

**TARA MASTER ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, MARCH 1, 2010 – 6:00 PM at Tara Golf & Country Club**

**Agenda Item Comments by TMA Members before meeting was called to order:**

Phil Stewart – *Management Contract Review* – Spoke to the value of TGCC as manager. Urged the use of the BOD evaluation form. Recommended the renewal of the contract for three years with TGCC.

Lynne Hudson – *12 Oaks Development* – need to be designated as ad hoc committee - \$20/household is up to and not exceeding number – committee aware of need to keep expenses down.

John Leone – *12 Oaks* – supports 12 Oaks efforts – impressed with expertise and intent of advisory team.

Cathy Woolley – *12 Oaks & Committee* – supports approval of TMA ad hoc committee – concern with traffic impact, with rezoning to from residential to commercial – cell tower impact on Tara residences.

Sandy Gilbert – *12 Oaks* – county commissioner is pro-business – will be tough battle but worth fighting for our community.

Ray – *12 Oaks development* will double traffic at Tara Blvd./SR 70 – supports formation 12 Oaks ad hoc committee - need expertise to handle technical issues. TGCC BOD will extend Dining and Golf privileges to Tara Preserve May 1 thru Oct. 31, 2010.

Joseph Palacio – *12 Oaks* – we must be prepared to protect the entire community.

John Ward – *Cypress Strand* condo roof issues – pressure washing is starting.

Bill Pastori – *12 Oaks* – heading advisory team – traffic danger at SR70/Tara Blvd. – current trips per day will increase with Walgreens – if can't make all homeowners aware, we lose – need funds for mailings, outside professional and technical expertise.

**ROLL CALL:** Present: Andy Cotsanas, Bill Kett, John Lane, Wilma McCray , Marge Palacio, Ed Porter and Don Stoddard. Also present: Tony Greising, Property Manager; Larry Perkins, Controller; and Jo Ann Mastrangelo, Property Secretary. A quorum was established. Meeting called to order.

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

**APPROVAL OF MINUTES:** Don moved to rescind the motion passed at January 21, 2010 BOD meeting that called for appointment of an Ad hoc Committee, by February 2010, to review content of Property Management Contract. He proposed instead to delay such appointment to after May Members' Annual Meeting when new Board of Directors is in place. Seconded by Marge Palacio. Carried (7-0).

**A motion to accept minutes of the January 21, 2010 Board of Directors meeting, with above noted, made by Wilma McCray, seconded by Bill Kett. Unanimously approved (7-0).**

**SECRETARY'S REPORT:** Marge noted that issue of who should be on a Compliance Committee has not yet been resolved. It will be addressed under Unfinished Business. She will update Statement of Policy report as necessary after all meetings.

**TREASURER'S & CONTROLLER'S REPORTS:**

Larry reported that the Operating cash at January 31, 2010 was the \$26,000 less than 2009. RBC (Royal Bank of Canada), through their Smart Street Division, is receiving lock box deposits and now serves as our operating account. The Reserves cash was decreased by \$40,000 due to completion of the signs on Tara Blvd. and Linger Lodge Rd.

Accounts receivable was decreased by \$335,711 in January 2010 calculated as follows: The Association received \$342,403 in payments. Accounts receivable were increased by \$700 in administrative process fees, \$5,817 in legal and finance charges and \$175 charged for lawn services by delinquent properties not maintained. 611 members paid down on their account during the month. Five of the multi-year delinquencies were paid down or in full during the month. An additional \$89,378 has been received through February 13<sup>th</sup>. Approximately \$185,251 is due from 440 members still owing the current \$493 Regular Assessment and approximately \$130,799 is due to 67 members owing multiple year Regular Assessments and legal fees. TMA Receivables are \$169,110 higher than last year at this time.

Income Statement Items: January's net income is better than budget by \$2,000 and Finance charges which was over budget by \$3,900 plus other small variances. Please remember that the finance fees might not be fully collected if the member is foreclosed. **Motion to accept Treasurer's/Controller's Report by Wilma McCray seconded by John Lane. Motion unanimously carried (7-0).**

**PROPERTY MANAGER'S REPORT:**

**Tony requested approval of the Board for the TMA Annual Election Schedule:**

**March 5, 2010 – 1<sup>st</sup> Notice Letter to members re upcoming Annual Meeting and call for candidates.**

**April 12, 2010 – 2<sup>nd</sup> Notice Letter announcing Annual Meeting date, w/ballots and candidate resumes.**

**May 13, 2010 – Annual Meeting of Members, 9:00 am, Preserve Community Center**

The terms of Board members John Lane and Bill Kett are due to expire. These two open slots are for a three-year term. **Motion to accept schedule by Don Stoddard, seconded by Marge Palacio. All in favor (7-0).**

Larry distributed information on a lawsuit filed by a resident at Magnolia Crossing complaining about the unit owner above her. Tony advised the Board of Directors of Magnolia Crossing will meet with a TMA Board member, along with a member of the TMA-ARC, to represent the TMA. Beth Bond, Tony Greising, and Ed Porter, as Liaison for the ARC, will represent the TMA on this issue. Tony will report on this matter at the next Board meeting. Larry distributed TMA "Rules Regarding Participation at Board

Meetings: Audio or Videotaping Board, Committee, or Member Meetings” for the Board to review and discuss at next BOD meeting. Also distributed the Corporate Resolution with established guidelines for review of official records at the TMA Management Office. Tony stated that these records are available for review by all Tara residents.

Don asked whether the CDD has accepted agreement he signed on behalf of TMA and sent to CDD Board re signs at Linger Lodge Road. Agreement states TMA would pay for the signs (which has been done) after which the CDD would own and maintain them. Larry advised CDD suggested alternatives to the agreement. Nothing back from CDD yet.

## **COMMITTEE REPORTS:**

**A. Finance:** No report.

**B. Communication Committee:** Marian requested Board **approval of the updated Mission Statement wherein the Communication Committee would be responsible for providing timely info to The Preserve and Tara Golf and Country Club via Mailings, Community TV channels, and Websites (TMA and Tara G&CC). Motion by Don Stoddard, second by Bill Kett to approve Mission Statement. Unanimously approved (7-0).**

Marian reported: -problem getting Committee members to meet due to scheduling conflicts.

-1,890 IP addresses have hit the TMA website.

-BOD request to investigate live broadcast of meetings still pending.

**C. Architectural Review:** Beth reported the TMA-ARC has completed full review of existing standards with focus based on original covenants that describe “major items of consideration”. Major revisions in document are necessary to comply with new “Florida friendly” and “green” legislation, assuring that the tenets of the document are reasonable and enforceable.

Also reported on a more than 14-week effort to bring about compliance re roofs on Cypress Strand Condominiums, and that legal sanction against the homeowners was probable if roofs are not cleaned. ARC met with Cypress Strand BOD President in November 2009, and will be meeting with BOD again. At this point, John Ward, a new Cypress Strand Board member, spoke to reassure the TMA Board that roofs will be cleaned. He hopes to avert the need for legal action.

**Ed made a motion: The TMA Board acknowledges that ARC has made a very good faith effort to resolve the issue of dirty roofs at Cypress Strand through informal means, and TMA Board authorizes ARC and its management company to continue pursuit of timely cleaning of exterior roofs through the process of citation, fines, litigation and/or Self-Help Remedy. Motion seconded by John Lane. The Board unanimously approved motion. (7-0)**

**D. Community Affairs:** Michele Redwine reported that the Committee continues to work on their projects in addition to serving in various capacities to support the 12 Oaks leadership group. CAC agendas and meeting announcements are posted, and future announcements will also be posted on TV Michele distributed Community Affairs Committee report to BOD.

## **UNFINISHED BUSINESS:**

**Review past two Board of Director Meeting Minutes for unfinished items:** Items were addressed.

**Specify who should be on a Compliance Committee.** Marge moved that the TMA Compliance Standing Committee, when required to meet, will be called by the President, and the members will number between three (3) and seven (7). The initial call will be to committee chairpersons, excluding ARC members and spouses, and if they are unable to serve, they may request that a committee member replace them on the Compliance Committee. If this does not yield an arm's length committee, the President or Board may appoint other Compliance Committee members without further consultation. TMA BOD and their family members may not serve. Motion seconded by Mc Cray. Motion unanimously approved. (7-0).

**Review Management Contract Plan:** Don stated that the Property Management Contract expires at the end of the year. There will be no action before that time.

## **NEW BUSINESS:**

**Designate and Approve the 12 Oak ad hoc committee:** John moved that the Board appoint an official committee of TMA; this will be an ad hoc committee to serve through the resolution of the Lincoln Lakes 12 Oak development application. William Pastori named Chairman. Discussion followed. Many members have been polled and were in favor of pursuing matter. Community Affairs Michelle Redwine advised importance of addressing this issue as a separate effort, with an ad hoc committee operating under it's own budget. Motion carried (5-2) with Cotsanas and Porter opposing. Bill Pastori then provided the Board with names of Committee members, minutes of all meetings; gave a brief report on the recent two community forums held; committee strategies; credentials of committee members; actions taken with local county authorities; and research done to this point. Bill indicated that reports would be monthly and information on committee's activities will appear on TMA's web site. Proposed budget will be provided to Larry Perkins.

**Consider Approval of Funds for 12 Oaks Ad hoc Committee:** John Lane moved that TMA provide up to \$20.00 per door from membership for Professional and Legal fees pursuant to the 12 Oaks Lincoln Lakes development request, specifically to assure that the Leadership committee has adequate resources to complete its mission. Motion seconded by Marge Palacio. Discussion followed. Funding would come from 2009 surplus. Approval of funds are subject to legal review. This committee will provide Larry with a budget. Motion carried (5-2) with Cotsanas and Porter opposing.

**Advance of \$1,000 Funding for creation of a non-profit corporation for Tara Bride opposition:** John Lane moved that TMA provide \$1000 from the Community Affairs Committee designated fund for the creation of a non-profit corporation for the Tara Bridge opposition. Motion seconded by Wilma McCray. Discussion followed. The \$1,000 will be taken from previously established \$10,000 fund. Expenditures from this fund require BOD approval. Community Affairs efforts has geminated a

multi-community group to collect funds from other HOAs or condo communities. There's no legal vehicle to accept funds, so a non-profit entity needs to be created. **Motion carried (4-3) with Cotsanas, Porter and Stoddard opposing.**

**TMA Board of Directors Election Schedule:** See Property Manager's Report.

**DIRECTORS COMMENTS:**

- Ed –Re 12 Oaks: discussed development and stated he thought it would be a tough fight.
- Marge – 12 Oaks developer should stay with original plan – build only what has been approved.
- Wilma –Re 12 Oaks: must consider reduction in value of Tara's homes caused by developer's modifications.
- Andy –12 Oaks: concern that expenses could get out of hand and fight not a winning one.

**MEMBERS COMMENTS FROM THE FLOOR:**

**Mike Dyer** – concerned about the Tara sign on State Rd. 70 -- who is responsible, poor lighting and lack of landscaping

**NEXT METING:**

The next meeting is scheduled for April 19th – 4:00 at the CDD Community Center. (At a later date, meeting was changed to 7:00 PM, Thursday, April 22, 2010, CDD Community Center.)

**ADJOURNMENT:** Meeting was adjourned at 8:40 p.m.

Respectfully submitted, \_\_\_\_\_

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Marge D' Aiuto Palacio, Secretary

Date: