



# *Tara Community Development District*

**June 16, 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  
David Marik, Field Service Manager  
Sandra MacGregor, District Accountant  
Melinda Gallo, District Admin

### Regular Meeting Agenda

Tuesday, June 16, 2026, at 10:30 a.m.

The Regular Meeting of the **Tara Community Development District** will be held on Tuesday, June 16, 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/ CODE OF CONDUCT
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..... Page 4
  - ii. Review of Cash Flow Analysis ..... Page 5
- B. Aquatics Report..... Page 6
- C. Landscape Update
  - i. Discussion of Pine Lake Services Storm Preparedness, Pre-Approval,  
and Response Rate Documents ..... Page 7
- D. Field Manger Report ..... Page 11
- E. Tara Master Association

**F. District Counsel**

- i. Review of Updated Rental Agreement**
- ii. Consideration of Resolution 2026-06, Amending the Tara Community Center Policy and Procedures ..... Page 13**

**G. District Engineer**

- i. Review of Wetland/Preserve Encroachment Report**

**H. District Manager**

- i. District Manager Report ..... Page 32**

**6. BUSINESS ITEMS**

- A. Ratification of Pinch-A-Penny Estimate for Pool Filter Cleaning and Replacement Cartridges ..... Page 33**

- B. Discussion of Resident Appeal ..... Page 34**

**7. BUSINESS ADMINISTRATION**

- A. Consideration of Minutes from the Meeting held May 19, 2026..... Page 35**

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

**9. ADJOURNMENT**

# TARA COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot June 8, 2026

- **Current Cash Balances:**

- Bank United Operating: \$201,030
- Bank United Money Market \$872,989

- **Assessment collections:**

- Tara is 91% collected on the tax roll as of 05/31/2026. I would expect a deposit towards the end of July usually around the 27<sup>th</sup> of the month. So this percentage will increase, hopefully, to 100% collected.

- **Expenses:**

- Current expenses make up 56.46% of the annual budget through May31, 2026.  
Total expenses for the first 8 months are approximately \$474,061. With 4 months left of the fiscal year, I do not see Tara going over budget unless something big comes up.

**Tara CDD**  
Cash Flow Projection  
6/8/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - <b>Bank United</b>	201,030.01	0.00%
MM Account - <b>Bank United</b>	872,989.27	3.40%
Less: Current Outstanding AP	11,319.00	
Estimated Cash Available Today	<u>1,085,338.28</u>	
Outstanding FY26 Tax Roll	104,438.00	
Estimated Total Cash Available with Tax Roll	<u>1,189,776.28</u>	
<b><u>Projections:</u></b>		
Monthly Average Spend ( <b>October - May</b> )	59,257.63	
Total Monthly Average Spend	<u>59,257.63</u>	
Average Spend to YE ( <b>4 months June -September</b> )	237,030.50	
<b>Expected Cash Flow at YE (9/30/26)</b>	<u><b>952,745.78</b></u>	
Average Spend 1st QTR FY27 ( <b>2 mos avg spend</b> )	118,515.25	
<b>Expected Need through 1st QTR FY27</b>	<u><b>834,230.53</b></u>	
<i>*tax roll revenue for the new FY is received in December</i>		



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

06/05/26

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

### **Completed Monthly Service Event:**

Date: 05/13/26  
 Technicians: Chuck, Cesar & Wyatt  
 Ponds: 1-51  
 Scope of Work: Performed spot treatments targeting algae as well as floating and submersed vegetation.

### **Completed Monthly Service Event:**

Date: 05/28/26  
 Technicians: Chuck, & Larry  
 Ponds: 15, 17, 18, 19, 20 & 23  
 Scope of Work: We targeted algae.

### **Next Scheduled Monthly Service Event:**

Date: 06/10/26  
 Technicians: Chuck, Cesar, Larry & Wyatt  
 Ponds: 1- 51  
 Scope of Work: We will focus our treatment targeting undesirable shoreline weeds and grasses.

Notes: I was contacted by John Grabowski, President of Palm Grove Condo Association. Palm Grove is requesting that Admiral Environmental resume monthly pond management services in Pond 8. With approval from the Tara CDD Board of Directors, Admiral will resume treatments of Pond 8.



June 1, 2026

Dear Valued Customer,

There is a possibility that you or your property will be affected by a major storm this season. Please be aware that Pine Lake Services has a response action plan to address the landscape needs of your customers. We are preparing now to effectively respond to any landscape damage left behind by a potential storm.

Please make an appointment with your account manager to schedule a property assessment to identify any hazards or potential risks that could exist. A small amount of maintenance can prevent much more damage in the unfortunate event we are in the path of a large storm.

If a named storm is predicted to make landfall at or near your site, your account manager will also provide documentation and approval forms granting us permission to immediately service and address your property should the need arise. We will send out the pricing rates once a relevant storm is imminent. With your agreement, our staff will initially canvas every property that Pine Lake provides landscape maintenance services to and then will dispatch to pre-authorized/approved customers a clean-up team based on the following priorities:

- 1<sup>st</sup> Objective: Clearing vehicle access to allow emergency personnel access to your property.
- 2<sup>nd</sup> Objective: Clearing debris from structural dwellings/vehicles that may pose immediate risk or danger.
- 3<sup>rd</sup> Objective: Remove hazardous/damaged limbs remaining in trees versus on the ground.
- 4<sup>th</sup> Objective: Re=planting plant material that may have chance of surviving if root balls can be planted and watered in very soon.

As a company, we will be prepared to mobilize additional Pine Lake Services resources from our extensive sub-contractor if needed to help expedite clean-up response efforts.



Once the priorities detailed above have been met, we will address chipping and removing tree limbs left on the ground from initial clearing efforts, as well as removal of root balls and large wood trunks or branches remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely impacted properties.

We encourage you to be as prepared as you can to help ensure a timely and effective response should we suffer an unfortunate event.

Sincerely,

Your Pine Lake Services Management



## Pine Lake Services Hurricane/Storm Response Pre-Approval Form

In our effort to provide a faster response to our customers in assessing potential damage, Pine Lake Services, is soliciting approval commitments from our customers. This pre-approval will give us permission to come onto your properties as soon as it is safe for our team to dispatch. Our managers will inspect your site, photo document any damage or concerns and generate an estimate for clean-up/repair. The pre-approval will allow us to complete emergency repair only (priority 1 damage only) in the event we cannot get a hold of your or your representatives). If clean-up/repairs are needed above the priority 1 issues, your Pine Lake Services Account Manager will contact you for approval. Many of our customers that have used this service in the past have enjoyed the quick response and priority given to their properties and the reduced risk of potential related liabilities that may compound if not acted upon quickly.

**Client Name:** \_\_\_\_\_

**Property Name:** \_\_\_\_\_

**Special Notes:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

If you have any questions or comments, please feel free to contact your Account Manager. Thank you.

Respectfully,

John Amarosa

Pine Lake Services



**Pine Lake Services 2026 Storm/Disaster Response Rates**

**Cleanup Labor Rates**

- 1) General Labor: \$75/hour
- 2) Chainsaw Labor: \$85/hour
- 3) Heavy Equipment Labor (Loader, Bucket Truck, etc.): \$145/hour
- 4) Mobilization: \$700/crew (within 45 miles of office location, add \$50 for every 10 miles further)
- 5) Dump Fees (Dump Truck): \$300/load
- 6) Dump Fees (Grapple Truck): \$850/load
- 7) After Hours/Weekend Additional Hourly Rate: \$30/hour

**Equipment Daily Rates (½ Day Minimum)**

- 1) Truck and Trailer: \$600.00
- 2) Dump Truck: \$965.00
- 3) Dump Trailer: \$450.00
- 4) Chipper: \$650.00
- 5) Grapple Truck: \$1200.00
- 6) CAT Loader: \$600.00

*May be subject to additional fuel surcharge of 2%*

**Please provide me Storm/Disaster services**

Property name: \_\_\_\_\_

Signature of authorized representative: \_\_\_\_\_

Name of authorized representative: \_\_\_\_\_

Date: \_\_\_\_\_

*Please sign and email to your Account Manager.*

## Inframark Monthly Manager's Report

Amenities & Entertainment

Tara Preserve CDD

7340 Tara Preserve Ln.

Bradenton, FL 34203

### Operations/Maintenance Updates: June 2026

#### Everyday Tasks

- Responded to phone calls and emails
- Responded to resident "house calls" or property checks
- Maintained upkeep of the office, event space, and pool area
- Addressed issue with raccoons getting into the pool deck
- Removed faulty pool furniture
- Relocated foxlights on pool fence

#### Open Items

- Damaged Chaise chair replacement quote from Patio Factory Supercenter is \$604
- Incident on the tennis courts regarding large gathering of young adults/teens (fobs used Gretchen Miller: not present, and Tammy Huynh: possibly present)
- Larry McGoldrick potential refund (canceled event after required notice date, 2 weeks,)

#### Projects

Partially digitized physical key fob forms (ongoing)

### Operations/Maintenance Updates

#### **Operation Report**

- No updates.

#### **Fire Safety & Compliance**

- Contacted Manatee county fire marshal about maintaining inspection schedule (no action required until Autumn)

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

- I have noticed that many signs around the clubhouse property are faded and illegible, replacements needed

## 2. Pool Operations:

- Performed daily swimming pool cleaning and maintenance.
- Pending quotes for swimming pool filter replacements.

## 3. Landscaping:

- Collaborated with Epi to address resident concerns and property checks.

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### **Rentals Access Cards and Event Fees.**

Rentals	2	\$250
Key Fobs	4	\$60
Deposits	2	\$800
<b>Total</b>		<b>\$310</b>
Refunded		0\$

(As of 6/9/2026)

### **Up Coming Events**

Birthday Party 6/13 3:00pm-6:00pm Larry McGoldrick

Retirement Party 6/27 5:00pm-9:00pm Sylvie Garofalo

**RESOLUTION 2026-06****A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA COMMUNITY DEVELOPMENT DISTRICT 1 AMENDING THE DISTRICT'S TARA COMMUNITY CENTER POLICY AND PROCEDURES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.**

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business including rules, charges, and fees for usage of District amenities and facilities; and

**WHEREAS**, the District had previously adopted, and amended, the Tara Community Center Policy and Procedures for which it now desires to make certain additional amendments and revisions; and

**WHEREAS**, the revised Tara Community Center Policy and Procedures, attached hereto as Exhibit A, and incorporated herein by reference, are for immediate use and application.

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

**SECTION 1.** The Board of Supervisors hereby adopts the revised Tara Community Center Policy and Procedures, attached hereto as Exhibit A. The Tara Community Center Policy and Procedures referenced herein shall stay in full force and effect until such time as the Board of Supervisors may amend, rescind, or repeal the attached in accordance with Chapter 190, Florida Statutes, and other applicable law.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.

**SECTION 4.** This Resolution shall repeal all previously adopted Tara Community Center Policy and Procedures of the District to the extent that they are in conflict.

**PASSED AND ADOPTED** this 16th day of June, 2026.

ATTEST:

**TARA COMMUNITY  
DEVELOPMENT DISTRICT 1**

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

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

Exhibit A: Revised Tara Community Center Policy and Procedures

# Tara Community Center Policy and Procedures

Revised 36.4716.26

## DEFINITIONS

**“Amenities” or “Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Community Center, Swimming Pool & Spa, and the Tennis/Pickle Ball Courts, together with their appurtenant facilities and areas.

**“Amenity Policies” or “Policies”** – shall mean these Tara Community Center Policy and Procedures, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies and will notify the public of any changes by posting the revised Policies on the District’s website. The Board of Supervisors and its designees shall have full authority to enforce the Amenity Policies.

**“Annual User Fee”** – shall mean the fee established by the District for any person that is not a Resident or Renter and wishes to become a Patron. The amount of the Annual User Fee is set forth in Exhibit “A” attached hereto. The Annual User Fee shall not be prorated for any time period other than six (6) months or one (1) year.

**“Board of Supervisors” or “Board”** – shall mean the Tara Community Development District 1’s Board of Supervisors.

**“Community Center”** – shall mean the amenity building located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

**“District”** – shall mean the Tara Community Development District 1.

**“District Field Manager”** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facilities.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Guest”** – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities or invited for a specific visit by a Patron over the age of eighteen (18) years to use the Amenities.

**“Household”** – shall mean those individuals residing within the immediate household of a Patron. This can consist of individuals who have not yet attained the age of eighteen (18) or individuals over the age of eighteen (18) actually residing in the household. This does not include visiting relatives or extended family not residing in the home. Proof of residency for individuals over the age of eighteen (18) years is required by driver’s license or state or federal issued form of identification. A signed affidavit of residency shall be required for individuals under the age of eighteen (18) years.

**“Key Fob” or “Fob”** – shall mean an electronic device issued to a Patron to provide access to the Amenity Facilities.

**“Non-Resident Patron”** – shall mean any person not owning or renting property within the District who is paying the Annual User Fee to the District for use of the Amenity Facilities.

**“Patron”** – shall mean any Resident, Renter, or Non-Resident Patron, as defined herein.

**“Renter”** – shall mean an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental, lease agreement, and photo identification shall be required to acquire a Key Fob.

**“Resident”** – shall mean any person or entity owning property within the District.

## **Tara Community Development District 1**

### **Amenities Access and Usage**

Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public, where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to the Amenity Policies. All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable for any accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions, or negligence of other persons using the Amenities.

At any time, the use of the Amenity Facilities may be restricted, prohibited, or modified by the Chair or the Vice-Chair of the Board of Supervisors, the District Manager, the District Field Manager, or emergency management personnel as needed. This includes, but is not limited to, use of the Community Center during a declared emergency.

***Resident Access and Usage.*** Residents must pay Operations & Maintenance Assessments applicable to property owners within the District in accordance with the District's annual assessment resolution. Payment of Operations & Maintenance Assessments covers the Annual User Fee for such Resident and entitles the Resident to use of the Amenities for the corresponding fiscal year of the District, which year begins October 1 and ends September 30. Residents must complete the Amenities Access Registration Form, provide proof of residency (i.e., a copy of the deed) and photo identification, and pay any applicable fee before he or she receives a Key Fob.

***Non-Resident Access and Usage.*** A Non-Resident Patron must pay the Annual User Fee in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. The Annual User Fee must be paid in full before the Non-Resident Patron may use the Amenities. Each subsequent Annual User Fee shall be paid in full on or before the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one (1) calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenities Access Registration Form prior to access to or use of the Amenities.

***Renter's Privileges.*** Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities upon submission of proper written documentation as specified herein. Residents may retain their Amenities rights in lieu of granting them to their Renters. A Resident may not retain their rights to use the Amenities and grant them to a Renter at the same time for the same residential property.

1. A Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities may be entitled to the same rights and privileges to use the Amenities as the Resident. A Renter will be required to complete the Amenities Access Registration Form, provide proof of residency (i.e., a copy of the lease agreement) and photo identification, and pay any applicable fee before he or she receives a Key Fob. Such Renter shall receive a Key Fob which shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.
3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
4. Renters shall be subject to the Amenity Policies.

**Guest Access and Usage.** Each Patron (limited to one Patron per Household at any one time) is entitled to bring up to four (4) persons as Guests to the Amenities at one time (unless the Patron has reserved the Community Center or as otherwise specified herein). A Patron over the age of eighteen (18) years must accompany Guests at all times during Guests' use of the Amenities and are responsible for any and all actions taken by such Guests. Violation of the Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenities access and usage privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron's Household's Amenities access and usage privileges.

**Key Fobs.** A Patron may be issued a Key Fob by the District upon completion of the Amenities Access Registration Form and approval by the District. Key Fobs will allow Patrons entry to the Amenities during regular operating hours of the Amenities.

Patron Household members that are sixteen (16) years or older may receive a Key Fob allowing access to the Amenities. All minors under sixteen (16) years of age must be accompanied by an adult eighteen (18) years or older at all times while using the Amenity Facilities. Each Patron Household will be authorized initial Key Fobs for up to four (4) Household members, two (2) of which are free of charge. A fee shall be charged for each additional Key Fob in accordance with the Amenity Rates then in effect.

Under no circumstances, shall a Patron provide their Key Fob to another person, whether Patron or non-Patron, to allow access to the Amenities.

Key Fobs are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Key Fobs must be reported immediately to the District. Applicable fees shall apply to replace any lost or stolen Key Fobs.

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

1. The community center swimming pool and spa facilities, which includes the pool deck area, are for use by Patrons.
2. The swimming pool and spa facilities are open daily from dawn to dusk.
3. All persons using the swimming pool and spa facilities do so at their own risk.
4. Each Household may bring up to four (4) Guests for use of the swimming pool and spa facilities.
5. Guests using the swimming pool and spa facilities must be accompanied by a Patron at all times.
6. Lifeguards will not be present at the swimming pool and spa facilities. 911 should be called in the event of an emergency.
7. An adult over the age of eighteen (18) must be present at all times to supervise any children under the age of fourteen (14) using the swimming pool or spa facilities.
8. Parents are responsible for ensuring that their children do not urinate or defecate in the pool or spa. Infants, toddlers and incontinent individuals using the swimming pool or spa facilities must wear swim diapers or swim pants that are form-fitting. (Rubber briefs must be placed over diapers).
9. The maximum bathing load in the pool is thirty (30) persons.
10. Proper swimming attire must be worn while using the swimming pool or spa facilities. (Bathing suits only). No street clothes can be worn in the water.
11. Showering is mandatory before use of the swimming pool or spa facilities.
12. No running is allowed on the pool deck area.
13. No diving is allowed in the swimming pool.
14. No kickboards or buoys are allowed in the swimming pool or spa except for water wings, swim rings, or personal flotation devices (U.S. Coast Guard approved) or swimming fins used by small children, unless deemed unsafe by the District Field Manager.
15. No rough housing, "chicken" fighting, horseplay or ball playing is allowed in the swimming pool or spa facilities.
16. Spitting or spouting of water is not allowed in the swimming pool or spa facilities.
17. Except for service animals, no animals are allowed in the in the pool deck area. No animals are permitted to be in the pool or spa.

18. Plastic bottled water and packaged snacks are permitted under the pergola only. There is no smoking or vaping permitted within the swimming pool or spa facilities.
19. No alcoholic beverages are allowed in the swimming pool or spa facilities.
20. No glass containers are allowed in the swimming pool or spa facilities.
21. No parties are allowed in the swimming pool or spa facilities.
22. Electronic devices brought to the swimming pool or spa facilities shall be kept at reasonable volumes in consideration of others.
23. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool or spa.
24. No rollerblades/in-line skates, skateboards or the like are permitted in the swimming pool or spa facilities.
25. No use of profanity will be tolerated in the swimming pool or spa facilities.
26. All occupants of the swimming pool and spa facilities must vacate and leave the area if lightning is observed or thunder is heard in the area.
27. The pool gate must be kept shut at all times.
28. Patrons or their Guests without a FOB for access to the pool and spa facilities will not be allowed in the pool and spa facilities.
29. Persons within the confines of the pool and spa facilities must not allow anyone in the pool and spa facilities who does not have a FOB to enter.
30. Any persons using the pool or spa facilities must follow the applicable rules and regulations of Manatee County and the State of Florida.
31. No illegal or unlawful activities may occur at the swimming pool and spa facilities.
32. No foreign substances are to be put into the pool or spa. For example: bubble bath, oils, shampoos etc.
33. The temperature setting for the pool heater shall be established by the Board. Adjustments to the temperature setting for the pool heater by anyone not authorized by the Board or its designee is strictly prohibited.
34. Any unauthorized modification to the District's security systems including, but not limited to, the covering of a security camera, in the vicinity of the pool and spa facilities is strictly prohibited.
35. Any person found in violation of any of the Amenity Policies may be asked to leave the pool and spa facilities immediately.

**ADDITIONAL RULES FOR THE SPA**

36. All rules shown above also apply to the use of the spa.
37. No one under the age of fourteen (14) is allowed in the spa.
38. The maximum bathing load in the spa is five (5) persons.
39. Maximum use of the spa is fifteen (15) minutes.
40. Pregnant persons should consider potential health issues before using the spa.
41. The temperature setting for the spa heater shall be established by the Board. Adjustments to the temperature setting for the spa heater by anyone not authorized by the Board or its designee is strictly prohibited.

**POOL FLOATS**

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

Tara Community Development District 1 Tennis/Pickleball Court Policies

Patron Priority. Tennis/Pickleball courts are intended primarily for use by Patrons (Residents, Renters, and Non-Resident Patrons) as defined under these Policies. Guest access is a privilege and may be limited to preserve availability of the tennis/pickleball courts for Patrons. The purpose of these Tennis/Pickleball Court Policies is to ensure fair and equitable access to the tennis/pickleball courts for Patrons while allowing reasonable use by Guests.

1. Tennis/Pickleball courts are for use by Patrons in possession of a Key Fob specifically issued to the Patron. Borrowing of Key Fobs is strictly prohibited.
2. Guests are permitted only when accompanied by a Patron on the court that they are using at that time. Guests are limited to ~~two~~three (3) Guests per Patron (limited to one Patron per Household at any one time), with a Key Fob, playing on one (1) court with said Patron at all times. In addition, individual Guests are strictly limited to using the tennis/pickleball courts a maximum of four (4) days per month. Guests may not be "rotated" or "shared" among multiple Patrons to avoid the stated limits. Any Guest desiring to use the tennis/pickleball courts more than four (4) days per month may do so after successfully applying to be a Non-Resident Patron and paying the Annual User Fee to the District for use of the Amenity Facilities.
3. Children under the age of fourteen (14) must be accompanied by an adult Patron eighteen (18) years of age or older at all times when on the tennis/pickleball courts.
4. No user activity except tennis/pickleball is permitted on the tennis/pickleball courts. No furniture is allowed on the tennis/pickleball courts.
5. Except for service animals, no animals ~~No pets~~ are permitted on the tennis/pickleball courts at any time.
6. No food or alcoholic beverages are permitted on the tennis/pickleball courts.
7. Children under the age of fourteen (14) must be accompanied by an adult Patron eighteen (18) years of age or older at all times when on the tennis/pickleball courts. No glass is permitted on the tennis/pickleball courts.
- 7.8. Tennis/Pickleball shoes must be worn on the tennis/pickleball courts. Shirts must be worn at all times on the tennis/pickleball courts.
- 8.9. Tennis/Pickleball courts are available on a first-come, first-served basis. There are no advanced reservations. The "holding" or "saving" of courts is expressly prohibited when players are waiting.
- 9.10. Tennis/Pickleball play may commence daily at dawn and users may continue using the courts and lights until 10:00 p.m.
- 10.11. Players are required to observe court etiquette, as well as rules of good conduct on and around the tennis/pickleball courts.

12. Any unauthorized modification to the District's security systems including, but not limited to, the covering of a security camera, in the vicinity of the Tennis/Pickleball courts is strictly prohibited.

**Tara Community Development District 1 Community Center  
Policies**

- I. The Community Center is for use by Patrons and their Guests.
2. The Community Center shall be open from 12:00 p.m. to 5:00 p.m. Monday through Friday. It shall be closed outside of these times unless it is occupied by an authorized individual or group. Access to the Community Center for authorized meetings will be organized by activating the Fob of the meeting leader. Changes to the leadership must be communicated to the District Field Manager in advance of the scheduled meeting. The District Management company should be contacted for after hours emergencies requiring immediate attention,
3. The Community Center may not be used under any circumstances without the prior scheduling of the event with the District Field Manager, and the posting of that the activity or rental on the official calendar.
4. Parties wishing to make reservations for private and exclusive use of the Community Center, not-to-exceed four (4) hours, shall contact the District Field Manager no later than two (2) weeks preceding the date of the reservation requested. Reservations are taken in the order in which they are received. Any illegal activities as defined by Florida Statutes or Manatee County ordinances will not be permitted within any community facilities. The facility renter must be present during the entire time that they have rented the Community Center. The facility renter will receive an after hours access fob activated to enable access for the event.
5. Tara Preserve Clubs may use the Community Center at no charge, but must return the Community Center to its original state of cleanliness and setup as they found it or pay a two hundred dollar (\$200.00) clean-up fee. Club members are responsible for the setup and break down of any additional tables. There shall be nothing left on premises by the Club using the Community Center. Additionally, Clubs must advertise on community channel 196 as a public notice of their acceptance of any resident in their activity. Information regarding scheduling, minimum number of users in a group to use the community center and the other facilities is set forth herein. The executive long, wooden tables and chairs are to be used for business meetings only.

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

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

Meetings of the community associations within the District (Preserve) which include the Tara Community Development District 1, the Tara Master Association and its committees, the six (6) condominium associations and the Golf Villa Landscape Association (collectively, the "Associations"), that meet the statutory posting and public session requirements are exempt from these requirements. Any of the Associations using the Community Center for its meetings or other purposes shall at all times have a copy of its current certificate of insurance on file with the District, which shall further name the District as an additional insured.

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

**Small Groups:** District (Preserve) residents that are involved with groups with fewer than required attending District (Preserve) residents for a standing reservation or meeting may utilize the "no charge" rental options available to all District (Preserve) residents if open time slots are available. The District Field Manager may schedule up to two (2) small group meetings for the community center at his or her discretion.

**Conduct:** It is the District's intent to ensure orderly conduct during any and all meetings of the Associations, Clubs or other groups held at the Community Center. All attendees are expected to conduct themselves respectfully at all times. Any behavior deemed to be disruptive or belligerent including, but not necessarily limited to, shouting, constant interruptions, aggressive conduct, physical or verbal abuse is strictly prohibited. In the event of any such behavior, the responsible Association, Club, or group may, at the sole discretion of the Board of Supervisors, have its privileges to use the Community Center for its meetings revoked or suspended. Any such suspension may result in the Board of Supervisors requiring the subject Association, Club, or group to have a Manatee County Sheriff on site for subsequent meetings of said organization, the cost of which shall be the responsibility of the subject Association, Club, or group.

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

12. Exercise classes are limited to a maximum of twenty (20) participants per class which includes the instructor.
13. Any unauthorized modification to the District's security systems including, but not limited to, the covering of a security camera, within or in the vicinity of the Community Center is strictly prohibited.

## Tara Community Development District 1 Community Center Rental Fees and Waiver

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**Rental Fees:** Rental Fees shall mean those fees, including applicable security deposits and cleaning fees, charged for the exclusive use of the Community Center, which includes the clubhouse and the outdoor pavilion, for private functions. (The District swimming pool and spa facilities, tennis/pickle ball facilities, or any other area located outside of the Community Center may not be rented for private functions). The clubhouse and outdoor pavilion shall be rented out as follows:

- Event open to the Community - no charge – Residents only
- Private Event – Resident/Member - \$125.00 rental fee (includes both clubhouse and outdoor pavilion)
- Private Event – Resident/Member - outdoor pavilion only – \$25.00 rental fee
- Private Event - Non-Resident/Member - \$300.00 rental fee (includes both clubhouse and outdoor pavilion)

All rental fees include applicable taxes.

- All Users - \$200.00 Refundable Cleaning fee
- All Users - \$200.00 Refundable Security Deposit

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

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

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

## Tara Community Development District 1

### Violation of Policies

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

Any Patron found violating any Tara Community Development District Community Center Policy and Procedures may be subject to immediate deactivation of their Key Fob as provided for herein. There will be a \$25.00 re-activation fee pending approval by the District Field Manager, District Manager, or the District Board of Supervisors.

#### *Suspension and Termination of Amenity Privileges and Appeal Provisions*

The District must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior will not be accepted. All Patrons and Guests are responsible for compliance with these Amenity Policies, which are established for the safe operations of the Amenity Facilities. The following policies address disciplinary and enforcement matters relating to the use of the District's Amenity Facilities

1. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Amenity Policies.
2. **Key Fob.** Key Fobs are the property of the District. The District may request surrender of, or may deactivate, a Patron's Key Fob for any violation of the Amenity Policies.
3. **Suspension and Termination of Rights.** The District, through its Board, District Manager, or District Field Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a "Violation"):
  - a. Submitting false information on any application for use of the Amenity Facilities;
  - b. Failing to abide by the terms of a Community Center Rental Agreement;
  - c. Permitting the unauthorized use of a Key Fob or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
  - d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
  - e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
  - f. Failing to abide by the Amenity Policies;
  - g. Treating the District staff, Board, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
  - h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
  - i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a Guest;
  - j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests;
  - k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests are likely endangered;
  - l. Engaging in another Violation after a verbal warning has been given by District staff (which verbal warning is not required); or
  - m. Such Patron's Guest or a member of their household committing any of the above

## Violations.

Termination of access to the Amenity Facilities may be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

4. **Authority of District Manager and District Field Manager.** The District Manager or the District Field Manager, or their respective designee, has the ability to remove any person from one or all Amenity Facilities if a Violation occurs or, if in his/her reasonable discretion, it is the District's best interests to do so. The District Manager or the District Field Manager, or their respective designee, may each independently at any time restrict or suspend for cause or causes, including but not limited to those Violations described above, any person's privileges to use any or all of the Amenity Facilities until the next regularly scheduled meeting of the Board of Supervisors that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified or other mail service, or longer if such individual requests deferment of his or her right to due process. In the event of such a suspension, the District Manager, or his or her designee, shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's Amenity Policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

5. **Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity Facilities access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. **Property Damage Reimbursement.** If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose Guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity Facilities access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. If a Patron's Amenity Facilities privileges are suspended, as referenced in Section 4 herein, a hearing shall be held at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified or other mail service, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of the District Manager, District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.

c. After the presentations by the District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

f. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

8. **Suspension by the Board.** The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a Patron's access for committing any of the Violations outlined in Section 3 herein. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 4, and the hearing shall be conducted in accordance with Section 7 herein.

9. **Automatic Extension of Suspension for Non-Payment.** Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

10. **Appeal of Board Suspension.** After the hearing held by the Board required by Section 7, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 7(f), herein. Filing of an Appeal Request will be perfected and deemed to have occurred upon receipt by the District. Failure to timely file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

11. **Legal Action; Criminal Prosecution; Trespass.** If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at the

Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenity Facilities after expiration of a suspension imposed by the District.

## TARA COMMUNITY DEVELOPMENT DISTRICT

### District Manager Report – June 2026

- ✓ The next general election will be in November 2026 for Seats #1 Joe DiBartolomeo, #3 Wendy Pittman ,#5 Eugene Rado
- ✓ The checks were sent to be deposited for all the rentals from this FY, this will then start to reflect in the revenues portion of the financials and have been previously coded to Misc. Income
- ✓ Reminders:
  - July meeting is Cancelled and the Next Meeting will be held on August 11<sup>th</sup> at 10:30am
  - I will be out of town June 29<sup>th</sup>- July 3<sup>rd</sup>

### CLEAR PARTNERSHIPS



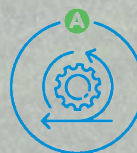
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



**Estimate**

Tara Preserve  
7340 Tara Preserve In  
Bradenton, FL 34203  
(941) 526-6931  
fieldmanager@taracdd.org

6144 State Road 70  
Bradenton, FL 34203  
(941) 758-8178 Main

**Estimate Number: 223**

Lookup Code	Description	Serial Number	Qty
06666499	75 SQ FT CLEAN&CLEAR/PREDATOR		2.00
06667034	100 SQ FT HAYWARD CX100XRE		3.00
	Tax 7.00%		
<b>Estimate created 6/8/2026 - Valid until 6/23/2026</b>			<b>Total: \$658.00</b>

Dear Tara Preserve CDD Board,

I am writing to appeal to the Board's recent decision regarding the repair of the fence adjacent to my property. The decision stated that the repair should be completed at the homeowner's expense. Based on the circumstances surrounding this issue, I respectfully request that the Board reconsider its position.

On June 4, I participated in a conference call with Aliza to discuss this matter. During that conversation, I explained that the fence was temporarily repaired by a CDD employee, Paul, following hurricane damage. At that time, Paul advised me that the repair was only temporary and that "once they catch up, it will be repaired correctly."

Nearly two years have passed, and the fence has still not been properly repaired. The temporary repair utilized different materials than the existing fence, is not level, and was not properly cemented into place. As a result, the repaired section does not match the surrounding fence and has become an obvious eyesore within the community.

To better understand the responsibilities associated with this fence, I have requested a copy of the community plat showing property boundaries, fence lines, and related information. I have also requested the governing community documents that define the maintenance and repair responsibilities of homeowners and the CDD.

I want to emphasize that I am not seeking an argument, nor do I wish to make this a legal matter. However, I believe it would be unfortunate for this issue to escalate into litigation, resulting in costs to the CDD that could far exceed the expense of properly repairing the fence.

I take great pride in maintaining my property to a high standard. Unfortunately, the condition of this fence detracts from the appearance of my property and may negatively affect property values in the surrounding area. I believe a proper repair would benefit both my property and the community as a whole.

I respectfully request that the Board review this matter again and provide a response regarding the requested repair.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

Fred DeMarco  
7039 Owls Nest Terrace  
Phone: 518-857-0182

**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, May 19, 2026, at 10:32 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                |
| Kristee Cole     | Senior District Manager, Inframark         |
| David Jackson    | District Counsel, Persson, Cohen & Mooney  |
| Rick Schappacher | District Engineer, Schappacher Engineering |
| Epi Carvajal     | Representative, PineLake Landscape         |
| Mason Leon       | Field Manager, Inframark                   |
| Mike Kaighin     | Representative, Admiral Environmental      |
| 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**

The Board reviewed the agenda and approved it as amended.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the agenda was approved as amended to remove Item H-IV under the District Manager's Report and revise Resolution 2026-03 to Resolution 2026-05. (5-0).

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

Discussion was held regarding the resident key fob violation. The Board approved issuing a key fob to Ms. Chen, as all required property documentation and forms had been properly completed and filed. Additionally, the Board authorized the reactivation of Ms. Buckmaster's key fob, as the violation had been dismissed.

**FIFTH ORDER OF BUSINESS                      Staff Reports**

**A. District Accountant**

**1. Review of Financial Snapshot**

The Financial Snapshot was reviewed. There were no questions from the Board.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Financial Snapshot was approved. (5-0).

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**B. Aquatics Report**

Mr. Kaighin presented his report to the Board, noting elevated algae levels and reduced water levels. Mr. Kaighin advised that spot treatments were currently underway and that water quality was expected to improve following the current drought conditions.

Mr. Kaighin also reported on Pond 23, stating that the breaker had been repaired earlier that morning. Mr. Kaighin recommended a vendor to inspect all ten aerators and fountains. The Board provided verbal authorization, within the Chairman's spending authority, to have a vendor perform a system-wide evaluation of the aerators and fountains in an amount not to exceed \$1,000, as recommended.

The Board requested that a report summarizing the findings of the evaluation be presented at the next meeting.

**C. Landscape Update**

Mr. Carvajal presented the landscaping report to the Board and identified hot spot areas along the boulevard. Discussion ensued regarding tree trimming on Wingspan Drive, during which it was noted that the trees in question are located on Golf Course property.

**i. Consideration of Pine Lake Services Summer Annuals Enhancement Proposal**

On MOTION by Mr. Rado, seconded by Mrs. Connor, with all in favor, Pine Lake Services Proposal No. 8623 for Summer Annuals Enhancement in the amount of \$4,364.71 was approved. (5-0).
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**ii. Consideration of Pine Lake Services Dead and Fallen Tree Removal Proposal**

On MOTION by Mr. Rado, seconded by Mrs. Connor, with all in favor, Pine Lake Services Proposal No. 8543 for Dead and Fallen Tree Removal in the amount of \$3,660.58 was approved. (5-0).
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**D. Field Manager Report**

Mr. Leon presented his report to the Board. Discussion ensued regarding key fob application forms and the proposed expiration period of three (3) years for issued key fobs.

**H. District Manager**

**ii. Discussion of Fence Repair on Owls Nest Lane to the Tara CDD**

Discussion also followed regarding a fence repair on Owls Nest Lane. Ms. Cole inquired whether the matter constituted a health and safety concern or was aesthetic in nature. The Board indicated that the issue was aesthetic.

The Board directed the District Manager to contact Mr. DeMarco to communicate the District's position regarding the fence repair. The District agreed to complete the repair at the homeowner's expense, contingent upon Mr. DeMarco's approval. Should he agree, the selected vendor will be required to provide a Certificate of Insurance naming the District as additionally insured.

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**E. Tara Master Association**

There were no updates from the Tara Master Association at this time.

**F. District Counsel**

Mr. Jackson reported that there were no legislative updates at this time.

Discussion ensued regarding pickleball court rules and procedures. The Board requested that revised rules and procedures be presented at the next meeting for review.

Additional discussion was held concerning the cleaning contract. Mr. Jackson advised that District Counsel was awaiting receipt of workers' compensation documentation from JAC.

The Board requested that District Counsel issue a cease-and-desist letter to a resident who had deposited piles of debris along the pond banks.

**G. District Engineer**

**i. Review of Wetland/Preserve Encroachment Report**

Mr. Schappacher presented the Wetland and Preserve Encroachment Report. Mr. Schappacher advised that the wetlands are not within the District's jurisdiction and that any related issues fall under the responsibility of the golf course.

**H. District Manager**

**i. Announcing the Number of Qualified Registered Voters in the District (1,295)**

Ms. Aninipot announced for the record that the number of qualified registered voters within the District is 1,295.

**iii. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing**

Ms. Aninipot presented the Fiscal Year 2027 Proposed Budget to the Board, followed by discussion. Mr. Rado also presented his proposed Fiscal Year 2027 budget. During discussion, the Board agreed to include a Repair and Maintenance (R&M) Irrigation line item.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, Resolution 2026-05, approving the Fiscal Year 2027 Proposed Budget with no assessment increase in the total amount of \$839,653.45 and setting a public hearing thereon, was approved. (5-0).

On MOTION by Mr. DiBartolomeo, seconded by Mr. Phillips, with all in favor, cancellation of the July 21, 2026 meeting was approved. (5-0).

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, rescheduling the August meeting to August 11, 2026, at 10:30 a.m. was approved. (5-0).

**v. Consideration of A/C Warehouse & Plumbing Commercial Maintenance Agreement Proposal**

**vi. Consideration of Clever Air LLC HVAC Maintenance Plan Proposal.**

110 Ms. Aninipot presented three proposals for 24-hour air conditioning service to the Board.  
111 Proposal No. 175608468 from A/C Warehouse provided for four (4) visits per year, including  
112 two (2) full maintenance inspections, in the amount of \$900 annually. Proposal No. 13163409  
113 from Clever Air provided service call rates of \$60 during regular business hours (8:00 a.m. to  
114 4:00 p.m.) and \$100 for after-hours service calls, with an annual cost of \$280. A proposal from  
115 Cool Today, provided under separate cover, offered an annual service agreement in the amount  
116 of \$830. Discussion ensued regarding the proposals.

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On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, Proposal No. 13163409 from Clever Air for HVAC maintenance services at an annual cost of \$280, including service call rates of \$60 during regular business hours and \$100 for after-hours service calls, was approved. (5-0).
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118  
119 **SIXTH ORDER OF BUSINESS** **Business Administration**  
120 **A. Consideration of Minutes from the Meeting Held April 21, 2026**  
121 Discussion ensued regarding the minutes from the April 21, 2026, meeting. The Board requested  
122 that the reference on line 123 be revised from "Mr. Connor" to "Mrs. Connor."

123  

On MOTION by Mr. Rado, seconded by Mrs. Connor, with all in favor, approval of the April 21, 2026, meeting minutes, as amended, was approved.
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124  
125 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**  
126 The Board requested that an update to the rental agreement regarding tables in the amenity  
127 center be included as an agenda item for the next meeting.

128 The Board also requested the Fiscal Year 2025 General Ledger for review. Additionally, the  
129 Board requested that outdated court hours and restrictions, as well as pool hours and restrictions  
130 from 2020 under the Community Documents section, be removed from the District's website.

131 Board liaison roles and responsibilities were discussed, and the following assignments were  
132 agreed upon: Mr. Rado (Seat 5) for Financial Matters; Mrs. Connor (Seat 4) for Landscaping; Ms.  
133 Pittman (Seat 3) for Amenities and Pickleball; and Mr. Phillips (Seat 2) for Legal Matters.

134 **EIGHTH ORDER OF BUSINESS** **Adjournment**  
135

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the meeting was adjourned at 1:07 p.m. (5-0).
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140 \_\_\_\_\_  
Assistant Secretary

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Chair / Vice Chair