

Tara Master Association
Board Meeting
April 7, 2008

Roll Call: The meeting was called to order at 9:00 a.m. at the Tara Golf & Country Club. Board members George Conrad, Joe Doherty, John Lane, Bill Pastori, Will Russell, Phil Stewart and Cathy Woolley were present. Also present were: General Manager – Tony Greising, Property Secretary – JoAnn Mastrangelo and Controller – Larry Perkins with Preserve Liaison – Peter Pfeifer.

Approval Of Minutes – A quorum was established and the minutes of February 28, 2008 meeting were unanimously approved.

Finance:

February Financial Report – Larry reported that the March statement is almost completed for review. As far as February is concerned, 96 % of the maintenance fees that have been collected by February 29th. We are still waiting for the 45-day letter, which should go out in about 1 week for uncollected fees. For payables there are approximately \$14,000 in legal fees related to delinquencies, most of which we will collect as we collect the maintenance fees. In repairs, we are a bit high due to streetlight issues, which are estimated to be \$5,000. As for February, TMA was slightly over budget due to legal expenses and the streetlights that were mentioned. As far as the delinquencies are concerned, that represents 47 owners. We also have 10 more people that are extremely delinquent that are in the process of litigation. In about 10 days, a 2nd notice will be going out to all residents that haven't paid as of yet.

Communication

Newsletter – Bill reported that the newsletter went out in the mail about 2 weeks ago and Dick Berman did a wonderful job.

Directory – Joe advised everyone that the Preserve directory is available for pick up.

Financial statements on the web site? Cathy inquired if the Board wants to put the monthly report on the web site. Will feels that putting the financial statements on the web site would be very labor extensive. Joe replied that they could be picked up at the Tara Master Association Office. Joe also advised that the ARC Standards would be put on the web site soon.

ARC Ad Hoc Committee – Phil reported that they have had two very productive meetings and there are some issues and procedures that still needed to be resolved. They are awaiting some legal opinions as well. He is optimistic that they will be able to smooth out the problems. Also there will be another 2 more meetings having to do with the standards and at that time they will have a final report to pass on to the Board. Phil wants everyone to know that he appreciates everyone's input and honesty.

Manager's Report – Bill reported that Larry spoke about the delinquencies under the topic of the February Financial Statements. Cathy stated that she signed off on the \$11,000 check in February for the additional legal fees for the collections, as most of you know, that has been the largest amount so far that TMA has had to collect for legal fees. Cathy suggests that when TMA starts into the 2009 budget, they should think about changing the process, especially when there are additional delinquencies they may never be recovered. Once they go into foreclosure, we may never collect the money. Larry stated that the Board needs to support their decision once the resident is in that status. Larry feels that it will encourage the people that are not paying to do so in the future. The cable company said they could cut off service for delinquents until they pay their fees.

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There was a brief discussion of turning off the cable on delinquent owners. Consensus was reached on such steps for TMA effective after 90 days delinquency. Final action was left for the Property Manager.

Delinquent Policy – (Revised) - Mentioned above in Manager's Report.

Entryway Signs – Presentation – Larry introduced Keith Mugginess from Mailbox & Signs Designs to do a presentation on the design build for the entryway to the South end of Tara Blvd. and Peach Tree at Linger Lodge Rd. Keith passed around a structure sample. The product that they use for the structure is made with a polyurethane hard plastic coating, with a stucco finish, which could be painted any color. The wall will be 16 feet wide and 6 feet tall. The light fixtures will match as closely as possible to the front end of Tara Blvd.'s entrance. The irrigation and the landscaping are not included. Installation of this sign will take approximately 3-4 days. Permits will have to be pulled from Manatee County, which could take 3-6 weeks. The engineering will be done in no time. An approved site plan that will show the structures will then go out. There is very little maintenance for the signs. The signs will cost \$6,615 a piece. Bill reported that they will follow the same design structure and concept and will have faux brick instead of real brick. Cathy reported that the budget is not to exceed \$50,000 for the Tara Blvd. sign and the proposal is shy of \$25,000 not including the site work irrigation, ground wall lighting and the landscaping. The Board will review the manager's final project budget at the May's meeting. The budgets will include all project costs. Tony reported that he had another bid regarding the signs and that they haven't gotten back to him. Larry had made phone calls as well and has gotten no response in return.

Election – Bill reported that we have 3 open seats for the TMA Board and the deadline for participation is April 10, 2008.

Other Issues – None

Unfinished Business – None

Other Business – Director's Comments

Cathy reported that one of the interesting things that she heard at the meeting she attended is that the State Legislature made a number of changes Chapter 720 of the Florida Statutes related to Reserves that apply to the Homeowner's Association and requested that Tony research the material on it.

Will and John wanted to bring out a point regarding our legal fees. We have heard that there are certain situations where we may not collect the money and lose for legal fees. Will would like to know if there is a less expensive way of doing these letters from a legal standpoint and if there are some services available. The lien letters needed to be done by attorneys, which is very costly. Cathy, Tony and Larry have discussed whether they should use a different law firm such as Charge Less. Tony explained the process of how the lien letters go out. Tony supplies a list of the delinquent accounts to the Attorney, and the Attorney does a Title Search to see if the resident are in foreclosure or is about to go into foreclosure. If so, then the Attorney suggests that we do not send a letter due to the fact that we probably will not collect. They also need to research all of the addresses to make sure they are correct because a certified letter will go out to them and a **(return receipt)** is requested. The rate is \$150 per transaction. In some instances, someone, such as the Attorney or us, may make a mistake to whom the letter goes to, and in that case, they will then waive the fee for us.

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Peter Pfeifer introduces John Schmidt regarding Channel 60 to the audience and tells them what a wonderful job he's doing.

John requests to have on the Agenda for the next TMA Board Meeting for the Preserve residents, that a sound barrier should be constructed on I-75 and how the Tara Master Association will address it.

Bill reported that Comcast discussed with him an extension of the contract. Comcast stated that during HBO negotiation they do not need the set top boxes back. Residents can hold on to them at **no charge but HBO will disappear off the TV line-up as of May 1st** unless the resident calls it in to remain on the screen and the resident **will have to pay an additional charge for the HBO**. Worse case scenario, if the boxes needed to be turned in the future, we will have the residents to most likely turn them into the Tara Golf & Country Club. A letter will go out with the statements to the residents and will be put on Channel 57, 60 and the web site.

Next Meeting:

Annual Meeting & Election – May 22, 2008, 9:00 a.m. Tara Golf & Country Club Dining Rm.

Rick Thawson suggests we have an equal Board representation between Tara GCC and the Preserve and also seeks a joint commission on such issues.

Darby Connor – spoke about budget differences between TMA and the Preserve and that the Preserve has 49 additional doors. He thinks the Reserve is too high and the landscaping on the North end of Tara Blvd is too high as well. He said it is inequitable to the Preserve and does a breakdown from end to end.

John Schmidt (communications committee) reported that directory is missing e-mails, which they consider major part of the directory. Tony replied that it could be added in for the future if someone supplied a list of e-mails.

Joe Mehega had a question about vehicles being parked on the street and not in their garages. Phil reported about the special ARC meetings. Tony and Denyse responded.

Terry Lengyel concern is why are we adding extra signage and extra costs in Tara besides Tara Blvd. Bill responded.

Adjourned at 10:30 a.m.

Respectfully Submitted,

John Lane
TMA Secretary

Date