

**TARA MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 10, 2011 at 7PM
TARA GOLF AND COUNTRY CLUB**

AMENDED MINUTES JANUARY 16, 2012

MEETING CALLED TO ORDER AT 7:20 PM

ROLL CALL: Present: Bob Dallesandro, Lee Frederick, Marge Palacio, Beth Bond, John Lane, Andy Cotsanas and Tom Horner. A quorum was established and proper notice of meeting was given. Also present were Tony Greising, Association Manager, Larry Perkins, Assistant Association Manager and Sharon Vander Wulp, TMA Attorney.

OFFICERS REPORTS

President's Report – No Report

Vice President Report – No report

Treasurer's Report – Beth Bond reported to the Board and reviewed Accounts Payable

Secretary's Report - Palacio:

1. Approval of Board of Director Meeting Minutes:

July 7, 2011 Motion to approve Frederick, second Bond. Correction on p. 3, item b. motion, change "adding five meetings" to four meetings. Amended minutes approved unanimously (7-0)..

September 27, 2011 Special Meeting. Motion to approve Frederick, second Bond. Minutes approved (7-0).

August 29, 2011 Closed Special Meeting. Motion to approve by Bond, seconded by Lane. Unanimously approved (7-0). In view of legal nature of meeting, the only copy of these minutes will be retained in confidential file at management office for access by Board members and management only.

2. Palacio announced the Directors' Workshop called by Dallesandro at which Board will discuss policies and procedures at a Special Board meeting on November 4, 2011 at 9:00 AM at TGCC clubhouse. This will be an open meeting.

ASSOCIATION MANAGER'S REPORT (Greising)

Renewal of Property & Casualty Insurance Policy

Subcommittee of the Finance Committee met with Brown and Brown Insurance and reviewed proposal.

Motion to approve renewal of Property & Casualty Insurance Policy by Frederick, seconded by Lane. After board discussion, motion was approved by consensus (7-0).

Landscape Contract

Cornerstone started on September 1st. There will be a slight increase in expenses for additional cutting in a few areas not on original map which has been budgeted for Tara only expense.

Irrigation System

System will eventually need to be updated and upgraded to water properly and be in compliance. Cornerstone has provided two alternate proposals (the first to upgrade the system and the second to replace the system if needed) per Greising's request. Two more bids will be requested and vetted.

Comcast

Date set for November 7 as additional date for adapter distribution meeting with residents. However, Comcast has not confirmed. Greising will report back with plenty of notice to residents with firm date. Residents having difficulty with Comcast service should advise Greising who will contact Comcast management on their behalf.

COMMITTEE REPORTS:

(Secretary's Note: Committee Reports are attached if available. More info can be found in Committee Minutes posted on TMA Web-site and on file at the TMA Management Office.)

ARC - Mike Sherrow reported in Liz Tranior's absence. (Report attached.)



TMA October Board
Update.doc

Communication - Chair Lynne Hudson reported that Communications Committee will be creating a book of committee minutes which will be held at the TMA Office for member review.

1. Andy Cotsanas motion: (1) the members meeting in the Spring of 2012 be held at 7:00 PM (2) that ballots be accepted on the morning of the meeting up until an hour to be determined later and (3) that ballots be counted the afternoon of the meeting, the hours to be determined at additionally pending legal review. Seconded by Horner.

Frederick moved to: Postpone matter to next regular Board of Directors meeting. Seconded by Lane. Approved by consensus(7-0).

2. Cotsanas moved that approved minutes of all committee meetings be posted on TMA website, seconded by Bond. Discussion followed. Motion withdrawn and restated by Palacio: **I move that the approved minutes of all TMA standing committees meetings be posted on the TMA web-site.** Frederick seconded. Motion approved by consensus (7-0):

Community Affairs – Chair Sandy Gilbert advised the community survey will come in under budget. The Tara Bridge matter will be going to the Planning Commission and then to the Board of Commissioners. Will rely on neighbors to car pool to the Planning Commission meeting and eventually the Commission meeting. Once the date and time is known, it will be announced, encouraging residents to attend and be a part of the voice against the Tara Bridge. Committee is looking for volunteers to speak at these county meetings.

OLD BUSINESS

Adopt Board of Directors Meeting Schedule

Palacio motion: **I move to adopt meeting dates for Board of Directors of Monday, January 16, 2012 and Monday, April 2, 2012. The members Annual Meeting will be Monday, May 21, 2012. All at 9:00 AM. The Board of Directors Organizational Meeting will follow the May 21st Annual Meeting. All meetings will be held at Tara Golf & CC clubhouse.** Frederick seconded. Discussion followed. Motion passed 6-1 with Bond, Cotsanas, Dallesandro, Frederick, Lane and Palacio in favor. Horner opposed.

Ad Hoc Committee – Election Process

Frederick motion: **I move that a line be added on the ballot for members to print their name under their signature, with the caveat that an illegible or missing printed name will not disqualify the ballot. The Association Manager will be responsible for a large locked box to hold ballots, and two (2) separate keys with two (2) locks are to be issued, one to be held by a Preserve counter and one to be held by a Tara counter, both of whom are to be appointed by Association Manager.**

On Horner's recommendation, Frederick amended motion: **I move that a line be added on the ballot for members to print their name under their signature, with the caveat that an illegible or missing printed name will not disqualify the ballot. The Association Manager will be responsible for a large locked box to hold ballots, and two (2) separate keys with two (2) locks are to be issued, one to be held by a Preserve counter and one to be held by a Tara counter, both of whom are to be appointed by the TMA President.** Seconded by Lane.

Motion to amend approved 6-1. In favor Bond, Cotsanas, Dallesandro, Frederick, Horner and Lane. Palacio opposed. Discussion followed. Motion to accept amended motion approved 6-1. In favor Bond, Cotsanas, Dallesandro, Frederick, Horner and Lane. Palacio opposed.

NEW BUSINESS

2012 Budget

2012 Budget was presented for approval. **Bond made the motion to approve the proposed 2012 Budget as recommended by the TMA Finance Committee, seconded by Lane.** Discussion followed. Motion passed 7-0.

Ad Hoc Landscape Committee

Bond motion to establish an Ad Hoc Long Range Planning Landscape Committee (copy attached). Seconded by Horner. **Lane moved to amend motion** (copy attached). Seconded by Frederick. Motion to amend original motion approved (7-0). Discussion followed. Amended motion unanimously approved (7-0).

Ad Hoc Committee - Management Bids

President Dallesandro announced the appointment of a three-person ad hoc committee of Beth Bond, John Leone, and himself as Chair, to solicit a minimum of three (3) management company bids, and to give a status report to the Board at the January 16, 2012 board meeting.

Community Affairs Administrative Expense Fund

Palacio made a motion to approve up to \$1,500 for TMA Community Affairs administrative expense, such as buses and signs, to oppose the Tara Bridge before the Manatee County Commission. Seconded by Lane. Discussion followed. Motion passed 6-1, with Bond, Cotsanas, Dallesandro, Frederick, Lane, Palacio in favor, Horner opposed.

Appoint Two Additional Finance Committee Members

Lane made a motion to increase the size of the Finance Committee from seven (7) to nine (9) and that the Chair of the Board make the appointments. Palacio seconded. Discussion followed. **Lane restated the motion: I move that the Board increase the size of the Finance Committee from seven (7) to nine (9). The Chairman of the Board will make the appointments. One of the two members shall be a non-TGCC member.** Seconded by Palacio. After discussion, the vote was in favor (4-3), with Dallesandro, Frederick, Lane and Palacio in favor, Bond, Cotsanas and Horner opposed.

Directors Comments

Directors who wished to comment did so.

Bond made the motion that the TMA Board direct the President to consult a Registered Parliamentarian (RP) or Professional Registered Parliamentarian (PRP), credentialed by the National Association of Parliamentarians, on the proper process for setting an agenda (amended to replace "agent" w/"agenda") and conducting a board meeting in keeping with the democratic principles of Roberts' Rules of Order, 11th edition. The task will be completed prior to the November 4 Special Board Meeting called by the TMA President. Seconded by Cotsanas. Discussion followed. Motion failed 4-3, Bond, Costanas and Horner in favor, Dallesandro, Frederick, Lane and Palacio opposed.

NEXT MEETING: January 16, 2012 at 9:00 AM at Tara Golf and Country Club.

MEETING ADJOURNED at 10:20 PM.

Respectfully submitted,

Marge D. Palacio, TMA BOD Secretary

Attachments

Amended Motion to Establish Long Range Landscape Planning Committee

Submitted by Bond – Amended by Lane, at October 10, 2011 TMA Board Meeting

Move: that the Tara Master Association establish an ad hoc Long Range Landscape Planning Committee (LRLP) that is charged with:

1. viewing multiple local residential/commercial landscapes to establish style trends and preferences;
2. selecting (in concert with the Management Company and Board Liaison) a landscape architect to work with the committee to:
 1. **develop a sequence of preliminary landscape designs for the Tara Boulevard and SR 70 entryway, and Tara Boulevard, that takes cognizance of aesthetics, “Florida Friendly” environmental principles, and cost of ongoing maintenance;**
 2. share preliminary designs with residents from all community neighborhoods via a series of open meetings so their input can be incorporated;
 3. develop a final set of recommended designs with multiyear timelines for completing each phase of the project;
 4. submit this recommendation to the Board.

Competitive bids for installation of each phase will be solicited. Winning bidders will be named by the TMA Board.

Committee composition will include seven TMA members, one selected by each sitting TMA director. The chairperson will be elected by the LRLP Committee members at a preliminary meeting. The Board liaison will be selected by the President, with confirmation by the Board. The full slate and chairperson will be approved by the full Board in January, 2012.

All LRLP members will have full voting and speaking privileges on the SR 70 entryway and the Tara Boulevard ROW; only Tara members may vote on the "Tara only" design, with all other committee members serving as non-voting ex officio in that aspect of their charge. All LRLP meetings will be posted, minutes filed, and regular reports presented to the TMA Board at their regular meetings.

Given the scope of work, it is understood that the LRLP Committee membership and charge will extend beyond the 2012 fiscal year. Its charge will be deemed complete with the submission to the Board of one, three, and five-year design plans.