

**TARA MASTER ASSOCIATION
MINUTES BOARD OF DIRECTORS MEETINGS
JULY 7, 2011 – 9:00 AM
TARA GOLF AND COUNTRY CLUB**

MEETING CALLED TO ORDER AT 9:10 AM.

ROLL CALL: Present: Beth Bond, Andy Cotsanas, Bob Dallesandro, Lee Frederick, Tom Horner, Marge Palacio, and John Lane via conference call. A quorum was established and proper notice of meeting was given. Also present were Tony Greising, Property Manager, Larry Perkins, Assistant Property Manager and Lee Ann Hall, Property Management Admin. Assistant.

NEW MOTION- Bond raised Question of Privilege and moved that the **TMA president 1) cease and desist from the current practice of requiring all board members to submit any agenda items to him, with rationale and any anticipated motions; 2) that he cease and desist in exercising unilateral decisions as to which items will be brought before the board and which will not be permitted; and 3) that the conduct of all TMA meetings comport with its designated parliamentary resource, Roberts Rules of Order, 10th edition, concerning fair and impartial discourse. Second Cotsanas.**

Discussion followed. Vote to approve motion: Four against: Dallesandro, Frederick, Lane, Palacio; three in favor: Bond, Cotsanas, Horner. Motion failed (4-3).

OFFICERS REPORTS:

Dallesandro President's Statement: This is a new year for TMA Board. Past year tough election and number of divisions between Preserve and Tara members not easily solved -- will take time. Objective: work in interest of all TMA members, apparent that view of some board members will be diametrically opposed to others. We will have civil board meetings and make progress on items that benefit members. We begin new year with some hope. Frederick Vice President – hopes for harmony among all board directors and membership;

Bond Treasurer – Discussion re various financial matters and will continue to meet with Perkins on certain topics. She has met with some past and present directors, and the Controller, to discuss responsibilities of Treasurer.

Palacio Secretary – website postings, other than administrative, must be approved by the President. Committee Chairpersons asked to post meeting dates on the website and advise Board Directors of meeting dates. Palacio noted correction on Agenda under Unfinished Business, Item a. should read “Approve Finance Committee Allocation Changes”.

Secretary Palacio requested approval minutes May 23, 2011 Board Organizational Meeting. Accepted by consensus (7-0); and April 4, 2011 Board of Directors meeting. Accepted by consensus (7-0).

PROPERTY MANAGER'S REPORT

1. Greising advised Comcast will explain and answer questions re the TV adapters for the 7/28/11 digital conversion at meeting at CDD Community Center on July 21, 2011 from 3:00 to 6:00 PM. Another meeting can be set up for members who are returning in the Fall. Adapters are available now by emailing or calling Comcast. Reminder – call Greising if service call doesn't fix a problem. He has a contact at Comcast.

Current Comcast contract does not provide for bundling phone and internet with TV service.

2. Will report back on plan to replace certain palm trees. (Bond asked Board to consider hiring landscape architect to update entrance at SR 70 and Tara Blvd.)

3. Management is investigating a plan to replace irrigation system. Both wells are working, paid in full, and lien releases are done. Getting cost estimate for small enclosures to hide tanks. Looking into selling pump no longer in use on #13.

5. Perkins reported reduced delinquencies from 100 to 65. Collected \$6,000 in receivables. He will meet with Finance Committee to review bid process for Property Insurance renewal due November 14, 2011. He will meet with Treasurer Bond regarding: 1) monthly review of invoices, and 2) interest rates and report back to President Dallesandro. Per Perkins, we use a service which conducts a nationwide search for best interest rates.

COMMITTEE REPORTS

ARC – Per Chair Liz Trainor, committee has acted on number of issues/requests; has begun update of color palettes; has discussed hurricane preparedness and will investigate possible use public access change to post info.

Communications - Cotsanas reported in Chair Lynne Hudson's absence.

-Audio of past board meetings are technically possible on website. Dallesandro will do research on concept and report back.

-A committee to study the election process requested. Dallesandro appointed Cotsanas to select an ad hoc committee of two Preserve and two Tara members and report back to him on committee members selected by July. Recommendations to be reported to the President and the Board.

Community Affairs - Per Chair Sandy Gilbert, Pastori will give 12 Oaks land development report later in meeting. Nothing else to report.

Finance - In Chair Gene Martin's absence, Bond reported calendaring is needed. Perkins advised a budget timeline was submitted to Martin and he is awaiting his reply. Perkins/Greising explained importance of timing of budget presentation at October 10, 2011 board meeting.

UNFINISHED BUSINESS

a. Approve Finance Committee Allocation Changes

Palacio re-stated Bond amended Frederick motion **to accept the Finance Committee recommendations for the reallocation of certain Common Expenses to Tara Expenses as itemized on page 11 of the March 2011 Special Report, without attorney review, effective as of the 2012 budget. Seconded by Lane. All were in favor, motion carried (7-0).**

Copy of page 11 on file. Bond withdrew her new motion addressing other topics in the Special Report acknowledging first motion is in regard to reallocation changes on page 11 only.

b. New Landscape Contract

Palacio amended motion **to authorize the Property Manager, as an authorized agent of Tara Master Association, to execute the landscape contract with Cornerstone Solutions Groups of Sarasota, Inc. subject to the inclusion of an indemnification clause. Seconded by Lane. Aye/Nay vote (6-0) with Cotsanas opposed.**

Greising will send copy amended contract with indemnification clause to board for review before it's signed.

NEW BUSINESS

a. Presentation of Committee Members for Approval

-ARC – members already approved by board to allow continuity in function of this committee. Chairperson Trainor announced approved members: Linda Hodson, Penne Latham, Mike Sherrow and Dave Woodhouse.

-Communications – In Chairwoman Hudson's absence, proposed members are Jeanie Benson, Karen LeBarre, Carolyn Primus, John Schmidt, Sally Shuford, Susan Spielberg. **Bond motion to approve the Communications Committee submitted, seconded Cotsanas. Approved by consensus (7-0).**

-Community Affairs – Frederick moved to approve Sandy Gilbert as Chairman of the Community Affairs Committee. Seconded by Bond. All were in favor (7-0).

Frederick moved to accept Community Affairs committee members Cathy Dennett, Bill Pastori, Will Russell, Jessica Schmitt, Norm Wieland, and Cathy Woolley. Seconded by Palacio. All were in favor (7-0).

-Finance - In Chair Gene Martin's absence, Bond moved to accept Finance Committee members Robert Bolcik, Mike Dunn, Nancy Breo, Karen Clark, John Leone and Joe Wojtkowski,. Seconded by Cotsanas.

Discussion followed. **Vote to accept proposed Finance Committee in favor of Bond, Cotsanas, Frederick, Horner, opposed Lane and Palacio. Dallesandro abstained. Motion carried (4-2).**

b. Adopt 2011/12 Board of Directors Meeting Schedule

Palacio was to move to Adopt 2011/2012 Board of Directors Meeting Schedule.

Bond made a motion by substitution to propose a TMA 2011/12 Calendar adding five meetings. Seconded by Horner.

Discussion followed. Bond withdrew motion by substitution and **moved to postpone adoption of full calendar year schedule until October 10, 2011 board meeting, which will stand as scheduled. Seconded by Cotsanas. In favor: Bond, Cotsanas, Frederick, Horner, opposed Dallesandro, Lane, Palacio. Motion carried (4-3).**

c. Fund 12 Oaks Continuation Efforts

Bill Pastori, leader of last year's 12 Oaks Advisory Committee, gave a status report. Developer has initiated a legal action against the County regarding their decision in favor of TMA and against their development of certain property. This year, need for further action on part of TMA can be expected, i.e. research of county documents, also services of an attorney, land use expert, planner, and planning consultant. Per Sandy Gilbert, much of the work was and will be done by committee members. The efforts will be the responsibility of Community Affairs.

Palacio moved that up to \$10,000 be approved for the Community Affairs Committee, which will handle the continuing efforts of the Twelve Oaks Committee, seconded by Frederick. Motion approved by consensus (7-0).

d. Emergency Preparedness Plan

Lane moved that the President appoint and Ad hoc Committee to implement and emergency preparedness plan and CERT plan on behalf of the Tara Master Association; and that the committee be composed of members as designated by the President. Seconded by Bond. Aye/Nay vote – all in favor (7-0).

DIRECTORS' COMMENTS followed.

NEXT MEETING DATE: Monday, October 10, 2011 at TG&CC 7:00 PM.

Meeting adjourned at 12:00 PM.

Respectfully submitted,

Marge D. Palacio, TMA BOD Secretary

