proposed Budget for Fiscal Year 2026/2027



*Tara*  
*Community Development District*

**FISCAL YEAR 2027  
PROPOSED BUDGET**

**May 8, 2026**

**CLEAR PARTNERSHIPS**



**Tara**  
Community Development District

*General Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$7,948.00	\$0.00	\$7,948.00	0%	\$1,290.00
Special Assmnts- Tax Collector	\$874,638.00	\$756,007.00	\$118,631.00	\$874,638.00	0%	\$873,209.83
Special Assmnts- Discounts	-\$34,986.00	-\$28,715.00	\$0.00	-\$28,715.00	-18%	-\$34,928.39
Special Assmnts- Prepayment	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
FEMA Revenue	\$0.00	\$80,000.00	\$0.00	\$80,000.00	0%	\$0.00
Interest- Tax Collector	\$0.00	\$2,215.00	\$0.00	\$2,215.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$839,652.00</b>	<b>\$817,455.00</b>	<b>\$118,631.00</b>	<b>\$936,086.00</b>	<b>11%</b>	<b>\$839,571.44</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$3,800.00	\$8,200.00	\$12,000.00	0%	\$12,000.00
ProfServ-Engineering	\$9,450.00	\$1,924.00	\$2,757.73	\$4,681.73	-50%	\$9,450.00
ProfServ-Legal Services	\$15,345.00	\$4,755.00	\$6,815.50	\$11,570.50	-25%	\$15,651.90
ProfServ-Mgmt Consulting	\$63,163.00	\$26,318.00	\$36,845.00	\$63,163.00	0%	\$65,057.89
ProfServ-Trustee Fees	\$4,200.00	\$4,348.00	\$0.00	\$4,348.00	4%	\$4,300.00
Auditing Services	\$3,510.00	\$0.00	\$3,510.00	\$3,510.00	0%	\$3,510.00
Website Compliance	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Misc-Assessment Collection Cost	\$19,000.00	\$21,819.00	\$0.00	\$21,819.00	15%	\$17,464.20
Miscellaneous Mailings	\$2,600.00	\$21.00	\$2,579.00	\$2,600.00	0%	\$2,600.00
Insurance - Risk Management	\$3,556.00	\$3,351.00	\$205.00	\$3,556.00	0%	\$3,686.00
Legal Advertising	\$1,500.00	\$142.00	\$1,358.00	\$1,500.00	0%	\$1,500.00
Misc-Bank Charges	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Dues, Licenses, Subscriptions	\$650.00	\$649.00	\$1.00	\$650.00	0%	\$800.00
<b>Total Administrative</b>	<b>\$137,474.00</b>	<b>\$67,127.00</b>	<b>\$64,771.23</b>	<b>\$131,898.23</b>	<b>-4%</b>	<b>\$138,519.99</b>
<i>Electric Utility Services</i>						
Utility - General	\$43,000.00	\$18,423.00	\$26,406.30	\$44,829.30	4%	\$47,070.77
Utility - Gas	\$14,000.00	\$3,418.00	\$4,899.13	\$8,317.13	-41%	\$11,000.00
Recreation Facilities	\$7,000.00	\$2,649.00	\$3,796.90	\$6,445.90	-8%	\$7,500.00
<b>Total Electric Utility Services</b>	<b>\$64,000.00</b>	<b>\$24,490.00</b>	<b>\$35,102.33</b>	<b>\$59,592.33</b>	<b>-7%</b>	<b>\$65,570.77</b>
<i>Water-Sewer Comb Services</i>						
Utility - Water & Sewer	\$4,750.00	\$1,952.00	\$2,797.87	\$4,749.87	0%	\$5,000.00
<b>Total Water-Sewer Comb Services</b>	<b>\$4,750.00</b>	<b>\$1,952.00</b>	<b>\$2,797.87</b>	<b>\$4,749.87</b>	<b>0%</b>	<b>\$5,000.00</b>
<i>Stormwater Control</i>						
R&M-Stormwater System	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
R&M Lake & Pond Bank	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Fountain Maintenance	\$2,500.00	\$0.00	\$0.00	\$0.00	-100%	\$2,600.00
Aquatic Maintenance	\$36,036.00	\$14,440.00	\$20,697.33	\$35,137.33	-2%	\$37,117.08
Aquatic Plant Replacement	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
<b>Total Stormwater Control</b>	<b>\$58,036.00</b>	<b>\$14,440.00</b>	<b>\$40,197.33</b>	<b>\$54,637.33</b>	<b>-6%</b>	<b>\$59,217.08</b>

**Tara**  
Community Development District

*General Fund*

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>Other Physical Environment</b>						
Pest Control	\$2,237.00	\$718.00	\$1,029.13	\$1,747.13	-22%	\$2,300.00
Contracts-Landscape	\$238,890.00	\$99,538.00	\$139,352.00	\$238,890.00	0%	\$246,056.70
Insurance - General Liability	\$4,163.00	\$3,922.00	\$241.00	\$4,163.00	0%	\$4,314.00
Insurance - Risk Management	\$500.00	\$500.00	\$0.00	\$500.00	0%	\$550.00
Property Insurance	\$12,262.00	\$11,623.00	\$639.00	\$12,262.00	0%	\$11,042.00
R&M-Tree Trimming Services	\$20,000.00	\$19,507.00	\$27,960.03	\$47,467.03	137%	\$21,000.00
R&M-Well Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Landscape - Annuals	\$16,000.00	\$7,380.00	\$10,578.00	\$17,958.00	12%	\$16,000.00
Landscape - Mulch	\$23,200.00	\$0.00	\$23,200.00	\$23,200.00	0%	\$23,200.00
Landscape Replacement	\$20,000.00	\$1,885.00	\$18,115.00	\$20,000.00	0%	\$20,000.00
Entry & Walls Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Holiday Decoration	\$4,545.00	\$4,545.00	\$0.00	\$4,545.00	0%	\$4,545.00
Hurricane Damage	\$75,000.00	\$0.00	\$75,000.00	\$75,000.00	0%	\$75,000.00
<b>Total Other Physical Environment</b>	<b>\$426,797.00</b>	<b>\$149,618.00</b>	<b>\$306,114.17</b>	<b>\$455,732.17</b>	<b>7%</b>	<b>\$434,007.70</b>
<b>Security Operations</b>						
Security System Monitoring & Maint.	\$4,500.00	\$1,114.00	\$1,596.73	\$2,710.73	-40%	\$3,500.00
<b>Total Security Operations</b>	<b>\$4,500.00</b>	<b>\$1,114.00</b>	<b>\$1,596.73</b>	<b>\$2,710.73</b>	<b>-40%</b>	<b>\$3,500.00</b>
<b>Parks &amp; Recreation</b>						
Clubhouse - Facility Janitorial Service	\$7,800.00	\$3,917.00	\$3,883.00	\$7,800.00	0%	\$7,800.00
Lighting Replacement	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Management Contract	\$43,008.00	\$17,920.00	\$25,088.00	\$43,008.00	0%	\$43,008.00
Contracts-Pools	\$9,888.00	\$4,800.00	\$6,880.00	\$11,680.00	18%	\$12,050.00
Telephone, Cable & Internet Service	\$4,800.00	\$2,433.00	\$3,487.30	\$5,920.30	23%	\$6,097.91
R&M-Pools	\$5,000.00	\$6,760.00	\$0.00	\$6,760.00	35%	\$25,000.00
R&M-Vehicles	\$2,000.00	\$258.00	\$1,742.00	\$2,000.00	0%	\$2,000.00
Athletic/Park Court/Field Repairs	\$15,000.00	\$7,750.00	\$7,250.00	\$15,000.00	0%	\$16,000.00
Facility A/C & Heating Maintenance & Re	\$2,800.00	\$0.00	\$2,800.00	\$2,800.00	0%	\$3,000.00
Furniture Repair/Replacement	\$3,300.00	\$0.00	\$3,300.00	\$3,300.00	0%	\$3,300.00
Access Control Maintenance & Repair	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Misc-Clubhouse Activities	\$6,000.00	\$1,357.00	\$4,643.00	\$6,000.00	0%	\$6,500.00
Computer Support	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Office Supplies	\$1,000.00	\$399.00	\$601.00	\$1,000.00	0%	\$1,500.00
<b>Total Parks &amp; Recreation</b>	<b>\$106,096.00</b>	<b>\$45,594.00</b>	<b>\$65,174.30</b>	<b>\$110,768.30</b>	<b>4%</b>	<b>\$131,755.91</b>
<b>Reserves</b>						
Misc-Special Projects	\$18,000.00	\$0.00	\$18,000.00	\$18,000.00	0%	\$20,000.00
Misc-Contingency	\$20,000.00	\$2,247.00	\$17,753.00	\$20,000.00	0%	\$25,000.00
<b>Total Reserves</b>	<b>\$38,000.00</b>	<b>\$2,247.00</b>	<b>\$35,753.00</b>	<b>\$38,000.00</b>	<b>0%</b>	<b>\$45,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$839,653.00</b>	<b>\$306,582.00</b>	<b>\$551,506.97</b>	<b>\$858,088.97</b>	<b>2%</b>	<b>\$882,571.44</b>

**Tara**  
Community Development District

*General Fund*



ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures						
Net change in fund balance						
<b>FUND BALANCE, BEGINNING</b>	\$618,927.00	\$618,927.00	\$0.00	\$618,927.00	0%	\$696,924.03
<b>FUND BALANCE, ENDING</b>	<b>\$618,927.00</b>	<b>\$1,129,800.00</b>	<b>-\$432,875.97</b>	<b>\$696,924.03</b>	13%	<b>\$696,924.03</b>



**Tara**  
Community Development District

*Reserve Fund*

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Reserve Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$45,000.00	\$38,896.00	\$6,104.00	\$45,000.00	0%	\$46,428.57
Special Assmnts- Discounts	-\$1,383.00	-\$1,477.00	\$94.00	-\$1,383.00	0%	-\$1,857.14
<b>TOTAL REVENUES</b>	<b>\$43,617.00</b>	<b>\$37,419.00</b>	<b>\$6,198.00</b>	<b>\$43,617.00</b>	<b>0%</b>	<b>\$44,571.43</b>
<b>EXPENDITURES</b>						
<i>Administration</i>						
Misc- Assessment Collection Cost	\$0.00	\$1,123.00	\$0.00	\$1,123.00	0%	\$928.57
<b>Total Administration</b>	<b>\$0.00</b>	<b>\$1,123.00</b>	<b>\$0.00</b>	<b>\$1,123.00</b>	<b>0%</b>	<b>\$928.57</b>
<i>Reserves</i>						
Capital Reserve	\$45,500.00	\$0.00	\$45,500.00	\$45,500.00	0%	\$45,500.00
<b>Total Reserves</b>	<b>\$45,500.00</b>	<b>\$0.00</b>	<b>\$45,500.00</b>	<b>\$45,500.00</b>	<b>0%</b>	<b>\$45,500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$45,500.00</b>	<b>\$1,123.00</b>	<b>\$45,500.00</b>	<b>\$46,623.00</b>	<b>2%</b>	<b>\$46,428.57</b>
Excess (deficiency) of revenues Over (under) expenditures	-\$1,883.00	\$36,296.00	-\$39,302.00	-\$3,006.00	60%	-\$1,857.14
Net change in fund balance		\$36,296.00	-\$39,302.00	-\$3,006.00	0%	-\$1,857.14
<b>FUND BALANCE, BEGINNING</b>	<b>\$22,986.00</b>	<b>\$22,986.00</b>	<b>\$0.00</b>	<b>\$22,986.00</b>	<b>0%</b>	<b>\$19,980.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$22,986.00</b>	<b>\$59,282.00</b>	<b>-\$39,302.00</b>	<b>\$19,980.00</b>	<b>-13%</b>	<b>\$18,122.86</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2012 A-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026		FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$2,533.00	\$0.00	\$2,533.00	0%	\$0.00
Special Assmnts- Tax Collector	\$222,787.00	\$192,569.00	\$30,218.00	\$222,787.00	0%	\$167,370.39
Special Assmnts- Discounts	-\$8,911.00	-\$7,314.00	\$0.00	-\$7,314.00	-18%	-\$6,694.82
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$213,876.00</b>	<b>\$187,788.00</b>	<b>\$30,218.00</b>	<b>\$218,006.00</b>	<b>2%</b>	<b>\$160,675.57</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$4,456.00	\$5,558.00	\$0.00	\$5,558.00	25%	\$3,347.41
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$4,456.00</b>	<b>\$5,558.00</b>	<b>\$0.00</b>	<b>\$5,558.00</b>	<b>25%</b>	<b>\$3,347.41</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$145,000.00	\$0.00	\$145,000.00	\$145,000.00	0%	\$120,000.00
Principal Prepayments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$52,541.00	\$21,284.00	\$31,257.00	\$52,541.00	0%	\$27,475.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$197,541.00</b>	<b>\$21,284.00</b>	<b>\$176,257.00</b>	<b>\$197,541.00</b>	<b>0%</b>	<b>\$147,475.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$201,997.00</b>	<b>\$26,842.00</b>	<b>\$176,257.00</b>	<b>\$203,099.00</b>		<b>\$150,822.41</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$11,879.00	\$160,946.00	-\$146,039.00	\$14,907.00	25%	\$9,853.17
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$160,946.00	-\$146,039.00	\$14,907.00	0%	\$9,853.17
<b>FUND BALANCE, BEGINNING</b>	<b>\$154,288.00</b>	<b>\$154,288.00</b>	<b>\$0.00</b>	<b>\$154,288.00</b>	<b>0%</b>	<b>\$169,195.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$154,288.00</b>	<b>\$315,234.00</b>	<b>-\$146,039.00</b>	<b>\$169,195.00</b>	<b>10%</b>	<b>\$179,048.17</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>						
	11/1/2024	11/1/2025	11/1/2026	11/1/2027		
Series 2012 A-1 Bonds	\$875,000.00	\$765,000.00	\$650,000.00	\$530,000.00		

**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2012 A-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$55,416.65
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$2,216.67
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$53,199.98</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,108.33
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$1,108.33</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,000.00
Principal Prepayments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$11,787.50
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$46,787.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$47,895.83</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,304.15
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$0.00	\$0.00	\$0.00	0%	\$5,304.15
<b>FUND BALANCE, BEGINNING</b>		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	0%	<b>\$5,304.15</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2012 A-2 Bonds	\$275,000.00	\$240,000.00	\$205,000.00	\$170,000.00

**TARA**  
Community Development District

*All Funds*

**Comparison of Assessment Rates  
Fiscal Year 2027 vs. Fiscal Year 2026**

Product & Phase	General Fund 001			2012A-1 Debt Service			2012A-2 Debt Service			Total Assessments per Unit				Total Units		
	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change	O&M	2012A-1	2012A-2
Multi-Family	\$366.54	\$366.54	0.0%	\$106.50	\$106.50	0.0%	\$35.26	\$35.26	0.0%	\$508.30	\$508.30	\$0.00	0.0%	524	493	493
Standard	\$1,110.73	\$1,110.73	0.0%	\$131.55	\$131.55	0.0%	\$43.56	\$43.56	0.0%	\$1,285.84	\$1,285.84	\$0.00	0.0%	232	230	230
Deluxe	\$1,299.55	\$1,299.55	0.0%	\$162.87	\$162.87	0.0%	\$53.93	\$53.93	0.0%	\$1,516.35	\$1,516.35	\$0.00	0.0%	163	160	160
Estate	\$1,666.09	\$1,666.09	0.0%	\$200.46	\$200.46	0.0%	\$66.37	\$66.37	0.0%	\$1,932.92	\$1,932.92	\$0.00	0.0%	126	118	118
Golf Club	\$48,127.85	\$48,127.85	0.0%	\$34,895.91	\$34,895.91	0.0%	\$11,554.21	\$11,554.21	0.0%	\$94,577.97	\$94,577.97	\$0.00	0.0%	1	1	1
														<b>1046</b>	<b>1002</b>	<b>1002</b>

**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, April 21, 2026, at 10:30 a.m., at the Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203.

Present and constituting a quorum were:

- |                  |                     |
|------------------|---------------------|
| Joe DiBartolomeo | Chairperson         |
| Peyton Phillips  | Vice Chairperson    |
| Terry Connor     | Assistant Secretary |
| Wendy Pittman    | Assistant Secretary |
| Eugene Rado      | Assistant Secretary |

Also present, either in person or via communications media technology, were:

- |                  |  |
|------------------|--|
| Alize Aninipot   | District Manager, Inframark                |
| David Jackson    | District Counsel, Persson, Cohen & Mooney  |
| Rick Schappacher | District Engineer, Schappacher Engineering |
| Epi Carvajal     | Representative, PineLake Landscape         |
| Mike Kaighin     | Representative, Admiral Environmental      |
| Karen Cardozo    | Representative, Tara Master Association    |
| Audience Members |  |

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

The meeting was called to order, and the roll was called. A quorum was established.

**SECOND ORDER OF BUSINESS                      Pledge of Allegiance**

The Pledge of Allegiance and Pledge of Public Conduct were recited.

**THIRD ORDER OF BUSINESS                      Approval of the Agenda**

On MOTION by Mr. Phillips, seconded by Ms. Pittman, with all in favor, the Tara CDD April 21, 2026 Agenda was approved.

**FOURTH ORDER OF BUSINESS                      Audience Comments on Agenda Items**

There being no audience comments, the next order of business followed.

**FIFTH ORDER OF BUSINESS                      Staff Reports**

**A. District Accountant**

**1. Acceptance of March 2026 O&M Expenditure Report**

On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with all in favor, the March 2026 O&M Expenditure Report was approved.

**B. Aquatics Report**

Mr. Kaighin presented the aquatics report to the Board.

Discussion ensued regarding Pond 8 and the results of removing plants from the pond. The Board expressed concerns regarding the pond conditions and discussed stopping spraying treatments.

45 Mr. Kaighin reviewed the treatment schedule and noted treatments were completed on March 18,  
46 2026, and April 17, 2026.

47 **C. Landscape Update**

48 Mr. Carvajal presented the landscape report to the Board. Discussion ensued regarding the repair  
49 of a 4-inch mainline outside the well area, fertilization applications completed on April 7, oak tree  
50 trimming, fence concerns and cut-through activity near the preserve area, and a dead tree located at  
51 6229 Wingspan Way. Mr. Carvajal noted the tree may have been struck by lightning and advised he  
52 would inspect the tree and provide an update at the next meeting.

53 Discussion also ensued regarding 5939 Wingspan Way and concerns related to unauthorized  
54 clearing within the preserve area. The Board discussed that trees had been removed within the  
55 preserve area and noted the resident was expected to mow only, not remove vegetation within the  
56 preserve. The Board discussed sending the homeowner a letter regarding the unauthorized clearing  
57 within the preserve area.

58 **D. Field Manager Report**

59 Ms. Aninipot provided an update to the Board on the field inspection report. Mr. DiBartolomeo  
60 discussed expectations regarding the report moving forward.

61 **E. Tara Master Association**

62 Ms. Cardozo reported that seven trees were installed and that half of the medians still require  
63 sod and mulch. Ms. Cardozo provided feedback regarding 5939 Wingspan Way and advised that the  
64 resident received permission, at their expense, from the County and SWFWMD. Discussion ensued  
65 regarding the property line and wetland boundaries. The Board noted that encroachment within the  
66 wetland area and golf course property is not permitted. The District Engineer was requested to  
67 review the area prior to sending a violation letter to the resident.

68 **F. District Counsel**

69 Mr. Jackson reminded the Board that the qualifying period begins June 8 for Mr.  
70 DiBartolomeo, Ms. Pittman, and Mr. Rado. Mr. Jackson also provided an update regarding  
71 pending legislation related to Community Development Districts, noting the legislation had not  
72 yet been signed by the Governor. Discussion ensued regarding proposed increases to liability  
73 caps from \$200,000/\$300,000 to \$250,000/\$350,000 per occurrence.

74 Discussion also ensued regarding recall procedures and the authority to remove an elected  
75 official by recall, including the listed reasons required to initiate a recall process. The Board  
76 requested the District Manager reach out to EGIS regarding the recent legislation updates and  
77 liability cap changes.

78 **G. District Engineer**

79 Mr. Schappacher stated he had no updates.  
80

81 **H. District Manager**

82 Ms. Aninipot advised the next meeting for the Tara Community Development District is  
83 scheduled for Tuesday, May 19, 2026, at 10:30 a.m. No conflicts were reported.

84 Ms. Pittman provided recommendations for clarifying the amenity rules related to the  
85 pickleball courts. Discussion ensued regarding allowing guests at the amenities and revising the  
86 amenity rules.

87 Discussion regarding revising the rules and procedures was requested to be included on the  
88 next agenda.

89 The Board also requested staff review the amenity cameras and FOB access records  
90 regarding the shutdown that occurred on Sunday at approximately 9:35 p.m.

91

On MOTION by Mr. Rado, seconded by Mr. DiBartolomeo, with four in favor and one opposed, the Board requested the release of the security deposit back to the to the resident for renting out the clubhouse. (4-1)

92

93 Discussion ensued regarding adding language to the policy prohibiting residents from  
94 tampering with the air-conditioning system and establishing a timeframe for residents to set up  
95 prior to events.

96 **SIXTH ORDER OF BUSINESS Business Items**

97 **A. Consideration of Janitorial Services Proposal**

98 The Board reviewed janitorial services proposals from HMS, Inframark, JAC, and Theresa F.  
99 Discussion ensued regarding pricing, insurance requirements, and worker's compensation  
100 coverage. The Board discussed obtaining blanket workers' compensation coverage from EGIS.

101 The Board discussed deferring the decision regarding janitorial services proposals until  
102 additional insurance information is received from the vendors. The Chairman was authorized to  
103 make a decision once the remaining insurance documentation is submitted.

104

On MOTION by Ms. Connor, seconded by Mr. Rado, with all in favor, authorization was granted for the Chairman to approve the janitorial services proposal outside of a meeting upon receipt of the required insurance documentation.

105

106 **B. Ratification of Tree Removal on Tailfeather Way**

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On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, ratification of the tree removal on Tailfeather Way in the amount of \$1,230.00, was approved.

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109 **C. Ratification of Holiday Lighting**

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On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, ratification of the holiday lighting deposit in the amount of \$2,272.50, was approved.

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**SEVENTH ORDER OF BUSINESS            Business Administration**

**A. Consideration of Regular Meeting Minutes from March 17, 2026**

The Board requested revisions to the March 17, 2026, meeting minutes to revise Line 57 to reference “littoral shelf” and to amend the agenda language accordingly.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, approval of the March 17, 2026, meeting minutes, as amended, was approved.

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**EIGHTH ORDER OF BUSINESS            Supervisor Requests**

Mr. DiBartolomeo requested emergency response proposals be included for the next meeting. Mr. DiBartolomeo also requested follow-up with SKG Air Conditioning regarding the vendor contract to ensure labor is included.

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Mr. Connor discussed several dying maple trees near Wingspan Way. Discussion ensued regarding obtaining permission from the HOA to mark trees for removal and budgeting for tree removal during the next fiscal year.

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**NINTH ORDER OF BUSINESS            Adjournment**

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, the meeting was adjourned at 11:51 a.m.

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

\_\_\_\_\_  
Chair / Vice Chair