

**TARA MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETINGS  
JANUARY 21, 2010 - 10:00 A.M.  
CDD COMMUNITY CENTER**

**ROLL CALL:** Present were Board members: Andy Cotsanas, Bill Kett, John Lane, Wilma McCray, Marge Palacio, Ed Porter and Don Stoddard. Also present were: Tony Greising – Property Manager, JoAnn Mastrangelo – Property Secretary and Larry Perkins – Controller. A quorum was established.

**ADOPT AGENDA:** A motion to accept the Agenda was unanimously approved (7-0).

**APPROVAL OF MINUTES:** A motion to accept the minutes of the October 20, 2009 meeting by Marge Palacio, second John Lane unanimously approved (7-0), including the notation regarding next meeting date.

**SECRETARY'S REPORT:** Marge reported that the Report on Previous Policy of Statements was sent to the Board and will be discussed under New Business. Marge thanked the Board for agreeing to discuss New Business early on the Agenda as she must leave right after that segment.

**NEW BUSINESS**

**Management Company Evaluation Survey Results:** Don reported there were 16 categories on this survey, which was completed by Board members and Committee Chairpersons, i.e. those people who deal with management on a weekly basis. Survey results were 87% satisfaction with the current management company.

**Management Company Contract Review:** Don reported that the contract has been extended to the end of 2010. There is no immediate need for action at this time. Board action should be deferred to June, after election of the new Board. At that time, the Board may opt to refer the contract to the Finance Committee for further consideration or appoint an ad hoc committee to develop and present for approval a list of specifications. There was discussion among the Board members regarding the TMA Management Company and Contract. Andy Cotsanas made a motion for an ad hoc Committee to review future prospects for the Contract. There was not a second motion. The motion did not carry.

Ed took a different approach as to why the Board would elect an Ad hoc Committee – to review our contract and have a set of criteria to be determined by the Committee Chairman and the Board as to what is expected of a management company.

Motion by Ed: Appoint an Ad hoc Committee, by the end of February, consisting of two (2) Board members, two (2) Finance Committee members, and one (1) member from the general population from Phase 1 or Phase 2. Seconded by Andy Cotsanas.

Discussion followed: Contract period should line up with the budget year. Better to be taken up by the new Board in June. Two members are up for re-election. Concern about pushing the issue vs. waiting for it to be addressed by new Board. We're doing so well with current management company. We're getting exclusive management service. This is not a review of current management company, but a review of the specifications in the management contract. Concern with lack of experience and knowledge of ad hoc committee members. John Lane could be an advisor due to his extensive experience.

Amended motion made by Ed Porter: To appoint an ad hoc committee, by February 2010, consisting of two (2) members of the Board of Directors who aren't up for re-election; two (2) members of the Finance Committee; and one (1) member from the general population of either Phase 1 or Phase 2; charged with

the review of the Property Management Contract to create a set of criteria and to report recommendations to the new Board in June. Seconded by Andy Cotsanas. Motion passed with six (6) in favor, one (1) opposed.

**Report on Previous Board Statements of Policy:** Don recommended acceptance and filing of Marge's report. She advised the report will be updated from time to time in the event of any future policy statements. Motion to accept and file the report unanimously accepted (7-0).

**Tara Blvd. Landscaping and Palm Replacement:** John's report on the landscaping along Tara Blvd. from State Road 70 to Tara Preserve Lane expresses concern over the lost of our landscaping on Tara Blvd. if the Tara Bridge does get built. He feels our resources would be wasted if that occurs and suggests holding off on spending money on replacing palm trees, etc. Tony commented that the Washingtonian Palms along Tara Blvd. require a lot of maintenance at a high cost. The Board was considering replacing these Palms at some point with something less expensive to maintain. No motion to address at this time.

**Technical Review of Cable TV service and Contract Compliance:** Don stated that the individual complaints made directly to Comcast by members don't seem to have had any beneficial effect. He asked the Board to direct the Communications Committee to create a spot on our web site for members to voice their complaints. The Communications Committee, with assistance from TMA management, would compile data, which would provide the details needed to deal with Comcast. The Board would then review service deficiencies with Comcast.

Ed advised that residents are likely not aware that all TV's do not have the same reception which has a lot to do with the issues residents are reporting. Bill Pastori gave a report on technical workings of cable TV service. Some members felt that Comcast was not providing a signal equal to the capabilities of modern TV sets. Comcast, or any other provider, has nothing to do with those numbers. They are a function solely of a TV set and have nothing to do with the signal coming into the set.

Tony advised that our Comcast Representative, Elaine Lunkes, is no longer with Comcast. He will be dealing with her replacement and will take responsibility for any Comcast issues. He emphasized that the majority of the membership benefits from our contract with Comcast.

John suggested that the Communications Committee deal with Comcast issues and report problems and possible resolutions to the Board.

**TREASURER & CONTROLLER REPORT:** Larry reported the Accounts Receivable net decreased by \$480,802 in December 2009 calculated as follows: The Association received \$473,357 in payments. Accounts Receivable were increased by \$700 in administrative process fees and \$865 charged for lawn services for foreclosed properties not maintained. \$9,009 was written off against receivables as uncollectible from properties that were sold based on statute of limitations.

Approximately \$515, 185 is due to 1,045 members owing the current \$493 regular assessment and approximately \$136,575 is due to 73 members owing multiple year regular assessments and legal fees. Our Receivables are \$379,040 higher than last year at this time, however our January 2010 collections are approximately \$150,000 better than last year at this time.

Income Statement Items: December's net income was \$83,802 better than budget, \$38,701 of which was due to landscape and irrigation, \$10,186 to Legal.

**PROPERT MANAGER'S REPORT: - Maintenance of Signage at Tara Blvd. and Linger Lodge Road.** Tony reported that the signs at the South end of Tara Blvd. have been completed. The CDD had

written a new Contract stating TMA would be responsible for 50% of the maintenance. Don has rewritten a new contract stating TMA has completed their responsibilities and according to the original contract, the CDD would be responsible for maintenance once the signs were complete.

#### **COMMITTEE REPORTS:**

**Finance** – Chairperson Cathy Woolley had no report as the Finance Committee did not need to meet in December or January. She suggested, as had been previously voted annually, that the Board approve the allocation of the 2009 surplus of revenue over expenses be moved to the Reserve Account. The Board moved, seconded and approved this allocation to Reserve unanimously (5-0 with Palacio and McCray having left the meeting early).

Management Contract – In response to earlier Director’s discussions, Cathy reminded that the current management company contract did have an extensive scope of work within the agreement. Additionally, the ARC has recently developed specific contract standards for the turn-around time on ARC correspondence and committee notifications.

**Communications** –Board Liaison Bill Kett reported that this committee continues to review options to video tape the board meetings and have them available to members via the web site. No other report due to lack of a quorum at the past two meetings.

**ARC** – Chairperson Beth Bond reported that Tara Master (TMA) ARC held a December joint meeting with Tara Golf & Country Club (TGCC) ARC. Another meeting is set for February 10th At the December meeting, the TMA ARC agreed to coordinate non-compliance with the Plantations ARC, and the TGCC ARC was requested to coordinate the balance of the TMA residences north of Tara Preserve Lane (Melrose Gardens and Fairway Gardens). This includes TMA members who are not members of TGCC.

Beth also stated the ARC continues to be concerned about the very dirty Cypress Strand roofs. The ARC is working closely with the Cypress Board officers to assure the Association comes in to compliance with the documents. There was a discussion of possible legal action.

**Community Affairs** – Norm Weiland, CAC member, reported on behalf of Chairperson Michele Redwine. He stated that the resurfacing of I-75 was to begin soon. Then he turned the report to Bill Pastori.

12 Oaks – Modification to Tara DRI #11 – Project Leader Bill Pastori reported that the Community Affairs Committee organized a balanced volunteer resident leadership team to review and coordinate TMA’s response to the Lake Lincoln LLC application for changes at 12 Oaks Shopping Center and the SW corner of Tara Boulevard at SR 70. This is a group of Preserve and Tara Golf residents offering all residents two informational forums (January 28 at 1:00 p.m. and February 1 at 7:00 p.m.) to detail what the developer is requesting and to gauge the residents’ responses to the modifications. Bill spoke briefly about each of the five components on the developer’s application.

**UNFINISHED BUSINESS:** None

**DIRECTOR’S COMMENTS:** None

**MEMBERS COMMENTS FROM THE FLOOR:** None

**NEXT MEETING:** March 1, 2010 @ 6:00 PM at TGCC

**ADJOURNMENT:** 12:45 P.M.

**Non-Agenda items:**

**Richard Leffert** spoke on bids regarding the Tara Master contract.

**Ray McCray** spoke about the outstanding service Tara Master Association Management provides.

**Mike Dyer** spoke regarding the two-year old electrical problems at SR 70/Tara Blvd. signage.

Respectfully Submitted,

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Marge Palacio, Secretary

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Date