

TARA OAKS

**COMMUNITY DEVELOPMENT
DISTRICT**

October 13, 2025

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Tara Oaks Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://taraoakscdd.net/>

October 6, 2025

Board of Supervisors
Tara Oaks Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Tara Oaks Community Development District will hold a Regular Meeting on October 13, 2025 at 11:00 a.m., at the offices of Springstead Engineering, Inc., 727 South 14th St., Leesburg, Florida 34748. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date
4. Consideration of Resolution 2026-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date
5. Consider Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 2028*
 - Administration of Oath of Office (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
6. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2028*
 - Administration of Oath of Office

7. Consideration of Resolution 2026-03, Electing and Removing Officers of the District and Providing for an Effective Date
8. Consideration of Resolution 2026-04, Adopting a Plan of Dissolution; Requesting That the Board of City Commissioners of City of Leesburg, Florida, Adopt a Non-Emergency Ordinance to Provide for the Dissolution of the District; Directing District Staff to Take Appropriate Action to Dissolve the District in Accordance With the Non-Emergency Ordinance Adopted By the Board of City Commissioners of City of Leesburg, Florida, and the Plan of Dissolution; Providing for Severability; and Providing an Effective Date
9. Consideration of Dissolution Funding Agreement
10. Discussion: FY2026 FL/PL Insurance
11. Acceptance of Unaudited Financial Statements as of August 31, 2025
12. Approval of Minutes
 - A. September 9, 2024 Public Hearing and Regular Meeting
 - B. November 5, 2024 Landowners' Meeting
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: Springstead Engineering
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2025
 - NEXT MEETING DATE: TBD
 - QUORUM CHECK

SEAT 1	SILVIA MOUKHTARA NEMER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5		☐ IN PERSON	☐ PHONE	☐ NO
14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,

A handwritten signature in black ink that reads "Kristen Suit". The signature is written in a cursive, flowing style.

Kristen Suit
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

TARA OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tara Oaks Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

SEAT	BOARD MEMBER	VOTES
3	Jacob Essman	84 Votes
4	Clifton Fischer	85 Votes
5	Vacant	0 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

SEAT	BOARD MEMBER	TERM OF OFFICE
3	Jacob Essman	4-Year Term
4	Clifton Fischer	4-Year Term
5	Vacant	2-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of October, 2025.

Attest:

**TARA OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TARA OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3, SEAT 4, AND SEAT 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(2)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Tara Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 5, 2024, three (3) members were to be elected to the District Board of Supervisors (the “Board”) as that term is defined in Section 190.006(2)(b), Florida Statutes; and

WHEREAS, the District published a notice in a newspaper of general circulation as prescribed in Florida law; and

WHEREAS, two (2) Supervisors were nominated for election by the Landowners of the District; and

WHEREAS, the Board shall declare the three (3) seats vacant and three (3) Supervisors are to be appointed to the vacant seats, thereafter; and

WHEREAS, the term of two (2) Supervisors will expire November 2028, the term of the third Supervisor will expire November 2026. The term of office for the Supervisors will commence upon appointment; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seats are hereby declared vacant effective as of November 5, 2024:

Seat #3 (currently held by Jacob Essman)

Seat #4 (currently held by Clifton Fischer)

Seat #5 (currently vacant)

SECTION 2. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of October, 2025.

ATTEST:

**TARA OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TARA OAKS

COMMUNITY DEVELOPMENT DISTRICT

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**TARA OAKS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF TARA OAKS COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Tara Oaks Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

TARA OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tara Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TARA OAKS COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective October 13, 2025:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
<u>Jordan Lansford</u>	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of October 13, 2025:

<u>Chris Potts</u>	<u>Vice Chair</u>
<u>Jacob Essman</u>	<u>Assistant Secretary</u>
<u>Clifton Fischer</u>	<u>Assistant Secretary</u>

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 13th day of October, 2025.

ATTEST:

TARA OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TARA OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PLAN OF DISSOLUTION; REQUESTING THAT THE BOARD OF CITY COMISSIONERS OF CITY OF LEESBURG, FLORIDA, ADOPT A NON-EMERGENCY ORDINANCE TO PROVIDE FOR THE DISSOLUTION OF THE DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO DISSOLVE THE DISTRICT IN ACCORDANCE WITH THE NON-EMERGENCY ORDINANCE ADOPTED BY THE BOARD OF CITY COMISSIONERS OF CITY OF LEESBURG, FLORIDA, AND THE PLAN OF DISSOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Tara Oaks Community Development District (the “**District**”) was established by Ordinance No. 21-17 of the City Commission of the City of Leesburg, Florida, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is located wholly within the boundaries of the City of Leesburg, Florida (the “**City**”); and

WHEREAS, A. A. Moukhtara Company, Inc. and Tara Village, Inc. (together, the “Developer”), are the primary developers and majority landowners of the lands within the District; and

WHEREAS, the District has received a letter from the Developer requesting the dissolution of the District; and

WHEREAS, the District has received written consent to the dissolution of the District from 100% of the landowners within the District; and

WHEREAS, as an organizational matter, the District does not anticipate providing any future planned community development district services or improvements, or providing any financing for the same; and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) determined, based upon information provided to it by Developer, changes in and projections for market conditions, and the current economic conditions, that the planned community development services to be provided to the lands and landowners (current and future) within the boundaries of the District may be provided by and through Developer, a community association, a subsequently

established community development district, or other means in a manner as efficiently as the District and at a level of quality equal to the level of quality to be delivered to the users of those services by the District; and

WHEREAS, the Board finds that it is in the best interest of the District and the current and future landowners within the District that the District be dissolved and that the planned community development services be provided by the Developer, its successors or assigns or by other means; and

WHEREAS, the District's Board of Supervisors further finds that it is in the best interest of the District and the District's landowners that, prior to its dissolution, the District transfer substantially all of its interests in any permits, licenses and other real, personal, tangible or intangible property owned by the District (the "**District Property**") to such other units of government, property owners' associations, or other entities as are appropriate in the case of each such interest; and

WHEREAS, the District does not presently own any real, personal, tangible or intangible property or infrastructure improvements; and

WHEREAS, the dissolution of the District will not harm or otherwise injure any interests of the landowners of the District, nor harm nor otherwise injure any interests of any other party within or without the District; and

WHEREAS, the District desires to authorize and direct the District's chairperson and District staff to proceed with such actions and steps as are necessary to effect such transfers; and

WHEREAS, the District has prepared a Plan of Dissolution that provides for the orderly dissolution of the District and for the final dispensation of all records, financial accounts, and contracts, if any; and

WHEREAS, in anticipation of the dissolution, the District desires to enter into that certain "Dissolution Funding Agreement" dated September 8, 2025, and attached hereto as **Exhibit B** whereby the Developer has agreed, among other things, to directly fund any costs associated with the dissolution; and

WHEREAS, the Board desires that the City adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings, and determinations contained within the recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. APPROVAL OF PLAN OF DISSOLUTION. The District hereby approves the Plan of Dissolution substantially in the form attached to this Resolution as **Exhibit A**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the District's filing of the petition for dissolution with the City.

SECTION 3. APPROVAL OF DISSOLUTION FUNDING AGREEMENT. The District hereby authorizes and approves the Dissolution Funding Agreement substantially in the form attached to this Resolution as **Exhibit B**, subject to such reasonable changes as may be necessary and decided upon by the District Manager and District Counsel, after consultation with the District Chairperson, to affect the intent of this Resolution, which approval shall be conclusively evidenced by the execution thereof. The Chairperson or Vice Chairperson is hereby authorized to execute and the Secretary or any Assistant Secretary is authorized to attest such Dissolution Funding Agreement.

SECTION 4. REQUEST FOR ACTION. The District hereby requests that the City adopt a non-emergency ordinance to provide for the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

SECTION 5. GENERAL AUTHORIZATION. The District Manager and District Counsel are hereby directed, upon the final payment of all of the District's outstanding financial obligations in a manner consistent with the Plan of Dissolution, to take the appropriate actions to transmit this Resolution to the City. Upon the adoption of a non-emergency ordinance by the City, the District Manager, and District Counsel are further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly dissolution of the District. The District's Chairperson, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby further directed and authorized, upon the adoption of this Resolution, to do all acts and things required of them to carry out the Plan of Dissolution to effectuate an orderly dissolution of the District, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chairperson and Secretary are hereby further authorized to execute any and all documents necessary to effectuate an orderly dissolution of the District. The Vice Chairperson, in the absence or unavailability of the Chairperson, shall be authorized to undertake any action herein authorized to be taken by the Chairperson and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on this 13th day of October, 2025.

ATTEST:

**TARA OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Plan of Dissolution
EXHIBIT B: Dissolution Funding Agreement

Exhibit A

PLAN OF DISSOLUTION FOR THE TARA OAKS COMMUNITY DEVELOPMENT DISTRICT

1. **PURPOSE.** The purpose of this Plan of Dissolution is to provide a plan for the orderly dissolution of the Tara Oaks Community Development District (the “**District**”).

2. **CONSTRUCTION.** This Plan of Dissolution shall be construed liberally to accomplish the smooth and orderly dissolution of the District.

3. **AUTHORITY.** Section 190.046(10), *Florida Statutes*, provides that if a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon petition of the district, the district may be dissolved by a non-emergency ordinance of the general-purpose local governmental entity that established the district.

4. **FUNDS.** Prior to submitting the petition requesting dissolution to the City of Leesburg, Florida (the “**City**”), the District will pay, or cause to be paid, all currently outstanding accounts of the District as reflected in **Attachment 1**. In conjunction with the payment of any currently outstanding accounts, the District shall enter into a Dissolution Funding Agreement with A. A. Moukhtara Company, Inc. and Tara Village, Inc. (together, the “**Developer**”) whereby the Developer agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal, engineering and managerial staff, to assist in the dissolution process and proceedings.

5. **SERVICES.** The District is currently managed by a contract administrator and has no employees. Counsel has been retained by the District to provide legal services to the District. The District Manager and District Counsel are responsible for filing any final reports or other documents on behalf of the District that are required by law, and for performing any and all other actions on behalf of the District within thirty (30) days after the effective dissolution of the District. Prior to submitting the resolution requesting dissolution to the City, the Developer shall pay all outstanding District expenses, including among other invoices from the District Manager and District Counsel, and including invoices sufficient to cover the expenses associated with the dissolution process.

6. **ASSETS AND LIABILITIES.** The District has no real property, infrastructure, or other assets and has no debt or maintenance responsibilities.

7. **CONTRACTUAL OBLIGATIONS OF THE DISTRICT.** All contractual obligations shall be addressed as follows:

- A. The District’s agreement with the firm of Kutak Rock LLP to serve as District Counsel shall terminate upon the effective dissolution of the

District. The District Manager will obtain an appropriate release from Kutak Rock LLP.

- B. The District's agreement with the firm of Wrathell, Hunt & Associates, LLC, to serve as District Manager shall terminate upon the effective dissolution of the District. The District Manager will obtain an appropriate release from Wrathell, Hunt & Associates, LLC.
- C. Prior to submitting the resolution requesting dissolution to the City, the District Manager on behalf of the District shall terminate any other pending District agreements, including those District's agreement identified in **Attachment 1** hereto by sending notice of termination to each of these contractors and/or consultants.

8. NOTICE OF DISSOLUTION. District Counsel shall file a Notice of Dissolution of the Tara Oaks Community Development District in the public records of Lake County. A copy of the Ordinance passed by the City dissolving the District shall be transmitted to the Florida Department of Economic Opportunity pursuant to Section 189.016, *Florida Statutes*.

9. MODIFICATION OF THE PLAN OF DISSOLUTION. Prior to the effective date of any ordinance of the City dissolving the District, the District Manager or District Counsel may make reasonable modifications to this Plan of Dissolution, as may be necessary, in consultation with the Chairperson, to affect the intent of Resolution 2025-04.

10. OFFICIAL DISTRICT RECORDS. All official records of the District shall be transferred to the Florida Secretary of State's Division of Library and Information Services ("DOL") by the District Manager; provided however, if the DOL refuses to accept the District's official records, the District Manager shall transfer such records to the City Clerk. However, such a transfer of official District records shall not occur as long as the District has an obligation, under any law, to keep and maintain any such official District record. If any official record of the District cannot be transferred prior to the dissolution of the District, then the failure by the District Manager to transfer such a record shall not cause this Plan of Dissolution to not be completed within the time permitted. Any such record shall be transferred by the District Manager to the DOL, or as otherwise provided herein, as soon as is practicable after the dissolution of the District, in accordance with this Plan of Dissolution.

11. OPERATION OF THIS PLAN OF DISSOLUTION. This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After complying with the terms of this Plan of Dissolution, the District will be dissolved without any further action.

Attachment 1

1. District Management
2. District Counsel

TARA OAKS

COMMUNITY DEVELOPMENT DISTRICT

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DISSOLUTION FUNDING AGREEMENT

This **DISSOLUTION FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 13th day of October, 2025, by and between:

TARA OAKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Leesburg, Lake County, Florida (the "**District**"); and

A. A. MOUKHTARA COMPANY, INC., a Florida corporation with a mailing address of 7717 NW 20th Lane, Gainesville, Florida 32605 ("**AA**"), and

TARA VILLAGE, INC., a Florida corporation with a mailing address of 7717 NW 20th Lane, Gainesville, Florida 32605 ("**Tara**", together with AA, the "**Majority Landowner**"); and

RECITALS

WHEREAS, the District is a local unit of special-purpose government established, pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the City Commission for the City of Leesburg; and

WHEREAS, the District is currently not providing any infrastructure systems, facilities, and services to the lands within the District; and

WHEREAS, based on representations from and request of Majority Landowner, the District's Board of Supervisors ("**Board**") has determined that it is in the best interests of the District that the District be dissolved; and

WHEREAS, subject to the final payment of all outstanding financial obligations of the District, the proposed dissolution is authorized by Section 190.046(10), *Florida Statutes*; and

WHEREAS, the District's Board has directed the District Manager and District Counsel, upon final payment of all outstanding financial obligations of the District, to petition the County to dissolve the District in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the County, in accordance with Section 190.046(10), *Florida Statutes*, and such other actions as are necessary in furtherance of the dissolution process; and

WHEREAS, in order to seek a dissolution pursuant to Chapter 190, *Florida Statutes*, District Staff, including but not limited to legal and managerial staff, must provide certain services necessary to the dissolution process; and

WHEREAS, any such work shall only be performed as necessary to seek the dissolution of the District and in accordance with the delegated authority of pursuant to Resolution 2025-04; and

WHEREAS, Majority Landowner desires to pay for any such expenditures including, but not limited to, legal and other consultant fees, filing fees, administrative, and other expenses, if any, incurred to date by the District as well as through completion of the dissolution process.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. Above recitals so stated are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

2. PROVISION OF FUNDS. Majority Landowner agrees to pay such monies as are necessary to enable the District to proceed with the dissolution of the District and to pay such monies as are necessary to enable District Staff, including legal and managerial staff, to assist in the operation and dissolution process and proceedings. Majority Landowner will pay such funds within fifteen (15) days of a written request by the respective District Staff directly to the requesting party. Majority Landowner may be required to prepay certain fees and expenses, if the District is required to do so under any of the District's agreements with District Staff. As the Majority Landowner, AA and Tara will each pay a share of the funds contemplated under this Agreement on a pro-rated basis, as follows:

A. A. MOUKHTARA COMPANY, INC. _____%

TARA VILLAGE, INC. _____%

3. DISTRICT USE OF FUNDS. Any funds provided under this Agreement shall be used solely for the fees, costs, and other expenditures accruing or accrued by the District with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District in accord with Chapter 190, *Florida Statutes*. Upon final payment of all presently outstanding financial obligations of the District, the District agrees to use good faith and best efforts to proceed in an expeditious manner with the preparation and filing of the petition and related materials to seek the dissolution of the District pursuant to Chapter 190, *Florida Statutes*, and with the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the dissolution of the District.

4. DEFAULT. A default by any of the parties under this Agreement shall entitle the others to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

5. ENFORCEMENT OF AGREEMENT. In the event that an of the parties is required to enforce this Agreement by court proceedings or otherwise, the substantially prevailing party(s) shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and paralegal fees, costs for trial, alternative dispute resolution, or appellate proceedings, all as may be incurred in court, out of court, or otherwise.

6. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

7. AMENDMENTS; ASSIGNMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the parties hereto. None of the parties may assign this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any purported assignment without such written approval shall be void.

8. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Majority Landowners: A. A. Moukhtara Company, Inc.
7717 NW 20th Lane,
Gainesville, Florida 32605
Attn: _____

Tara Village, Inc.
7717 NW 20th Lane,
Gainesville, Florida 32605
Attn: _____

If to District: Tara Oaks Community Development District
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: Kristen Suit

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: Jere L. Earlywine

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire

on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

9. THIRD PARTY BENEFICIARIES. The purpose of this Agreement is to provide the necessary funding for the District, and for those third parties acting on behalf of the District, with respect to its ongoing operations and the actions necessary for the orderly dissolution of the District. It is intended that this Agreement shall inure to the benefit of those parties listed in the Plan of Dissolution, attached hereto as **Exhibit A**, including but not limited to the District Staff. ("**Third Parties**"), which Plan of Dissolution is attached hereto and incorporated herein by reference. Further, Majority Landowner recognizes that the Third Parties may maintain a right or cause of action by reason hereof. All of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns. Nothing herein shall be construed to require the District to commence any cause of action on behalf of any Third Party.

10. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the exclusive venue for any dispute arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Lake County, Florida.

11. EFFECTIVE DATE. The Agreement shall be effective after execution by all parties to this Agreement and shall remain in effect unless terminated in writing by all parties or until the effective dissolution of the District in accordance with the Plan of Dissolution.

12. PUBLIC RECORDS. Majority Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accordance with Florida law.

13. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on next page]

IN WITNESS WHEREOF, the parties execute this Agreement on the day and year first written above.

ATTEST:

TARA OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WITNESS:

A. A. MOUKHTARA COMPANY, INC., a
Florida corporation

[Print Name] _____

By: _____
Its: _____

WITNESS:

TARA VILLAGE, INC., a Florida corporation

[Print Name] _____

By: _____
Its: _____

EXHIBIT A: Plan of Dissolution

TARA OAKS

COMMUNITY DEVELOPMENT DISTRICT

10



INVOICE

Customer	Tara Oaks Community Development District
Acct #	1137
Date	09/26/2025
Customer Service	Hunter Redinger
Page	1 of 1

Tara Oaks Community Development District
P.O. Box 810036
Boca Raton, FL 33431

Payment Information	
Invoice Summary	\$ 6,163.00
Payment Amount	
Payment for:	Invoice#30294
100125849	

Thank You

Please detach and return with payment



Customer: Tara Oaks Community Development District

Invoice	Effective	Transaction	Description	Amount
30294	10/01/2025	Renew policy	Policy #100125849 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 10/10/2025	6,163.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 6,163.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/26/2025

TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 7,204	\$ -	\$ -	\$ 7,204
Due from Landowner	1,213	-	-	1,213
Total assets	<u>\$ 8,417</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,417</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 558	\$ -	\$ -	\$ 558
Due to Landowner	-	2,774	6,873	9,647
Accrued wages payable	2,000	-	-	2,000
Tax payable	153	-	-	153
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>8,711</u>	<u>2,774</u>	<u>6,873</u>	<u>18,358</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	1,213	-	-	1,213
Total deferred inflows of resources	<u>1,213</u>	<u>-</u>	<u>-</u>	<u>1,213</u>
Fund balances:				
Restricted for:				
Debt service	-	(2,774)	-	(2,774)
Capital projects	-	-	(6,873)	(6,873)
Unassigned	(1,507)	-	-	(1,507)
Total fund balances	<u>(1,507)</u>	<u>(2,774)</u>	<u>(6,873)</u>	<u>(11,154)</u>
Total liabilities and fund balances	<u>\$ 8,417</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,417</u>

**TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 619	\$ 14,119	\$ 105,849	13%
Total revenues	<u>619</u>	<u>14,119</u>	<u>105,849</u>	13%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	-	6,459	0%
Management/accounting/recording*	500	6,205	48,000	13%
Legal	-	602	25,000	2%
Engineering	-	-	2,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	-	-	1,000	0%
Trustee	-	-	5,000	0%
Telephone	16	183	200	92%
Postage	-	10	500	2%
Printing & binding	42	458	500	92%
Legal advertising	-	490	1,500	33%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,200	94%
Meeting room rental	-	-	2,400	0%
Contingencies/bank charges	80	686	500	137%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>638</u>	<u>14,623</u>	<u>105,849</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	(19)	(504)	-	
Fund balances - beginning	(1,488)	(1,003)	-	
Fund balances - ending	<u>\$ (1,507)</u>	<u>\$ (1,507)</u>	<u>\$ -</u>	

*WHA will charge a reduced management fee until bonds are issued.

**TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Total revenues	-	-
EXPENDITURES	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(2,774)	(2,774)
Fund balances - ending	<u>\$ (2,774)</u>	<u>\$ (2,774)</u>

**TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(6,873)	(6,873)
Fund balances - ending	<u>\$ (6,873)</u>	<u>\$ (6,873)</u>

TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT
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 September 9, 2024 at 11:00 a.m., at the offices of Springstead Engineering, Inc., 727 South 14th St., Leesburg, Florida 34748.

Present were:

Silvia Moukhtara Nemer	Chair
Jacob Essman	Assistant Secretary
Clifton Fischer	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
David Springstead	District Engineer
Sayed Moukhtara	Developer
Aline Moukhtara (via telephone)	AA Moukhtara

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Moukhtara Nemer, Fischer and Essman were present. Supervisor Potts was not present. One seat is vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Chris Potts;
Seat 2**

Ms. Suit presented the resignation of Mr. Chris Potts from Seat 2.

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the resignation of Mr. Chris Potts from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 2; Term Expires November
2026**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Administration of Oath of Office to
Appointed Supervisor (the following will
also be provided in a separate package)**

- **Administration of Oath of Office to Appointed Supervisor (the following will also be
provided in a separate package)**
 - A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. Membership, Obligations and Responsibilities**
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and
Employees**
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other
Local Public Officers**

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

SEVENTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
the Fiscal Year 2024/2025 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and
Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending
September 30, 2025; Authorizing Budget Amendments; and Providing an Effective
Date**

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

Ms. Suit presented Resolution 2024-06. She reviewed the proposed Fiscal Year 2025 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. This is a Landowner-funded budget, with expenses being funded as they are incurred.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025 Budget Funding Agreement

Ms. Suit presented the Fiscal Year 2025 Budget Funding Agreement for approval, in substantial form. Mr. Earlywine noted that AA Moukhtara will not be participating in the Funding Agreement because they do not have any property within the boundaries of the CDD.

The Agreement will be updated, as necessary to reflect the appropriate entities, entity addresses, percentage splits, etc.

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the Fiscal Year 2025 Budget Funding Agreement, in substantial form, was approved.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and

standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines and Frank *(to potentially be provided under separate cover)*

Ms. Suit stated that the audit has not been received.

A. Consideration of Resolution 2024-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, authorizing the Chair to review and accept the Audited Financial Report for the Fiscal Year Ended September 30, 2023, outside of a meeting, subject to ratification at a future meeting, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of July 8, 2024 Regular Meeting Minutes

On MOTION by Mr. Essman and seconded by Mr. Fischer, with all in favor, the July 8, 2024 Regular Meeting Minutes, as presented, were approved.

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

Mr. Earlywine asked for the status of the project, including whether permits were received, and asked for an estimate on when construction will commence. It was note that the status is unknown.

B. District Engineer: Springstead Engineering

Mr. Springstead stated that work with the City of Leesburg on the project is ongoing. The City adopted new specifications in 2024 so those must be incorporated into the plans and specifications. The new specifications are not significant; one is related to the lift station. The plans are underway; the primary setback thus far is the waste water limitations imposed by the City.

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

- **UPCOMING MEETINGS**

- **November 5, 2024 at 9:00 AM [Landowners' Meeting; Board is Not Required to Attend]**

- **December 9, 2024 at 11:00 AM [Regular Meeting]**

- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

Ms. Aline Moukhtara asked for the most current address for AA Moukhtara to be kept on file; she will email the information to Ms. Suit and Mr. Earlywine.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

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

A Landowners' Meeting of the Tara Oaks Community Development District was held on November 5, 2024 at 9:00 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present were:

Daniel Rom District Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 9:16 a.m. He was the only person present.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

THIRD ORDER OF BUSINESS

Election of a Chair to Conduct Landowners' Meeting

Mr. Rom served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 3, 4, 5]

A. Nominations

Mr. Rom nominated the following:

Seat 3 Jake Essman

Seat 4 Clifton Fischer

Seat 5 No nomination

No other nominations were made.

B. Casting of Ballots

Mr. Rom stated that he is the designated Proxy Holder for Tara Village Inc., owner of several parcels totaling 169.06 acres, equating to 170 voting units. Mr. Rom is eligible to cast up to 170 votes per seat.

I. Determine Number of Voting Units Represented

A total of 170 voting units were represented.

II. Determine Number of Voting Units Assigned by Proxy

All 170 voting units represented were assigned by proxy to Mr. Rom by the Landowner, Tara Village Inc.

Mr. Rom cast the following votes:

Seat 3	Jake Essman	84 votes
--------	-------------	----------

Seat 4	Clifton Fischer	85 votes
--------	-----------------	----------

No votes were cast for Seat 5.

C. Ballot Tabulation and Results

Mr. Rom reported the following ballot tabulation, results and term lengths.

Seat 3	Jake Essman	84 votes	4-year term
--------	-------------	----------	-------------

Seat 4	Clifton Fischer	85 votes	4-year term
--------	-----------------	----------	-------------

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TARA OAKS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



www.lakevotes.gov

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

May 3, 2025

Daphne Gillyard, Director of Administrative Services
2300 Glades Rd., Suite 410W
Boca Raton, FL 33431

Re: District Counts

The number of registered voters within the Tara Oaks Community Development District as of April 15, 2025 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship