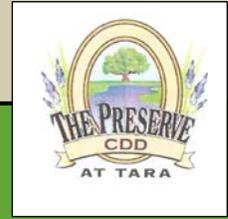


Tara CDD Newsletter



Tara CDD 1

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Jim Kaluk, Field Manager
(at the Community Center)
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Board of Supervisors

Eugene Rado, *Chairman*
Dan Powers, *Vice Chairman*
Darby Connor
Joseph A. Mojica
Dave Woodhouse

In This Issue

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In Memoriam

Eugene Robinson, who served as Field Manager from 2008 to 2012 passed away on June 27, 2017. May his soul rest in peace.

CHAIRMAN'S VIEW

Gene Rado

In April, I was elected Chairman of the Board of Supervisors succeeding my predecessor Dave Woodhouse, who stepped down as Chairman for personal reasons. We would like to thank Dave for his dedication and leadership, and his continued service as a member of the Board.

Dave resigned because he felt he would not be able to devote the time necessary to serve as Chair. For those of you who may not know, Dave is in the process of completing two books and has taken on a number of consulting assignments. Dave has provided his expertise to aid the Bayshore High School cancer victims and has been asked to submit newspaper articles detailing the problems. He has also been an advocate for residents who may be impacted by the Mosaic Mine expansion in Manatee County. Dave has engaged in these consulting assignments on a pro bono basis. I congratulate and applaud Dave for his efforts to support and serve our community and I am certain the rest of the Board agrees.

The Board awarded a contract in April to Sunrise Landscaping for care and maintenance of our CDD property. Sunrise replaces Westbay, which has been serving our community in recent years. To date, Sunrise has enhanced the appeal and attractiveness of Tara. It is a first-rate landscape company and is meeting our expectations so far. There were a few hiccups from the onset, but improvements continue each month.

Along with Sunrise, the Board has employed John Crawford as Field Services Manager. In this role, John will oversee Sunrise. His responsibilities include performing grounds inspections, providing the Board with inspection reports and notifying Sunrise of deficiencies in service.

Our goals and expectations are achieving superior landscaping and irrigation. By pairing Sunrise, a highly rated landscaping contractor,

along with John, a dedicated professional to manage Sunrise, we are confident our goals and expectations will be met.

It is of vital importance to explain the upcoming Budget process due to information disseminated throughout our community that was misleading and incorrect.

The budget process is a three-month process that commenced in May. A Proposed Budget was developed at the Board's first Budget meeting. It was a starting point and effectively a wish list of tasks and projects that each of the Board members would like accomplished in the upcoming budget year. It is prepared without eliminating any tasks or projects, regardless of priority or cost, and included any items that would greatly enhance our community. The Proposed Budget is set as high as possible because the law states that Proposed Budget dollars can only be decreased, never increased.

During June and July, the Board will review the Proposed Budget and, after determining what the impact will be on CDD taxes, make adjustments to the Proposed Budget. Again, the budget can only be decreased, not increased. In July, there will be a Public Hearing for residents to voice their concerns about the upcoming budget. At the July meeting to be held on July 25, 2017, the Board will make further adjustments to the budget as required, and then vote on a Final Budget for the 2017–2018 fiscal year. The fiscal year begins in October 2017.

It is likely there will be an increase in CDD taxes for the coming year. As we all know, inflation and costs for almost every item increase each year. For instance, in the past year the cost for landscaping and irrigation, our single largest expense, has increased significantly. It is our duty as a Board to achieve excellence by improving and maintaining the condition and appearance of our community. This includes landscaping and irrigation, which is probably the single most visible component. Costs for utilities, contractors, vendors, etc. have increased as well. In recent

years, as a result of keeping CDD taxes flat, significant problems have been overlooked or funds were applied elsewhere. Hence, the condition and appearance of our community has suffered.

CDD taxes are lower now than they were in the 2011–2012 fiscal year. Over the past seven budget years, CDD taxes have decreased in three of those years and were only modestly increased in one year. Tara is an aging community and the issues we face are those that need to be addressed now. Our community cannot be allowed to deteriorate further. We are entitled to a quality of life we deserve and expect, and a community we are all proud to call home.

I would also like to report that our independent auditors, Carr Riggs Ingram, have given the CDD a clean bill of health for the 2015–2016 fiscal year.

The Board is fortunate to work with an exceptional support “team” that guides us and provides expertise to ensure we arrive at the correct decisions. The team consists of Jim Kaluk, our Field Manager, who is the point of contact for residents and listens to their concerns. He informs contractors to address those concerns and advises the Board of issues. Angel Montagna, District Manager for Rizzetta, provides the expertise and professionalism to allow the Board to run efficiently as well as direct the Board's focus to the issues that arise for discussion and decision. Rizzetta, our Management Company, maintains and provides us with our financial information, and is our record keeper and primary contact for our contracted vendors. John Vericker is our legal counsel. He has provided expert legal advice to the community for years. John makes certain the Board abides by the many laws that govern CDDs, and most importantly, ensures we do not make decisions outside the law. Rick Schapacher is our District Engineer. Rick completes engineering studies and prepares all of the detailed maps and requirements for projects. Our support “team” is invaluable and we collectively thank them for their expertise and guidance.

One final note. At the April Board meeting, the Board voted unanimously for a vote of confidence for Angel Montagna, District Manager from Rizzetta, and our Field Manager Jim Kaluk. We thank them for their service, knowledge and the value they add to our community.

LANDSCAPE

Darby Connor

On April 2, 2017 Sunrise Landscape took over the responsibility of maintaining our common grounds. We have been impressed by the level of professionalism demonstrated by Sunrise. We have seen significant improvements with the mowing, trimming, edging and cleaning up of the common grounds. Crews have trimmed over 500 palm trees and are pruning hundreds of oaks and shrubs on a continuing basis. Our contract with Sunrise calls for regularly scheduled fertilization programs, which benefits the look and appeal of the landscape.

A ride around the community will reveal dead or dying trees and shrubs due to poor trimming and lack of irrigation. We are in the process of identifying and verifying trees and shrubs that are in need of replacement. We will then obtain bids to remove and replace them. In many areas, non-functional irrigation has since been restored to working condition.

Sunrise is obtaining a new bid to sod the second half of Tara Boulevard from Cypress Strand to Linger Lodge. The first half up to Cypress Strand was completed four years ago and is neat and well maintained. When completed, all of Tara Boulevard will have a uniform look.

Our contract also includes cutting back of encroachment from the preserve onto common grounds. This large project will be done off season when the workforce required is available. This should improve the views of the preserve for all homeowners to enjoy.

All gardens have been restored by our professional gardener. It is within their contractual responsibilities to weed, clean, fertilize, and replace plants as needed on a monthly basis.

We would like to thank all residents for their continued patience and support while we undertake this major effort to restore our common grounds. We expect to see steady improvements over time and anticipate completion by year end. We hope this undertaking will help maintain and enhance our property values in the long run.

TARA BOULEVARD SAFETY

Darby Connor

An automobile accident occurred recently on our section of a road curve at the Tara Boulevard and Cypress Strand/Tailfeather intersection. Tragically, a nearby resident was killed as a result of the accident. This spot has been the scene of many accidents, which have caused minor injuries and significant damage to our landscape.

For many years, I have lobbied the County and our Commissioner to implement solutions needed with the goal of reducing vehicular speed on this section of road. My efforts also include reaching out to Commissioner Baugh and Manatee County Public Works Directors. I have proposed a personal meeting on premise to review potential solutions including the installation of a four way stop sign. At present, the County has not agreed to set up a meeting. According to the County, Tara Boulevard road signage meets federal guidelines. The County also believes motorists are driving too fast and need to slow down.

This intersection on Tara Boulevard and Cypress Strand/Tailfeather Way is also a school bus stop and lacks crosswalks for residents. A four way stop sign would help calm traffic speeds and prevent dangerous speeding contributing to needless accidents. Mitigating risks and enhancing safety for motorists, pedestrians and bicyclists is something we can all agree on. It is time for the County to acknowledge our need for assistance and a solution. Please contact the County and help make Tara a safer place for all of us.

Tara Community Development District 1
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July 2017

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