

**TARA MASTER ASSOCIATION
SPECIAL BOARD MEETING
FEBRUARY 20, 2009 @ 9:00 A.M.
Tara G&CC**

ROLL CALL: Present were Board Members: George Conrad, John Lane, Wilma McCray, Tom McHugh, Ed Porter, Phil Stewart and Don Stoddard. Also present were: Tony Greising – Property Manager, JoAnn Mastrangelo – Property Secretary and Larry Perkins – Controller.

RESIDENT COMMENTS (LIMITED TO AGENDA ITEMS)

None

APPROVAL FOR THE MINUTES OF THE JANUARY 26, 2009 MEETING:

A quorum was established and the minutes of the January 26, 2009 meeting were unanimously approved.

JANUARY 2009 FINANCIAL REPORT:

Larry stated that in January of 2009, \$200K was transferred to investments from the Operating Acct. Accounts Receivable has been reduced by approximately \$125K for 2009 for maintenance collections. TMA has received an additional \$27K in February, which leaves approximately \$120K unpaid. Approximately \$50K is due from 103 members owing 2009 maintenance fees and approximately \$70K is due from 36 members owing multi-year maintenance and legal fees. TMA Receivables are almost \$43K higher than last year this time. Accounts Payable was lower than last month by \$148K mostly due to December's Cable Bill. As far as TMA's Income Statement Items, January's net surplus is over budget by \$2000 and landscaping and irrigation expenses under budget by almost \$4000. A line for reserve interest was added to the income statement in 2009. In the prior year column, interest income from both operations and reserves are both on the interest earned line.

COMMITTEE REPORTS:

Noise Abatement: Michele Redwine

Michelle Redwine stated that she has been appointed Chairperson of the Noise Abatement Committee and proceeded to announce the members of the Committee. Michelle reviewed the Committee's Mission Statement and letter that the Committee has presented to the County Commissioner, regarding the extension of the Braden River Bridge. At that point there was a debate between the Board members regarding the Mission Statement that Michelle presented to the Board and what the TMA's responsibilities would be in regards to the Mission Statement. The Board then decided to have a survey made up and sent out to the residents of the TMA to see how they feel regarding the extension of the Braden River Bridge. A motion was approved to spend no more than \$2500 to send a survey out regarding the Bridge and the widening of the road. Tom, Ed & George were appointed to review the final draft of the survey and approve it.

A poll was taken of the Board on the issues of Tara Blvd. widening and the extension of the Braden River Bridge.

The results of the poll are as follows:

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	<u>Bridge</u>	<u>Widening</u>
George	Yes	Yes
John	No	No
Wilma	No	No
Tom	No	No
Ed	Yes	No
Phil	Yes	No
Don	No	No

A motion was then approved to accept the Noise Abatement Committee, (6-1) Ed Porter opposed. There was a motion to accept the Mission Statement as presented by Michelle: **(To seek protection from harmful traffic noise, which impacts the quality of life)** (6-1) Ed Porter opposed. The Board unanimously approved to have a survey sent out to the TMA residents to get an idea of how they feel about the construction of the Bridge as well as the widening of the road.

Organizational Report:
None

Board Approval of Chair and Committee Members:

The Board unanimously approved Michelle Redwine as Chairperson of the Noise Abatement Committee as well as the Committee members: Carolyn Primus, Bruce fast, Pat May, Jessica Schmidt, Lynn Hudson and Tom McHugh, Liaison.

Report and review of County Commission document:

Michelle Redwine reviewed a brief summary of the County Commission document that the Noise Abatement Committee has forwarded to the County Commissioner in hope that the County will permanently remove the project of the extension of the Braden River Bridge.

TMA-ARC: Beth Bond
Committee Report

Beth stated that in the past month, there have been nine (9) requests for approval under the current guidelines and that they have been approved except for one (1) with an amendment. Beth also reviewed the non-compliance issues and stated that on March 11, there will be a notice to the TMA Mgmt. Office as well as the Preserve homeowners, highlighting changes on standards which are **2.3**, and **3.3**; and mentioned that she discussed with Tony the possibility of hiring a company to pressure wash the mailboxes that are extremely dirty and billing the resident for it.

There was a discussion between the Board members and Tony regarding the lack of maintenance on properties that are in foreclosure and how to maintain them. A motion was unanimously approved to do research on what it would cost for maintenance on properties in both phases in Tara.

Communications: Marian Meyer:

A motion was unanimously approved to accept Marian Meyer as Director for the Communications Committee. Marian stated that the Communication's Committee has turned in their minutes and Mission statement for the Committee and the Board unanimously approved them. Marian also states that the Committee has 4 members and is seeking 1 more. Marian also states that the Communications Committee is taking responsibility for channel 57 & 60 as well as the web site for the TMA.

Finance: -Cathy Woolley

Review of the Association's banking relationship:

Cathy asked the Board's approval for 2 new more members of the Finance Committee: Denyse McHugh & Caroline Bealle. They will attend the next Finance Committee Meeting on March 13, @ 10:00 a.m. @ TG&CC pool house. The Board unanimously approved the 2 members to the Committee. She also mentioned the four (4) items they are working on:

- ❖ Working with Larry on the audit report for the Finance Committee
- ❖ Banking & Investment relationships – one (1) financial institution that can handle both investment & banking
- ❖ Lock box programs where the members can send their payments directly to the bank
- ❖ Credit card payments that members can use to pay fees

Manager's Report:

Delinquent Report:

Larry stated that TMA has five (5) properties in foreclosure, six (6) properties are in the middle of bankruptcy, two (2) properties are owned by the bank, and four (4) properties that TMA is trying to ascertain their status. Twenty-one (21) properties have liens but haven't been processed yet.

Ed has volunteered to make a study to see if the TMA should have take responsibility to maintain properties that are in delinquency and are an eyesore to the community.

South Tara Blvd. Entrance Sign Progress:

Larry stated that TMA has received a submittal from the Company that is creating our signs stating that we need to submit a permit to the County.

Other Issues:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Discussion of the purpose of this special meeting: To clarify the mission of the TMA-ARC and all other Committees; Provide guidelines and support for all Committees and Sub-Committees and insuring they are in compliance with State Statutes and TMA documents. This includes proper notice of the meetings and recording the minutes in the Business Office.

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Phil stated that John Lane called this special meeting to make sure that all committees followed the proper protocol. Phil then reinforced the following guidelines:

- ❖ Proper Meeting Notice Timeline Per Stature
- ❖ Creating a Notice and Agenda
- ❖ Proper protocols to conduct the meeting
- ❖ Committee Liaison Function

George stated that the guidelines that Phil has prepared for the Board members are invalid. Larry went over all the concerns that George had regarding the guidelines that he thought are being misrepresented. A motion was approved to accept the new guidelines to go into the record book. At this point, George resigned from the Board.

DIRECTOR'S COMMENTS:

Ed mentions that the Board needs to get information well in advance.

Cathy stated “that if you are for the Bridge renovation, be prepared to see 4 times the amount of traffic running through Tara Blvd”.

Cathy also mentioned that the Finance Committee should be consulted when any significant out of Budget (\$5K-\$10K) spending is proposed.

Carol Primus from the Noise Abatement Committee stated that their mission is to put a stop to the building of the Bridge. She feels that the Board does not want to accept them as a Committee.

Ron Tape mentioned that he attended the Commissioner's Meeting and stated that once this project starts moving, it will be unstoppable. He urges action to put a stop to the Bridge.

NEXT MEETING:

Annual meeting, May 14, 2009 9:00 A.M. at the CDD Clubhouse

ADJOURN:

The meeting was adjourned at 11:30 A.M.

Respectfully Submitted,

Secretary, Tom McHugh

Date

