

**Tara Master Association
Board Meeting
June 19, 2008
@ Preserve CDD Pool House**

Roll Call: Present were Board members: George Conrad (speaker phone from Maine) John Lane, Tom McHugh, Ed Porter, Phil Stewart and Don Stoddard. Also present were: Tony Greising – Property Manager and JoAnn Mastrangelo – Property Secretary. Absent was Larry Perkins – Controller and Board member - Wilma McCray.

Owner Comments (Limited To Agenda Items) - None

Approval of the minutes of the May 22nd meeting and the Organizational Meeting of May 29, 2008: A quorum was established and the minutes of the May 22, 2008 meeting were unanimously approved and the minutes of the Organizational meeting of May 29, 2008 were unanimously approved as well.

Approval of May 2008 Financial reports: Tony stated that TMA has transferred \$100K from Smith Barney Investment Acct. to cover April's bill. We have 31 accounts that haven't paid their TMA annual charge of \$446.00. Eight (8) accounts are over \$1000 and three (3) accts that are over \$459.39. Tony also stated that TMA has paid out 50% of \$12K deposit toward the completion of the signs at the South end of Tara Blvd. There were no significant changes on the balance sheet. One (1) yr. to date there were surpluses of \$37,799, with three (3) items better than plan (interest earned plus \$7K, landscape and irrigation plus \$8K and the landscape maintenance, plus \$6K). The Board unanimously approved the Financials Reports as submitted.

Committee Reports:

TMA-ARC: - Stewart/Porter:

Phil Stewart stated that an Ad Hoc Committee was formed to review the procedures and standards of the ARC. The Ad Hoc changed their name from Preserve ARC to TMA ARC as well as revising and updating the TMA ARC procedures and standards manual. Phil stated that a follow-up meeting would be set up with the Ad Hoc Committee to finalize the changes. Shortly thereafter, a workshop will be organized for the Board to review the changes and vote to approve them. Once approval is secured, the manual will be published for all residents.

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Ed Porter stated that it was his intent to facilitate more frequent communication between the TMA ARC and the Board. Denyse McHugh has agreed to continue being Chairperson for the ARC and the Board unanimously approved her as Chairperson. Tom McHugh abstained (her Husband). The Board approved Caroline Bealle, Ralph La Hue and Barbara Covey to continue to be members of the TMA ARC Committee.

Communications: - McCray/McHugh:

Tom McHugh stated that last week he met with Wilma McCray, Cathy Woolley and Phil Stewart to discuss how the Communications Committee handled things in the past and to discuss the newsletter and the web site. Tom mentioned that he would like to create a tie between Tara and the Preserve residents and to have everyone voice their opinions. Tom suggests that it would be a good idea for a survey to be sent out for the residents to write down what they would like to see happen as far as Communications go and also suggests that they would like to have an Open House sometime in September/October for the Preserve & Tara residents to get together and meet one another. Tom also mentioned that they are looking for volunteers for the Communications Committee. Peter Pfeifer has volunteered to be on the Committee. The Board has unanimously approved Peter Pfeifer to become Chairperson for the Communications Committee.

Finance – Stoddard:

Don mentioned that he was Chairman for the Finance Committee last yr. and that within a week or two, he would come up with people to volunteer for this Committee. Don gave reassurance to the TMA that by the next TMA Meeting, he will have a Chairperson and members as well to announce to the Board.

Manager's Report:

Delinquent Report – Tony reported the delinquent accounts under the topic (Financial Report).

Tara Blvd. Banners:

Tony stated that funds were put in the budget for the banners to be put up along Tara Blvd entrance off of SR 70. Tony purchased two (2) brackets and Banners to put up in the front entrance of Tara Blvd. to see what kind of feedback we get. It will be put on Channel 57-60 for correspondence from the residents.

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Tony spoke to Darby Connor as far as continuing the banners down Tara Blvd passed the South Entrance through out the Preserve. The banners will be put on the Lamp Posts from Tara Preserve Lane on since there isn't a median from that point going south.

South Tara Blvd Entrance Signs

Tony stated that the South entrance signs are going through the permitting process and that Tony is working with the CDD and Darby Connor regarding the electrical work and solar, etc.

Other Issues: Tony stated that a section along Tara Blvd. has a hedge line that needs to be replaced and that our irrigation system needs to be replaced as well due to the fact that our irrigation is designed to water grass only and not the hedge line. We are waiting for a proposal from Florida Lawn Pros regarding changing the irrigation system.

John suggests that it would be nice if TMA could enhance the landscaping along Tara Blvd from SR 70 south.

Unfinished Business:

None

Final Comcast Contract:

Phil stated that the final Comcast Contract consists of having a new 5 Yr. contract with the digital top set box at **no cost** for the entirety of the contract. HBO will be free for approximately 1 yr. (at the end of April 2009).

Directors Comments:

Tom suggested that if TMA has anything in mind (any projects, etc) now is the time to discuss them.

George would like to discuss on the next agenda emergency management, safety, security and speeding along Tara Blvd.

Phil stated that the residents would like to see if the billing period could be changed from December to a different time of the year.

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Next Meeting:

The next meeting will be on September 15th, 2008 @ 7:00 p.m. @ Tara G&CC.

Adjourn:

The meeting adjourned @ 8:15 p.m.

Respectfully Submitted,

Tom McHugh

Secretary

Date