

Tara Master Association
Board Meeting
February 28, 2008

Roll Call: The meeting was called to order at 9:00 a.m. at the Preserve CDD Building. Board members George Conrad, Joe Doherty, John Lane, Bill Pastori, Will Russell, Phil Stewart and Cathy Woolley were present. Also present were: Preserve Liaison – Peter Pfeiffer, JoAnn Mastrangelo-Property Secretary and Larry Perkins-Asst. General Manager. Absent: Tony Greising – Property Manager.

Approval of the minutes - A quorum was established and the minutes of the January 17, 2008 meeting were unanimously approved.

Finance

January Financial report - Larry stated that the January Financial report has been distributed. On the Balance Sheet through January 31, 2008, the receivables were approximately \$140,000 and approximately 89% of the maintenance fees had been collected by 1/31/08. During February another 5% were collected. This is typical collection rate for TMA. Any delinquent accounts have been turned over to our attorney for lien processing.

Communications

Web site design/maintenance - Joe stated that the web site is a work in progress and changes and updates are being made frequently. The web site has become very informative and has been well received.

Shall monthly TMA Financials be added to the TMA web site? - It will be put on the next agenda for further discussion regarding whether or not there is a value in putting the monthly statements TMA web site. Will noted that the financial statements are readily available in our office. He felt there was not a need for all that work to put the statements on the web sight. Bill said this discussion would be tabled for consideration at a future meeting.

Directory – in process and should be received shortly for distribution.

Master ARC standards & Buyer/Seller disclosure -The ARC Standards will eventually become available on the web site. It is the hope that Buyer/Seller disclosure will be added to the web site. Cathy reported that we have been successful in finding a Community Association Institute Manual from CAI for new owners in a common interest community. It is valuable both for a homeowners association and a condo association. The manual is normally sold by CAI but Cathy explained to CAI that TMA couldn't afford the number (2065) that are needed so they gave us permission to link to manual on their web site.

Tribute Newsletter- Joe reported that Dick Berman (editor and publisher) has been ill and so there has been a delay in the publication of the newsletter. It will probably be published in approximately the next 2 weeks and from then on the plan is to publish quarterly under the Tribute logo that has been approved.

Committees

ARC issues -The Board approved an ad hoc Committee to investigate and smooth out procedures of the ARC regarding the Board, residents, and the management company. Phil stated he would chair the ad hoc committee. Also Phil would like to get a sense of what residents think regarding the current standards and what their concerns are today. The members of the committee will be as

follows: John Lane, Denyse McHugh, Larry Perkins or Tony Greising, Phil Stewart & Cathy Woolley. John stated that if a resident is dissatisfied with the steps that have been taken regarding their non-compliance, there is a Compliance Review Committee that may be convened to review their situation before any further action is taken. This Compliance Review Committee consists of residents not serving on the Board or the ARC. The resident would be the one to call upon the Compliance Review Committee. Cathy stated that after receiving a sanction letter the resident has the option to request the Compliance Review Committee before going any further with legal action. She also noted that the procedure is to notify the Property Manager first and he would advise them of the call for and timing of the Compliance Review Committee meeting.

Manager's report:

Delinquencies - Larry stated that we have approximately 100 delinquent accounts.. Out of the 100 accounts, he is particularly concerned about 10 of them. Those 10 total about \$15,000-\$17,000. For the uncollected accounts, a few of them are going through bankruptcy. The whole delinquency total amount is about \$57,000. TMA has approximately \$5,000 in bad debt in the 2008 budget. Also he stated that TMA has moved \$50,000 from operations to the reserve account. On the Income Statement, TMA is about \$3,000 over budget on the revenues primarily because of interest and finance charges that we have recorded. On Expenses, TMA is approximately \$6,000 under budget due primarily to timing differences in payments.

Cost estimate-entryway signs at Peach Tree Creek & Linger Lodge-

Larry stated that there is going to be a delay regarding this new sign issue and that he has found a new lead on a design-build sign company. He will follow up on it to see if TMA could get a better deal, as far as costs are concerned. The management company needs to determine who owns the land where the signs would be placed, where the electricity and water could be pulled from and develop a project budget. Then Board could consider this project for consolidation with the Linger Lodge sign project.

Other Issues- None

Unfinished Business

Approval of contracts for Linger Lodge signs- Larry stated that there is also going to be a delay regarding the building of these signs because he has a new lead on a design build sign company. He and Tony will follow up on it to see if TMA could get a better deal as far as costs and permitting are concerned. Bill asked that there be movement on this task before the next meeting.

Other Business-Directors' comments

Election schedule-procedure-Larry reported that the schedule for the 2008 elections is as follows: On March 15, the first notice will go out informing members of the annual meeting and include a call for candidates, on April 20, the 2nd notice will go out announcing the annual meeting date with the ballots and the candidate's resumes and on May 22, the Annual Meeting will be @ 9:00 a.m. at Tara Golf & Country Club. During a recess, the ballots will be counted. The election results will be announced @ 11:30 a.m. The results will be put on channel 57-60 as well. Bill Pastori, Will Russell and Joe Doherty's seats will be open.

Comcast proposal - Bill stated that Comcast came to them with a new proposal to terminate the current contract and to have another 5-year contract with all the same terms and conditions with the provision that for the residents that retain the digital set top box for the entire 5-year term of the renegotiated contract. Residents that do not have a set top box, they would go to the Comcast office

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to obtain a box at **no additional charge**. Residents would keep the HBO programming at **no additional charge** for at least one more year of the contract. Once it is in writing and approved, the Board will inform the members by displaying the information on Channel 57-60. Bill said he intend to get the revised contract confirmed by the end of March and seek Board approval at the upcoming April Board meeting. The Board unanimously approved the renegotiation of the contract, which expires on 4/30/08, for the set top boxes and HBO only.

Directors' Comments-

Cathy stated that she attended the Community Association SW Florida trade show in Venice. It was very informative and would be helpful to both volunteer leaders and residents. There was no cost to attend. She learned that some neighboring associations are pressing their liens more aggressively this year. A few associations are sending the lien letter with the second demand letters stating that if they did not pay their 2nd (45-day statements) then the collection was all ready to foreclose. She learned our Attorney's fees are lower than some others.

She also stated that TMA has received a letter from the Preserve CDD requesting that TMA consider assuming control and responsibility for the landscaping on Tara Boulevard, South of Tara Preserve Lane. The correspondence was determined not to be from the CDD but rather Preserve residents. It will be put on the next agenda for further discussion.

Will stated that the traffic light on Tara Blvd. and Stone River Road was not operating properly but the County stated that it would be adjusted accordingly.

Bill stated that the FCC are proposing that all television broadcasts will be in digital format in February 2009. Each television would need a digital box or be a newer model built for digital transmissions. Comcast and Brighthouse don't think the government will hold to the implementation date..

George stated that he doesn't think we need the Tara Master Association. TMA maintains the Northern portion of Tara Blvd. and have 2 contracts (landscaping & cable). He would like further discussion on whether we can do without the TMA or on how and if it can be done more efficiently or to keep it as is. We would possibly discuss it after the elections.

John reported on the unapproved and unbudgeted expansion of Interstate 75 to nine lanes in each direction. There are currently 5 lanes in each direction.

Joe stated that he encourages Tara Preserve members to run for the Board especially because they're only the Preserve resident acting as a liaison and not a fully empowered Board Member. He emphasizes that he would also like to see more Preserve residents on the committees.

The next meeting will be April 7, 2008 at 9:00 a.m. at Tara Golf & Country Club. Please contact Bill Pastori if you wish to have an item placed on the next agenda. These minutes are intended to generally reflect the discussions and actions of the subcommittee. If you feel they are not accurate or you have suggested changes, please call or email right away.

Respectfully Submitted,

John Lane, Secretary

Date