

TARA MASTER ASSOCIATION MEETING
JUNE 21, 2007
LOCATION: CDD POOL HOUSE

Meeting was called to order by President Bill Pastori @ 7:00 P.M.

Roll Call: John Lane, Bill Pastori, Phil Stewart and Cathy Woolley. Also Present: Tony Greising and JoAnn Mastrangelo. Absent: George Conrad, Joe Doherty and Will Russell.

Approval of the Minutes of the May 24, 2007 Meeting

One revision was made. The word, (Kanetsky) in the paragraph of the Roll Call, was missing the 2nd (k). All in favor, (4-0), unanimous approval.

ARC Committee - Reports of the Officers

A chairman has been elected. Denyse McHugh. A recommendation has been made to have 5 members as opposed to 7. The 5 members are:

Caroline Beall

Ralph Lahue

Denyse McHugh

Karen Rettler

Charles Williams

All in favor, (4-0), unanimous approval.

Property Manager's Report.

There are (17) seventeen residents that are on the Delinquent List. (15) fifteen of which that are in the process of having liens placed. (1) one resident is working with us on a payment schedule. He is making payments of \$1,700 a month. Tony believes we will be able to collect on all of them with the exception of (2) two, which are outstanding.

One of the (2) two that are outstanding is in the process of foreclosure and our lien is still in place. The Legal advice is to wait and see what happens. The (2) accounts are long standing accounts, which are in collection for a long period of time. It was the Attorney's recommendation to not foreclose because of the particular situation of where they stand.

The fees for this one totals about \$2,000.00.

The other outstanding account, the bank stepped in and sold it. There is a new owner. We lost our place on our lien and it has been dissolved. We will have to write it off and with the Attorney's fees and the fees that they have to pay, it amounts to \$3,528.84. In our budget, we have about \$10,000 in legal fees. A motion has been put in place to write it off. All in favor, (4-0), unanimous approval.

The developer informed Tony that they are going to install flexible posts between (2) two lanes of Tara Blvd. The posts will be installed between the turning lane on Tara Blvd. going east onto SR 70 and the lane on Tara Blvd. going east passing over SR 70 going straight. The reason for this is that people coming out of AM South Bank are crossing over 3 lanes in order to get into the westbound turning lane. The County requires the developer to install these flexible posts to avoid any accidents.

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The County and the developer are moving ahead with installing a traffic light at Stone River Road and Tara Blvd. In the interim the 4 way stop sign is working well.

TMA is planning on doing a face-lift on our signs and entryway wall and lighting. Tony will come up with some ideas and pass it on to the Board and get some proposals.

Tony explained that the bulk our cash for the Tara Master Association, is invested in 12 different banks in CD's, in sums of approximately \$96,000 or less in order to have FDIC Insurance.

The revised Hurricane Standard for the Preserve residents was mailed out approximately the middle of the month of June 2007.

Approval of Committee Chairs (Finance/Communications)

Finance

Chair Person – Don Stoddard

Tom McHugh

Gerritt Parker

Jack Barnes

Annette Teasley

(This is a 5-person committee). Committee and Chairperson – All in Favor, (4-0), unanimously approved.

Communications

Communication will be on hold for now. A Communications Sub-Committee of Joe, Phil and Cathy were approved.

Committee Reports

The PARC wants to impress upon the TMA Board that they need our full-support to enforce the Standards. See attached comments from the Parc Chairperson.

Tara Blvd. South Entrance Committee Report

The Ad-Hoc Committee consisted of: Chair-Phil Stewart, Peter Pfeifer, and George Conrad. It was reported that the Committee has explored the aspects of signage and landscaping at the South end of Tara Blvd. This included Financial, Legal, and County plans. As far as TMA offering cash assistance, it the opinion of Mr. Conrad that it is in violation of statutes, and financially inappropriate. Many legal and document issues would have to be resolved before the funds could be transferred from TMA to the CDD.

Mr. Pfeifer received a budgetary quote consisting of electrical, irrigation and lighting for 2 signs at the South end of Tara Blvd. totaling about \$25,000. Also he reported that the property for the signage is owned by the CDD. It would be a (1) one time cost per unit of \$12.11 and \$8.14 per unit annually totally approximately \$16,800.

It is the recommendation to the Board that we do not transfer funds from the TMA to the CDD. The construction and the maintenance of the south end should be assumed by the TMA as well as the north end. Funding should be budgeted in 2008 and included in the assessment of 2008. The CDD should issue an easement to TMA for the necessary access to the land in perpetuity.

Establishment of the /Parc Review Committee

It will be tabled for the next agenda for further discussion.

New Business:

Channel 57/60

Mr. Pfeifer is assisting to operate channel 57 as well as 60. A concern of the Board is to have Mr. Pfeifer generate a back up incase of an emergency.

Ad Hoc Director

Bill Pastori recommended a **Preserve resident** serve as a liaison to this Board and take part in the discussions and deliberations, but **not vote**. Mr. Pastori appointed as a liaison Mr. Pfeifer to fill this position. Mr. Pfeifer accepted this position. All in favor (4-0), unanimous.

Ad Hoc Legal Committee

The board approved an in-house Legal Counsel who would appoint additional Ad Hoc Legal Committee members.. (Pending issue). All in favor (4-0), unanimous.

County Liaison

John Lane volunteered to continue to be the County Liaison.

Refurbishment of Tara Blvd. North Entrance Signage

Tony discussed this topic in the Manager's Report.

Directors Comments

Cathy reported on the Association's new membership in the Community Association Institute. She encouraged the use of the services and generally explained the many features and services available.

Next Meeting

Next meeting will take place on September 26, 2007 @ the CDD @ 7:00 p.m.

Motion to Adjourn

Motion to adjourn @ 8:55 p.m. All in favor, (4-0), unanimous approval.

John Lane, Secretary

Date