



Tara Community Development District

October 20, 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



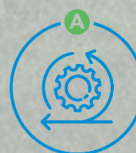
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Board of Supervisors

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

District Staff

Alize Aninipot, District Manager
Kristee Cole, Senior District Manager
David Jackson, District Counsel
Rick Schappacher, District Engineer
Patrick Green, Field Service Manager
Sandra MacGregor, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Tuesday, October 20, 2026, at 10:30 a.m.

The Regular Meeting of the **Tara Community Development District** will be held on Tuesday, October 20, 2026, at 10:30 a.m. at Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203. 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 THE 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 Report Page 5
- iii. Review of Financials..... Page 6
- iv. Consideration of Check Register..... Page 18

B. Aquatics Report..... Page 22

C. Landscape Update

- i. Consideration of Pine Lake Services, LLC Proposal No. 10076 for
Winter 2026 Annuals Installation Page 23
- ii. Ratification of Pine Lake Services, LLC Proposal No. 9856 for
Irrigation Node Replacement Page 25

D. Field Manger Report

i. Monthly Manager Report..... Page 28

E. Tara Master Association

F. District Counsel

G. District Engineer

H. District Manager

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held September 15, 2026 Page 30

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

TARA COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot September 30, 2026

- **Current Cash Balances:**

- Bank United Operating: \$193,864
- Bank United Money Market \$754,712

- **Assessment collections:**

- Tara is 100% collected on the tax roll.

- **Expenses:**

- Current expenses make up 83.97% of the annual budget through September 30, 2026.
Total expenses for the first 12 months are approximately \$705,036.

Tara CDD
Cash Flow Projection
9/30/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	193,864.00	0.00%
MM Account - Bank United	754,712.00	3.40%
Less: Current Outstanding AP	<u>(16,962.00)</u>	
Estimated Cash Available Today	<u>931,614.00</u>	
 Outstanding FY26 Tax Roll	 -	
 Estimated Total Cash Available with Tax Roll	 <u>931,614.00</u>	
 <u>Projections:</u>		
Monthly Average Spend (October - September)	58,851.58	
 Total Monthly Average Spend	 <u>58,851.58</u>	
 Expected Cash Flow at YE (9/30/26)	 <u>872,762.42</u>	
 Average Spend 1st QTR FY27 (2 mos avg spend)	 117,703.17	
 Expected Need through 1st QTR FY27	 <u>755,059.25</u>	
<i>*tax roll revenue for the new FY is received in December</i>		

***Tara
Community
Development
District***

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



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TARA
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2012 DEBT SERVICE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 193,864	\$ -	\$ -	\$ 193,864
Due From Other Funds	-	65,267	-	65,267
Investments:				
Money Market Account	754,712	-	-	754,712
Excess Revenue Account	-	-	5,203	5,203
Reserve Fund (A-1)	-	-	78,157	78,157
Reserve Fund (A-2)	-	-	25,878	25,878
Revenue Fund	-	-	53,780	53,780
Prepaid Items	4,281	-	-	4,281
Prepaid Trustee Fees	4,000	-	-	4,000
TOTAL ASSETS	\$ 956,857	\$ 65,267	\$ 163,018	\$ 1,185,142
LIABILITIES				
Accounts Payable	\$ 16,962	\$ -	\$ -	\$ 16,962
Accrued Expenses	6,428	-	-	6,428
Due To Other Funds	65,267	-	-	65,267
TOTAL LIABILITIES	88,657	-	-	88,657
FUND BALANCES				
Nonspendable:				
Prepaid Items	4,281	-	-	4,281
Prepaid Trustee Fees	4,000	-	-	4,000
Restricted for:				
Debt Service	-	-	163,018	163,018
Assigned to:				
Operating Reserves	209,913	-	-	209,913
Unassigned:	650,006	65,267	-	715,273
TOTAL FUND BALANCES	\$ 868,200	\$ 65,267	\$ 163,018	\$ 1,096,485
TOTAL LIABILITIES & FUND BALANCES	\$ 956,857	\$ 65,267	\$ 163,018	\$ 1,185,142

TARA

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 24,923	\$ 24,923	0.00%	\$ 2,170
FEMA Revenue	-	-	80,000	80,000	0.00%	-
Interest - Tax Collector	-	-	2,819	2,819	0.00%	-
Rental Income	-	-	1,770	1,770	0.00%	-
Special Assmnts- Tax Collector	874,638	874,638	874,638	-	100.00%	-
Special Assmnts- Discounts	(34,986)	(34,986)	(29,841)	5,145	85.29%	-
TOTAL REVENUES	839,652	839,652	954,309	114,657	113.66%	2,170
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	12,000	12,000	-	100.00%	1,000
ProfServ-Engineering	9,450	9,450	9,390	60	99.37%	2,145
ProfServ-Legal Services	15,345	15,345	16,408	(1,063)	106.93%	3,204
ProfServ-Mgmt Consulting	63,163	63,163	63,163	-	100.00%	5,264
ProfServ-Trustee Fees	4,200	4,200	4,912	(712)	116.95%	564
Auditing Services	3,510	3,510	3,510	-	100.00%	-
Website Compliance	2,000	2,000	1,538	462	76.90%	-
Miscellaneous Mailings	2,600	2,600	59	2,541	2.27%	9
Insurance - Risk Management	3,556	3,556	3,351	205	94.24%	-
Legal Advertising	1,500	1,500	1,267	233	84.47%	1,125
Misc-Bank Charges	500	500	-	500	0.00%	-
Misc-Assessment Collection Cost	19,000	19,000	23,000	(4,000)	121.05%	-
Dues, Licenses, Subscriptions	650	650	1,055	(405)	162.31%	-
Total Administration	137,474	137,474	139,653	(2,179)	101.59%	13,311
Electric Utility Services						
Utility - General	43,000	43,000	47,116	(4,116)	109.57%	3,011
Utility - Gas	14,000	14,000	7,022	6,978	50.16%	134
Utility - Recreation Facilities	7,000	7,000	4,024	2,976	57.49%	-
Total Electric Utility Services	64,000	64,000	58,162	5,838	90.88%	3,145
Water-Sewer Comb Services						
Utility - Water & Sewer	4,750	4,750	4,579	171	96.40%	-
Total Water-Sewer Comb Services	4,750	4,750	4,579	171	96.40%	-
Stormwater Control						
R&M-Stormwater System	7,000	7,000	1,497	5,503	21.39%	-
R&M Lake & Pond Bank	10,000	10,000	7,000	3,000	70.00%	6,600
Fountain Maintenance	2,500	2,500	1,150	1,350	46.00%	-
Aquatic Maintenance	36,036	36,036	34,950	1,086	96.99%	2,930
Aquatic Plant Replacement	2,500	2,500	-	2,500	0.00%	-
Total Stormwater Control	58,036	58,036	44,597	13,439	76.84%	9,530
Other Physical Environment						
Pest Control	2,237	2,237	1,854	383	82.88%	181
Contracts-Landscape & Irrigation	238,890	238,890	238,890	-	100.00%	19,908
Insurance - General Liability	4,163	4,163	3,922	241	94.21%	-
Insurance - Risk Management	500	500	500	-	100.00%	-
Property Insurance	12,262	12,262	11,623	639	94.79%	-
R&M-Irrigation	-	-	12,447	(12,447)	0.00%	9,411

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-26 ACTUAL
R&M-Tree Trimming Services	20,000	20,000	15,826	4,174	79.13%	-
R&M-Well Maintenance	5,000	5,000	-	5,000	0.00%	-
Landscape - Annuals	16,000	16,000	14,796	1,204	92.48%	3,636
Landscape - Mulch	23,200	23,200	16,924	6,276	72.95%	-
Landscape Replacement	20,000	20,000	13,864	6,136	69.32%	1,461
Hurricane Damage	75,000	75,000	-	75,000	0.00%	-
Entry & Walls Maintenance	5,000	5,000	373	4,627	7.46%	373
Holiday Decoration	4,545	4,545	4,545	-	100.00%	-
Total Other Physical Environment	426,797	426,797	335,564	91,233	78.62%	34,970
<u>Security Operations</u>						
Security System Monitoring & Maint.	4,500	4,500	1,707	2,793	37.93%	276
Total Security Operations	4,500	4,500	1,707	2,793	37.93%	276
<u>Parks and Recreation</u>						
Clubhouse - Facility Janitorial Service	7,800	7,800	11,163	(3,363)	143.12%	1,900
Lighting Replacement	2,500	2,500	-	2,500	0.00%	-
Management Contract	43,008	43,008	43,008	-	100.00%	3,584
Contracts-Pools	9,888	9,888	9,600	288	97.09%	-
Telephone, Cable & Internet Service	4,800	4,800	6,346	(1,546)	132.21%	490
R&M-Pools	5,000	5,000	8,729	(3,729)	174.58%	-
R&M-Vehicles	2,000	2,000	258	1,742	12.90%	-
Athletic/Park Court/Field Repairs	15,000	15,000	15,950	(950)	106.33%	-
Facility A/C & Heating Maintenance & Repair	2,800	2,800	1,510	1,290	53.93%	-
Furniture Repair/Replacement	3,300	3,300	-	3,300	0.00%	-
Access Control Maintenance & Repair	2,000	2,000	-	2,000	0.00%	-
Misc-Clubhouse Activities	6,000	6,000	3,428	2,572	57.13%	-
Computer Support	1,000	1,000	58	942	5.80%	-
Office Supplies	1,000	1,000	399	601	39.90%	-
Total Parks and Recreation	106,096	106,096	100,449	5,647	94.68%	5,974
<u>Reserves</u>						
Misc-Special Projects	18,000	18,000	-	18,000	0.00%	-
Misc-Contingency	20,000	20,000	20,325	(325)	101.63%	5,581
Total Reserves	38,000	38,000	20,325	17,675	53.49%	5,581
TOTAL EXPENDITURES & RESERVES	839,653	839,653	705,036	134,617	83.97%	72,787
Excess (deficiency) of revenues						
Over (under) expenditures	(1)	(1)	249,273	249,274	-24927300.00%	(70,617)
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	(1)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1)	-	-	-	0.00%	-
Net change in fund balance	\$ (1)	\$ (1)	\$ 249,273	\$ 249,274	-24927300.00%	\$ (70,617)
FUND BALANCE, BEGINNING (OCT 1, 2025)	618,927	618,927	618,927			
FUND BALANCE, ENDING	\$ 618,926	\$ 618,926	\$ 868,200			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	45,000	45,000	45,000	-	100.00%	-
Special Assmnts- Discounts	(1,383)	(1,383)	(1,535)	(152)	110.99%	-
TOTAL REVENUES	43,617	43,617	43,465	(152)	99.65%	-
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	-	-	1,183	(1,183)	0.00%	-
Total Administration	-	-	1,183	(1,183)	0.00%	-
Reserves						
Capital Reserve	45,500	45,500	-	45,500	0.00%	-
Total Reserves	45,500	45,500	-	45,500	0.00%	-
TOTAL EXPENDITURES & RESERVES	45,500	45,500	1,183	44,317	2.60%	-
Excess (deficiency) of revenues						
Over (under) expenditures	(1,883)	(1,883)	42,282	44,165	-2245.46%	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	(1,883)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(1,883)	-	-	-	0.00%	-
Net change in fund balance	\$ (1,883)	\$ (1,883)	\$ 42,282	\$ 44,165	-2245.46%	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2025)	22,985	22,986	22,985			
FUND BALANCE, ENDING	\$ 21,102	\$ 21,103	\$ 65,267			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 6,972	\$ 6,972	0.00%	\$ 490
Special Assmnts- Tax Collector	222,787	222,787	222,787	-	100.00%	-
Special Assmnts- Discounts	(8,911)	(8,911)	(7,601)	1,310	85.30%	-
TOTAL REVENUES	213,876	213,876	222,158	8,282	103.87%	490
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	4,456	4,456	5,859	(1,403)	131.49%	-
Total Administration	4,456	4,456	5,859	(1,403)	131.49%	-
Debt Service						
Principal Debt Retirement	145,000	145,000	140,000	5,000	96.55%	-
Principal Prepayments	-	-	25,000	(25,000)	0.00%	-
Interest Expense	52,541	52,541	42,569	9,972	81.02%	-
Total Debt Service	197,541	197,541	207,569	(10,028)	105.08%	-
TOTAL EXPENDITURES	201,997	201,997	213,428	(11,431)	105.66%	-
Excess (deficiency) of revenues						
Over (under) expenditures	11,879	11,879	8,730	(3,149)	73.49%	490
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	11,879	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	11,879	-	-	-	0.00%	-
Net change in fund balance	\$ 11,879	\$ 11,879	\$ 8,730	\$ (3,149)	73.49%	\$ 490
FUND BALANCE, BEGINNING (OCT 1, 2025)	154,288	154,288	154,288			
FUND BALANCE, ENDING	\$ 166,167	\$ 166,167	\$ 163,018			

TARA
Community Development District

Supporting Schedules

September 30, 2026

**Non-Ad Valorem Special Assessments
Manatee County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2026**

					Allocation		
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Reserve Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2026				\$ 1,142,425	\$ 874,638	\$ 45,000	\$ 222,787
Allocation %				100%	77%	4%	20%
11/25/25	\$ 17,820	\$ 742	\$ 551	\$ 19,113	\$ 14,633	\$ 753	\$ 3,727
12/10/25	\$ 149,317	\$ 6,222	\$ 4,618	\$ 160,157	\$ 122,616	\$ 6,309	\$ 31,233
12/16/25	\$ 192,077	\$ 8,003	\$ 5,941	\$ 206,021	\$ 157,729	\$ 8,115	\$ 40,177
12/31/25	\$ 503,450	\$ 20,977	\$ 15,571	\$ 539,997	\$ 413,421	\$ 21,270	\$ 105,306
01/12/26	\$ 34,392	\$ 1,064	\$ 1,064	\$ 36,519	\$ 27,959	\$ 1,438	\$ 7,122
02/25/26	\$ 24,412	\$ 498	\$ 755	\$ 25,665	\$ 19,649	\$ 1,011	\$ 5,005
03/27/26	\$ 15,054	\$ 152	\$ 466	\$ 15,672	\$ 11,998	\$ 617	\$ 3,056
04/29/26	\$ 28,498	\$ -	\$ 881	\$ 29,379	\$ 22,493	\$ 1,157	\$ 5,729
05/27/26	\$ 5,299	\$ -	\$ 164	\$ 5,463	\$ 4,183	\$ 215	\$ 1,065
06/12/26	\$ 6,293	\$ -	\$ 195	\$ 6,488	\$ 4,967	\$ 256	\$ 1,265
06/15/26	\$ 96,793	\$ -	\$ 2,994	\$ 99,787	\$ 76,397	\$ 3,931	\$ 19,460
07/01/26		\$ 1,319	\$ -	\$ 1,319	\$ 1,010	\$ 52	\$ 257
07/01/26		\$ -	\$ (3,156)	\$ (3,156)	\$ (2,416)	\$ (124)	\$ (615)
07/01/26		\$ -	\$ 0.26	\$ 0.26	\$ 0.20	\$ 0.01	\$ 0.05
TOTAL	\$ 1,073,406	\$ 38,977	\$ 30,042	\$ 1,142,425	\$ 874,638	\$ 45,000	\$ 222,787
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING					\$ -	\$ -	\$ -

Cash and Investment Report

September 30, 2026

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Bank United	0.00%	\$ 196,864
Investments - Money Market		Bank United	3.45%	\$ 754,712
Subtotal				<u>\$ 951,576</u>
DEBT SERVICE				
Series 2012 A-1 Excess Revenue Fund		US Bank	3.75%	\$ 5,203
Series 2012 A-1 Reserve		US Bank	3.75%	\$ 78,157
Series 2012 A-2 Reserve		US Bank	3.75%	\$ 25,878
Series 2012 Revenue Fund		US Bank	3.75%	\$ 53,780
Subtotal				<u>\$ 163,018</u>
Total				<u><u>\$ 1,114,594</u></u>

Bank Account Statement

Tara CDD

Bank Account No. 4627

Statement No. 09-26

Statement Date 09/30/2026

G/L Account No. 101003 Balance	193,864.09	Statement Balance	208,951.07
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	208,951.07
Subtotal	193,864.09	Outstanding Checks	-15,086.98
Negative Adjustments	0.00	Ending Balance	193,864.09
Ending G/L Balance	193,864.09		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/24/2026	Payment	100288	PINCH A PENNY #108	Inv: 0215-6549			-800.00
09/24/2026	Payment	100289	MCKAYSCAPES LLC	Inv: 12162, Inv: 12604			-468.00
09/24/2026	Payment	100291	SCHAPPACHER ENGINEERING LLC	Inv: 3101			-1,278.75
09/24/2026	Payment	100292	MCCLATCHY COMPANY LLC	Inv: IN168379			-342.66
09/24/2026	Payment	100293	JULIO C . GARCIA	Inv: 2292117			-800.00
09/14/2026	Payment	300172	TECO	Inv: 091426-1060			-133.84
09/29/2026	Payment	100295	TOM SOUTH	Inv: 100126-			-90.00
09/29/2026	Payment	100297	MCCLATCHY COMPANY LLC	Inv: IN168377, Inv: IN149544			-192.03
09/29/2026	Payment	100298	PINE LAKE NURSERY	Inv: 10838, Inv: 11038, Inv: 11056, Inv: 11080, Inv: 1108			-9,881.70
09/29/2026	Payment	100299	JULIO C . GARCIA	Inv: 2292116			-300.00
09/29/2026	Payment	100300	PINCH A PENNY #108	Inv: 0215-6552			-800.00
Total Outstanding Checks							-15,086.98

Outstanding Deposits

Total Outstanding Deposits

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100286							
001	09/16/26	FIELDS CONSULTING GROUP	3860	Metal Sign Pool Emergency Phone 10x8.5	Misc-Contingency	549900-58200	\$850.00
Check Total							\$850.00
CHECK # 100287							
001	09/24/26	INFRAMARK LLC	188617	SEPT 26 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$5,263.58
001	09/24/26	INFRAMARK LLC	188617	SEPT 26 MGMT FEES	Management Contract	531136-57201	\$3,584.00
Check Total							\$8,847.58
CHECK # 100288							
001	09/24/26	PINCH A PENNY #108	0215-6549	August 2026 Pool Care	Contracts-Pools	534078-57201	\$800.00
Check Total							\$800.00
CHECK # 100289							
001	09/24/26	MCKAYSCAPES LLC	12162	Fertilization Of Palms	Landscape Replacement	546338-53900	\$234.00
001	09/24/26	MCKAYSCAPES LLC	12604	Fertilization Bismarck Palm	Landscape Replacement	546338-53900	\$234.00
Check Total							\$468.00
CHECK # 100290							
001	09/24/26	ALERT 360	17507430	SEC SYSTEMS MONITORING	Security System Monitoring & Maint.	546479-53935	\$275.95
Check Total							\$275.95
CHECK # 100291							
001	09/24/26	SCHAPPACHER ENGINEERING LLC	3101	AUG 2026 District Engineer	ProfServ-Engineering	531013-51301	\$1,278.75
Check Total							\$1,278.75
CHECK # 100292							
001	09/24/26	MCCLATCHY COMPANY LLC	IN168379	NOTICE OF MEETING	Legal Advertising	548002-51301	\$342.66
Check Total							\$342.66
CHECK # 100293							
001	09/24/26	JULIO C . GARCIA	2292117	08/11/26 - 09/03/26 Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57201	\$800.00
Check Total							\$800.00
CHECK # 100294							
001	09/29/26	INFRAMARK LLC	189694	Licenses for Email and Postage	Miscellaneous Mailings	541030-51301	\$8.58
001	09/29/26	INFRAMARK LLC	189694	Licenses for Email and Postage	Misc-Contingency	549900-58200	\$173.88
Check Total							\$182.46
CHECK # 100295							
001	09/29/26	TOM SOUTH	100126-	4 TH QRT Fountain Electric 10/01/26 - 12/31/26	Utility - General	543001-53100	\$90.00
Check Total							\$90.00
CHECK # 100296							
001	09/29/26	COMPLETE ELECTRICAL SERV INC.	4962	SERVICE CALL: TROUBLE SHOT BACK	Entry & Walls Maintenance	546992-53900	\$373.00
001	09/29/26	COMPLETE ELECTRICAL SERV INC.	4968	SERVICE CALL AND REPAIR- WELL IRRIGATION SYSTEM	Misc-Contingency	549900-58200	\$529.00
Check Total							\$902.00
CHECK # 100297							
001	09/29/26	MCCLATCHY COMPANY LLC	IN168377	Legal Notice	Legal Advertising	548002-51301	\$101.84
001	09/29/26	MCCLATCHY COMPANY LLC	IN149544	LEGAL NOTICE	ProfServ-Legal Services	531023-51301	\$90.19
Check Total							\$192.03

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100298							
001	09/29/26	PINE LAKE NURSERY	11081	Removal of dead tree	Misc-Contingency	549900-58200	\$595.80
001	09/29/26	PINE LAKE NURSERY	10838	Remove 1 dead pine Tree located on Tara Blvd and Linger Lodge	Landscape Replacement	546338-53900	\$992.50
001	09/29/26	PINE LAKE NURSERY	11038	IRR REPAIRS	R&M-Irrigation	546041-53900	\$3,607.59
001	09/29/26	PINE LAKE NURSERY	11056	IRR REPAIRS	R&M-Irrigation	546041-53900	\$3,718.00
001	09/29/26	PINE LAKE NURSERY	11080	Irrigation Enhancement	Misc-Contingency	549900-58200	\$967.81
Check Total							\$9,881.70
CHECK # 100299							
001	09/29/26	JULIO C . GARCIA	2292116	Table Repair	Clubhouse - Facility Janitorial Service	531131-57201	\$300.00
Check Total							\$300.00
CHECK # 100300							
001	09/29/26	PINCH A PENNY #108	0215-6552	SEPT 26 POOL CARE	Contracts-Pools	534078-57201	\$800.00
Check Total							\$800.00
CHECK # 1505							
001	09/10/26	ADMIRAL ENVIRONMENTAL LLC	5772	Control Structure Service/Repair/Maintenance Pond 43 - Cleaning of outflow structure.	R&M Lake & Pond Bank	546185-53805	\$400.00
Check Total							\$400.00
CHECK # 1506							
001	09/10/26	ADMIRAL ENVIRONMENTAL LLC	5688	Cutting/Removal Vegetation by Weir	R&M Lake & Pond Bank	546185-53805	\$6,600.00
Check Total							\$6,600.00
CHECK # 1507							
001	09/10/26	ADMIRAL ENVIRONMENTAL LLC	5764	SEPT 26 AQUATIC MAINT	Aquatic Maintenance	546995-53805	\$2,930.00
Check Total							\$2,930.00
CHECK # 1509							
001	09/10/26	COMPLETE ELECTRICAL SERV INC.	4934	TROUBLE SHOT ENTRANCE SIGN LIGHTS BOTH SIDES	Misc-Contingency	549900-57201	\$367.00
Check Total							\$367.00
CHECK # 1510							
001	09/10/26	MCCLATCHY COMPANY LLC	INV68379	7/22-29/26 budget notice	Legal Advertising	548002-51301	\$342.66
Check Total							\$342.66
CHECK # 1511							
001	09/10/26	PINE LAKE NURSERY	10933	SEP 26 MAINT CONTRACT	Contracts-Landscape & Irrigation	534250-53900	\$19,907.50
Check Total							\$19,907.50
CHECK # 1512							
001	09/10/26	SCHAPPACHER ENGINEERING LLC	3068	6/8/2026 Respond to CDD manager regarding hydraulic oil spill	ProfServ-Engineering	531013-51301	\$41.25
Check Total							\$41.25
CHECK # 1513							
001	09/10/26	SCHAPPACHER ENGINEERING LLC	3039	APRIL 2026 District Engineer	ProfServ-Engineering	531013-51301	\$825.00
Check Total							\$825.00
CHECK # 1514							
001	09/10/26	SCHOOL NOW	INV-SN-1586	WEBSITE / COMPLIANCE SVCS 10/26 - 09/30/2027	Prepaid Items	155000	\$1,583.62
Check Total							\$1,583.62
CHECK # 1515							
001	09/10/26	MCCLATCHY COMPANY LLC	138979	LEGAL NOTICE	Legal Advertising	548002-51201	\$337.48
Check Total							\$337.48
CHECK # 1516							
001	09/21/26	PERSSON & COHEN P.A.	7369	JULY/AUG 2026 District Counsel	ProfServ-Legal Services	531023-51301	\$2,386.20
Check Total							\$2,386.20

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300160							
001	09/03/26	TECO	081326-1060-ACH	SVC 07/10-08/07/26	Utility - Gas	543019-53100	\$157.11
Check Total							\$157.11
CHECK # 300161							
001	09/03/26	FPL	081326-0237-ACH	BILL PRD 07/14-08/13/26	Utility - General	543001-53100	\$33.51
Check Total							\$33.51
CHECK # 300162							
001	09/03/26	FPL	081326-6121-ACH	BILL PRD 07/14-08/13/26	Utility - General	543001-53100	\$143.66
Check Total							\$143.66
CHECK # 300163							
001	09/03/26	FPL	081326-1235-ACH	BILL PRD 07/14-08/13/26	Utility - General	543001-53100	\$174.18
Check Total							\$174.18
CHECK # 300164							
001	09/11/26	MCUD MANATEE COUNTY UTILITIES DEPT ACH	082126-0584	BILL PRD 07/15-08/13/26	Utility - Water & Sewer	543021-53601	\$343.05
Check Total							\$343.05
CHECK # 300165							
001	09/22/26	COMCAST	090126-5540-ACH	SVC 9/14-10/13/26	Telephone, Cable & Internet Service	541016-57201	\$489.90
Check Total							\$489.90
CHECK # 300166							
001	09/10/26	FPL	091026-0412-ACH	BILL PRD 08/11-09/10/26	Utility - General	543001-53601	\$1,014.42
Check Total							\$1,014.42
CHECK # 300167							
001	09/14/26	FPL	091426-8567-ACH	BILL PRD 08/13 - 09/14/26	Utility - General	543001-53100	\$102.84
Check Total							\$102.84
CHECK # 300168							
001	09/14/26	FPL	091426-0237-ACH	BILL PRD 08/13 - 09/14/26	Utility - General	543001-53100	\$32.99
Check Total							\$32.99
CHECK # 300169							
001	09/14/26	FPL	091426-6121-ACH	BILL PRD 08/13 - 09/14/26	Utility - General	543001-53100	\$143.49
Check Total							\$143.49
CHECK # 300170							
001	09/14/26	FPL	091426-1235-ACH	BILL PRD 08/13 - 09/14/26	Utility - General	543001-53100	\$174.05
Check Total							\$174.05
CHECK # 300171							
001	09/14/26	FPL	091426-1237-ACH	BILL PRD 08/13 - 09/14/26	Utility - General	543001-53100	\$49.75
Check Total							\$49.75
CHECK # 300172							
001	09/14/26	TECO	091426-1060	BILL PRD 08/08-09/10/26	Utility - Gas	543019-53100	\$133.84
Check Total							\$133.84
CHECK # 300173							
001	09/10/26	FPL	091026-6012-ACH	BILL PRD 08/11-09/10/26	Utility - General	543001-53100	\$2,006.28
Check Total							\$2,006.28
CHECK # 300174							
001	09/08/26	FPL	090826-9061-ACH	BILL PRD 08/07-09/08/26	Utility - General	543001-53100	\$157.72
Check Total							\$157.72

TARA COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300175							
001	09/08/26	FPL	090826-8430-ACH	BILL PRD 08/07-09/08/26	Utility - General	543001-53100	\$642.83
Check Total							<u>\$642.83</u>
CHECK # 300176							
001	09/08/26	FPL	090826-1324-ACH	BILL PRD 08/07-09/08/26	Utility - General	543001-53100	\$62.05
Check Total							<u>\$62.05</u>
Fund Total							<u>\$67,593.51</u>

Total Checks Paid	\$67,593.51
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P.O. Box 5546 Sarasota, FL 34277
 Office@AdmiralEnvironmental.com
 www.AdmiralEnvironmental.com
 Office: 941-777-3350

10/14/26

Preserve @ Tara CDD Admiral Environmental Aquatic Management Report

Completed **Recurring** Monthly Service Event:

Date: 09/09/26
 Technicians: Chuck, Cesar, Wyatt & Larry
 Ponds: 1-51
 Scope of Work: Performed spot treatments targeting algae, floating and submersed weeds.

Completed **Recurring** Monthly Service Event:

Date: 09/29/26
 Technicians: Chuck & Larry
 Ponds: 4, 8, 15, 16, 19, 20, 23, and 41- 51.
 Scope of Work: Performed spot treatments targeting algae.

Completed **Recurring** Monthly Service Event:

Date: 10/07/26
 Technicians: Chuck, Cesar, Larry & Wyatt
 Ponds: 1- 51.
 Scope of Work: Performed spot treatments targeting undesirable shoreline weeds, floating and submersed vegetation.

Next **Recurring** Monthly Service Events:

Date: 10/26/26
 Technicians: Chuck & Larry
 Ponds: 1 - 51
 Scope of Work: We will inspect all 51 ponds and service as needed.

=====

Note:

- North Fountain in pond 23 is shut down because the intake screen is clogged. The fountain intake screen is scheduled to be cleaned on 10/15/26.
- Homeowner Concern about ponding water in low lying common ground area adjacent to 6162 Aviary Ct.
 - Patrick, field manager, received a photo of ponding water in common ground area on 10/13/26 at 10:59 A.M.
 - Admiral Representative inspected the area on 10/13/26 at 2:45 P.M. and the area had drained into the pond through a yard drain. There was no standing water.



Proposal #10076

Tara CDD 2026 Winter Annuals Enhancement Proposal 12/2026

Date 10/1/2026

Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579

Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Winter 2026 Annuals

Install 1200-4.5 inch Annuals

Items	Quantity	Unit
winter annuals	1.00	EA
Install 1200-4.5 inch Annuals:		\$3,636.00

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$0.00
PROJECT TOTAL:		\$3,636.00

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded. All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By



Epifanio Carvajal Ulloa

Date

10/1/2026

Pine Lake Services, LLC

By



Alize Aninipot

Date



Inframark



Proposal #9856

Tara CDD- New Battery Controller

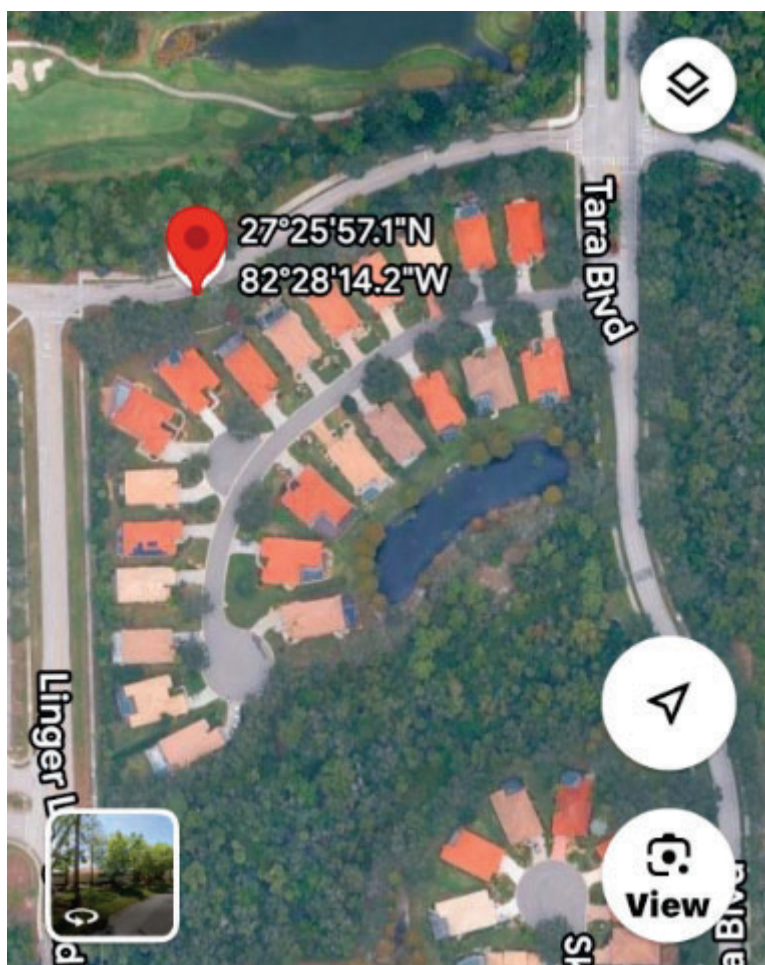
Date 9/14/2026

Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579

Property Tara CDD | 7340 Tara Preserve Lane | Bradenton, FL 34203

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

During the September 2026 irrigation inspection, it was found that a node needed to be replaced.



Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	1.00	Hr	\$79.71
Sales Tax	1.00	EA	\$27.92
Replace Node 100	1.00	EA	\$349.66
Irrigation Enhancement:			\$457.29

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit	Price
Fuel Surcharge	1.00	EA	\$0.00
Fuel Surcharge:			\$4.31
PROJECT TOTAL:			\$461.60

Terms & Conditions

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All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

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Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

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By



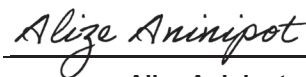
Garrett Macgregor

Date

9/14/2026

Pine Lake Services, LLC

By



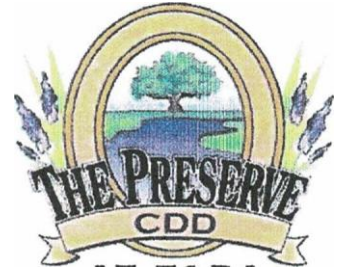
Alize Aninipot

Date

9-21-26

Inframark

September 15, 2026 – October 05, 2026
The Preserve at Tara
Field Manager Report
Operations and Maintenance Updates



Status of Current Issues and Projects

1. 09/16/2026 Removed Garden sign on CDD property (Across from 6858 Tailfeather way)
2. 09/17/2026 Fielded complaint of oak tree hanging over residents' lawn. Verified that tree was not on CDD property and residents were notified.
3. 09/17/2026 Organized club house storeroom, clubhouse and bathrooms cleaned.
4. 09/17/2026 Complete Electric repaired pump 1 on 6747 Tailfeather Way.
5. 09/18/2026 TWC repaired ice maker (Clogged drain).
6. 09/23/2026 Clubhouse and bathrooms cleaned, golfcart detailed. Obtained estimate from ASAP fence (6818 Tailfeather Way)
7. 09/28/2026 Fielded complaint: 6215 Skyward Blvd. (Hedges along Tara Blvd.) Contacted Epi, Hedges trimmed 10/05/26 resident notified.

Fielded complaint: 6831 Tailfeather Way (Mangroves encroaching on resident's property, Contacted Epi, Mangroves trimmed 10/05/26 resident notified.

8. 09/29/2026 Obtained estimate from USA Fence (6818 Tailfeather Way).
9. 09/30/2026 Called Pinch a Penny Pool and spa heaters not reaching temp, heaters repaired.

Clubhouse and bathrooms cleaned.

Fielded report of people fishing along Tara Preserve Ln. Investigated, parties were gone.

10. 10/01/2026 Golfcart Repaired and returned by Gulf Coast Carts

11. 10/05/2026 Fielded a report of grass growing in pond 10. Investigated and contacted Mike from Admiral environmental. Mike and I walked the pond perimeter. The grass in the pond is switchback grass which is beneficial to the pond.

**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, September 15, 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
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
Tabitha Vega	Assistant Amenities, Inframark
David Jackson	District Counsel, Persson, Cohen & Mooney
Rick Schappacher	District Engineer, Schappacher Engineering
Epi Carvajal	Representative, PineLake Landscape
Jason Rogue	Representative, PineLake Landscape
Patrick Green	Field Manager, Inframark
Mike Kaighin	Representative, Admiral Environmental
Karen Cardoza	Representative, Tara Master Association

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/Code of Conduct

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

THIRD ORDER OF BUSINESS Approval of the Agenda

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the agenda was approved. (4-0)

FOURTH ORDER OF BUSINESS Public Comments

There were no comments at this time.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Accountant****i. Review of Financial Snapshot****ii. Review of Cash Flow Analysis****iii. Review of Financials****iv. Review of Check Register**

The Board discussed transferring excess funds from the Cash Operating Account to the Reserve Account. The Board also requested that the remaining balance be checked for transfer to Reserves.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board approved transferring excess funds from the Cash Operating Account to the Reserve Account, representing the difference between operating cash and operating reserves. (4-0)

The Board discussed a \$4,000 check may be received from FEMA.

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Financial Snapshot, Cash Flow Analysis, Financials, and Check Register were approved. (4-0)

B. Aquatics Report

Mr. Kaighin discussed the service fee price increase of \$3,015, totaling \$36,180 annually. Mr. Kaighin presented the Aquatics Report and advised that Pond 23 would need to be cleaned due to algae. The Board requested before-and-after photographs before moving forward.

On MOTION by Mr. DiBartolomeo, seconded by Mrs. Connor, with all in favor, the service fee price increase was approved. (4-0)

C. Landscape Update

Mr. Carvajal presented his report to the Board. The Board discussed a missed pine tree at 6818 Tailfeather Way and a not-to-exceed amount of \$600 for a flush cut.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board approved a not-to-exceed amount of \$600 for the flush cut of the pine tree at 6818 Tailfeather Way. (4-0)

The Board discussed watering the annuals, which also results in watering the grass and may lead to a fungal problem. The Board further discussed splitting the watering zones and requested that a proposed solution be presented at the next meeting.

D. Field Manager Report

i. Consideration of Rentokil North America Five-Day Wildlife Trapping Agreement

The Board reviewed the Rentokil North America Five-Day Wildlife Trapping Agreement at a cost of \$290 per day, totaling \$1,450. The Board decided not to move forward with the agreement. No action was taken.

ii. Consideration of Pinch A Penny Spa Resurfacing Proposal

The Board reviewed the Pinch A Penny Spa Resurfacing Proposal in the amount of \$16,350. The scope of work includes chipping out the existing spa surface, applying a full bond coat to prepare the new surface, installing a StoneScapes pebble spa surface, installing new non-slip tile on the steps and benches, and replacing all jet fittings and main drain covers to meet code requirements.

On MOTION by Mr. Rado, seconded by Mrs. Connor, with all in favor, the Board approved the Pinch A Penny Spa Resurfacing Proposal in the amount of \$16,350, contingent upon clarification from the Chairman and submission of a revised proposal to District Counsel. (4-0)

iii. Consideration of Trusted Pool and Spa Tara Preserve Spa Renovation Proposal

The Board reviewed the Trusted Pool and Spa Tara Preserve Spa Renovation Proposal. The proposed tile options included NPT (National Pool Trends) or Luv Tile for mud cap and non-skid tiles, with the warranty provided through Trusted Pools. The mud cap refers to the type of tile installed along the edge of the top tile area, while the non-skid tile provides a textured, slip-resistant surface.

The proposed surface preparation included applying a bond coat to promote adhesion to the existing pool interior finish, with a one-year warranty. The proposed plaster finish consisted of

QuartzScapes with color options of Super Blue or Ivory, carrying a ten-year warranty.

No action was taken.

iv. Discussion of Pool Materials and Warranty

The Board discussed the pool materials and warranty options, noting that Pinch A Penny offers an upgrade from the QuartzScapes finish to the StoneScapes finish for an additional \$200.

E. Tara Master Association

The Board discussed the upcoming Tara Master Association Board meeting scheduled for September 24, 2026, during which the proposed budget will be presented.

F. District Counsel

District Counsel discussed the posting of new policies and procedures and provided a reminder that ethics training must be completed by the end of the calendar year.

G. District Engineer

Mr. Schappacher reported that he followed up with Admiral Environmental regarding vegetation.

H. District Manager

The District Manager announced that Ms. Cole would be taking over as District Manager and introduced Ms. Vega.

SIXTH ORDER OF BUSINESS Business Items

A. Ratification of Sonic Barrier Animal Repellent Purchase

On MOTION by Mr. DiBartolomeo, seconded by Mrs. Connor, with all in favor, the Board ratified the Sonic Barrier Animal Repellent Purchase in the amount of \$139.00. (4-0)

B. Ratification of Pine Lake Services, LLC Proposal No. 9740 for 4-Inch Mainline Repair

On MOTION by Mr. DiBartolomeo, seconded by Mrs. Connor, with all in favor, the Board ratified Pine Lake Services, LLC Proposal No. 9740 for the 4-Inch Mainline Repair. (4-0)

C. Ratification of Pine Lake Services, LLC Proposal No. 9709 for Fall 2026 Annuals

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Board ratified Pine Lake Services, LLC Proposal No. 9709 for Fall 2026 Annuals in the amount of \$3,636.00. (4-0)

D. Ratification of Pine Lake Services, LLC Proposal No. 9621 for Well Repairs at 6747 Tailfeather Way

The Board reviewed Pine Lake Services, LLC Proposal No. 9621 for well repairs at 6747 Tailfeather Way in the amount of \$3,607.59. A discussion ensued regarding Accura, a third-party vendor that can hire directly.

The Board directed the District Manager to contact Accura to address the issue and obtain a quote. Following the repairs, Pine Lake Services, LLC will perform a wet check.

On MOTION by Mr. DiBartolomeo, seconded by Ms. Pittman, with all in favor, the Board ratified Pine Lake Services, LLC Proposal No. 9621 for well repairs at 6747 Tailfeather Way. (4-0)

E. Ratification of Pine Lake Services, LLC Proposal No. 9598 for Dead Pine Tree Removal

On MOTION by Mr. DiBartolomeo, seconded by Mr. Rado, with all in favor, the Board ratified Pine Lake Services, LLC Proposal No. 9598 for Dead Pine Tree Removal in the amount of \$992.50. (4-0)

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting Held August 11, 2026

The Board reviewed the minutes from the August 11, 2026, meeting and requested amendments to lines 52 and 132 regarding Mrs. Connor.

On MOTION by Mr. DiBartolomeo, seconded by Mrs. Connor, with all in favor, the Board approved the minutes from the August 11, 2026, meeting, as amended. (4-0)

EIGHTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Mrs. Connor discussed the garden flag at 4658 Tailfeather Way.

Mr. Rado requested that only the current agenda page remain on file and that previous minutes be removed, retaining only the agendas for the past two to three years.

Ms. Pittman discussed the pump at Wingspan, noting that it appeared to be doubled. She requested that it be investigated.

Mr. DiBartolomeo requested that flowers be ordered for Mr. Phillips.

The District Manager recommended removing Mr. Connor's access for all individuals except the Chair or Board of Supervisors. The Board discussed contacting security regarding access and adding Board members only.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. DiBartolomeo, seconded by Mrs. Connor, with all in favor, the meeting was adjourned at 12:01 p.m. (4-0)

Assistant Secretary

Chair / Vice Chair