

**MINUTES OF MEETING
TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Tara Oaks Community Development District held a Public Hearing and Regular Meeting on July 10, 2023 at 11:00 a.m., at the offices of Springstead Engineering, Inc., 727 South 14th Street, Leesburg, Florida 34748.

Present at the meeting, were:

Silvia Moukhtara Nemer
Jacob Essman
Clifton Fischer

Chair
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Jere Earlywine (via telephone)
David Springstead
Sayed Moukhtara
Eileen Moukhtara (via telephone)
Johnathan Turner (via telephone)

District Manager
District Counsel
District Engineer
Developer
Landowner
Counsel for Eileen Moukhtara

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:25 a.m. Supervisors Moukhtara Nemer, Fischer and Essman were present. Supervisor Potts was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Vacant Seat
5, Term Expires November 2025**

Ms. Moukhtara Nemer nominated Mr. Timothy McKenzie to fill Seat 5. No other nominations were made.

On MOTION by Mr. Fischer and seconded by Ms. Moukhtara Nemer, with all in favor, the appointment of Mr. Timothy McKenzie to Seat 5, was approved.

Ms. Suit noted that Mr. McKenzie was not in attendance and would be sworn in when he is present in person.

- **Administration of Oath of Office to Newly Appointed Supervisor (the following to be provided in separate package)**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - B. Membership, Obligations and Responsibilities**
 - C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
 - D. Form 8B: Memorandum of Voting Conflict**

This item was deferred.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
the Fiscal Year 2023/2024 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2023-04 and reviewed the proposed Fiscal Year 2024 budget.

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the Public Hearing was opened.

Ms. Eileen Moukhtara stated the budget includes all three entities; AA Moukhtara, Tara Village and Abbington Oaks, and a boundary amendment process is currently underway to remove AA Moukhtara land from the CDD. Due to this, the budget needs to be revised to exclude AA Moukhtara because it is not going to be in the CDD. Ms. Suit stated that AA Moukhtara will be removed from the Budget Funding Agreement, not from the budget.

Mr. Earlywine stated Staff already edited the documents and are awaiting new numbers from the District Engineer for the other two owners, in terms of their percentage share, to complete the process.

Asked if the resolution that will be adopted is the revised document that is forthcoming, Mr. Earlywine replied affirmatively.

It was noted that the total number of residential lot units is 604 and there is 120,000 square feet of commercial space.

Mr. Earlywine suggested approval of the Fiscal Year 2024 budget, assuming there are no comments on it, and approval of the Budget Funding Agreement, in substantial form, subject to the Agreement between the two remaining Landowners as to their percentage shares, and subject to review by District Staff.

On MOTION by Mr. Essman and seconded by Mr. Fischer, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Moukhtara Nemer and seconded by Mr. Essman, with all in favor, Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2024 Budget Funding Agreement

Ms. Suit presented the Fiscal Year 2024 Budget Funding Agreement.

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the Fiscal Year 2024 Budget Funding Agreement, in substantial form, subject to agreement between the two remaining Landowners as to their percentage shares, and subject to review by District Staff, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Suit presented Resolution 2023-05. The following change was made:

DATES: Delete October 2023 meeting

On MOTION by Ms. Moukhtara Nemer and seconded by Mr. Essman, with all in favor, Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

On MOTION by Mr. Essman and seconded by Ms. Moukhtara Nemer, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of April 27, 2023 Special Meeting Minutes

On MOTION by Ms. Moukhtara Nemer and seconded by Mr. Fischer, with all in favor, the April 27, 2023 Special Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated that construction is still temporarily on hold.

B. District Engineer: Springstead Engineering

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: August 14, 2023 at 11:00 AM**

- **QUORUM CHECK**

The August 14, 2023 meeting is to be determined.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

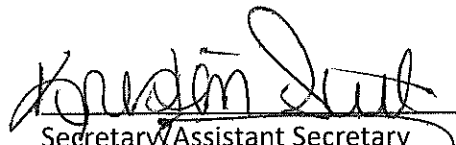
There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

Ms. Eileen Moukhtara expressed concern about the delay filing the petition and asked if there is a work-around regarding putting tentative language in the amendment petition indicating that it is being determined. Mr. Earlywine asked how long it will take for the construction to be completed. Mr. Sayed Moukhtara replied three to four years. Mr. Earlywine stated Staff will state in the filing that construction is still pending approvals but, once underway, it will take three to four years to complete. He will revise the petition in the coming week.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Moukhtara Nemer and seconded by Mr. Fischer, with all in favor, the meeting adjourned at 11:27 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair