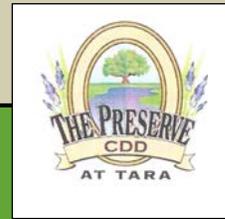


Tara CDD Newsletter



Tara CDD 1

Preserve Community Center
7340 Tara Preserve Lane
Bradenton, FL 34203
941-756-2416
fieldmanager@taracdd.org
www.taracdd.org

Jim Kaluk, Field Manager
(at the Community Center)
Office Hours:
Mon to Fri, 8:00 am–1:00 pm
fieldmanager@taracdd.org

Board of Supervisors

John Schmidt, *Chairman*
Dan Powers, *Vice Chairman*
Dave Woodhouse
Joseph A. Mojica
Michael Dyer

In This Issue

Chairman's View
The Beetles' Battle
Pond Scum Beware

Inside Bonus Insert

News from Resident to Resident
Joe's Corner
Hello Tara Friends
Growing Concern

CHAIRMAN'S VIEW

John Schmidt

Change is good and a lot of good things are happening at the Preserve at Tara. For starters, take a look at the newsletter you are reading. Your Board of Supervisors voted for a new method of creating the newsletter. It is now professionally produced and distributed. I hope you are happy with the new look and feel. We on the Board would like to encourage your feedback via email to: fieldmanager@taracdd.org

This year marks an election year for two seats on the Board of Supervisors. Elections for Supervisors will occur during the General Elections in November. To vote, you must be a resident of the Preserve and registered voter with Manatee County. The candidates for Supervisors are:

Seat 2 - Eugene J. Rado, John Schmidt

Seat 4 - George Darby Connor, Larry G. Dick, Valentina Hawks

For information on each candidate, please visit the Manatee County Supervisor of Elections website and scroll down to Tara CDD:
<http://www.votemanatee.com/Candidate-Information/Local-Candidates-Committees>

I must report that it is a privilege to work with dedicated individuals and feel they are working for you to keep the Preserve beautiful and maintaining property for which the CDD is responsible. Your Board of Supervisors has been hard at work too!

It has come to my attention that many at the Preserve are new residents, and hence unfamiliar with the community's governing structure. For their benefit and as a review for the rest of us, let's walk through key areas:

- The Preserve at Tara is not a part of the Tara Golf and Country Club. However, both communities are deed restricted and are members of the **Tara Master Association, TMA**, the Home Owner Association.
www.TaraMasterAssociation.net
- The TMA, home owner association, has rules, regulations, and restrictions that govern both communities. TMA has a number of standing and temporary committees. The **Architectural Review Committee**, or ARC as is commonly known, plays an important role by monitoring homeowner's compliance with restriction of deeds. The **Communications Committee** works with Comcast and negotiates the contractual agreement for television services which serve every resident. The Committee is also responsible for organizing and providing content for Channel 196, a community based channel for residents of the Preserve (please note you must subscribe to Comcast to watch channel 196. Should you choose to use a different television provider, you are still responsible to pay for Comcast in your TMA yearly dues).
- Rizzetta & Company, Inc. hired by the TMA, provides professional management services for TMA affairs on a contractual basis.
(813) 933-5571
- The **Tara Community Development District, CDD** or the **"District"**, is a local unit of special purpose government created under Florida law. The CDD has constructed certain infrastructure and facilities within the District, and is responsible for their improvements and maintenance. The District financed this construction through the sale of tax-exempt bonds, a form of public financing. As a result, and in accordance with applicable state and federal laws, all District owned improvements, infrastructure, and facilities are and shall remain open and accessible to the general public. For more information, please visit www.taracdd.org
- The "District" and the Preserve at Tara are one and the same. The Board of Supervisors (five Supervisors) are elected to manage the business of the CDD. The Supervisors hire a Management Company (Rizzetta & Company, Inc.) to assist them. The Field Manager works closely

with the Supervisors and is the first point of contact for residents regarding CDD business and issues (941) 756-2416 or cell (941) 345-7159.

- The Community Center, pool, tennis, and pickle ball courts are owned and maintained by the CDD. The CDD has responsibility for certain areas of the Preserve (District) that are either owned by the CDD or for which the CDD has easements to maintain property not owned by the CDD.
- Within the Preserve, there is a Villa Landscape Association, an association of homes in the Preserve known as villas. This Association provides landscaping management for all the villas (homes) in the Preserve. It provides this management only for the villas.
- There are a number of condominiums in the Preserve that manage themselves.
- Certain areas in the Preserve are under the control or monitored by either Manatee County or the Southwest Florida Water Management District, and in some cases the Army Corp of Engineers.

The CDD has responsibility of managing water quality of all retention ponds in the Preserve. They also arrange for the cutting of grass and tree maintenance, and have responsibility for storm water management systems, CDD pool, Community Center, and courts. They also ensure the payment of bonds originally used to build the Preserve. The CDD has no enforcement capability and does not overlap with the Tara Master Association.

Landscaping

The CDD has a contract with a landscaping company that cuts the grass, trims trees, cuts back the growth of the Preserve "natural areas," and performs other functions under contract. By law, the CDD cannot use this company to do landscaping for individual residents including the Preserve Golf Club. The Preserve Golf Club is a privately owned golf course open to the public. They are the largest owner of land in the Preserve and are responsible for their own landscaping and maintenance, except where the CDD has negotiated an easement with them.

There are many varying views among residents as to how the Preserve should be landscaped. Some

would like the entire acreage to be landscaped, others wish additional gardens, more trees trimmed, and the list goes on. The Board of Supervisors has decided to review all property maintained by the CDD and adopt appropriate changes to ensure CDD property is well maintained and landscaped. We will review contracts and try out new ideas like redesigning the landscaping around monuments such as the area at the corner of Tara Boulevard and Tailfeather Way. This is being viewed as an idea that could be implemented in other areas of the Preserve. The CDD however, has no responsibility outside the boundary of the "District." The present changes occurring on Tara Boulevard from State Road 70 to Tara Preserve Lane are being managed by the Tara Master Association.

THE BEETLES' BATTLE

Dan Powers

We may not want those creepy crawly creatures in our homes but they can work wonders in nature. Tara Preserve spans 275 acres and maintains approximately 60 acres of common ground. Over the last several years, an invasive plant species began to take hold. *Air Potato Vines* started out inconspicuously and un-noticed. Now, the invasion has manifested itself and can be clearly seen in many areas of The Preserve. Fortunately, the University of Florida and the United States Department of Agriculture have developed a natural remedy to combat this scourge. A leaf eating beetle known as *Lilioceris cheni* feeds exclusively on the Air Potato Vine. On June 22, 2016 Jim Kaluk, the Field Manager, and I set the insects to work by releasing 500 beetles throughout the Preserve. This effort will be ongoing and the program monitored on an annual basis. And the financial cost to the CDD? Nothing.

If you notice change in your foliage at any time, please contact the Field Manager at (941) 756-2416 for further investigation.

POND SCUM BEWARE

Dave Woodhouse

Even ponds get stressed, and that's what our 54 ponds are going through at this time of the year. The heat and humidity coupled with fertilizer runoff and grass clippings promote algal blooms. Not all of our ponds are affected by these blooms. Aquatic plants such as hydrilla, slender spike rush, chara, spatterdock, duckweed, and bladderwort also thrive. As discussed prior, Aquatic Systems will, on a monthly basis, check the health of the ponds and treat them as needed with environmentally safe herbicides and algacides. This treatment process typically can take 30 to 90 days. Also on a weekly basis, ponds that need specific attention are treated. It is not our intent to eradicate certain plants such as lily pads and cattails which act as filters by uptaking pollutants. The CDD provides oversight to ensure that all precautions are taken. All our ponds, except Pond 46, were recently stocked with a total of 571 sterile Triploid grass carp (White Amur) to control the hydrilla and other aquatic plants. These carp in our ponds are expected to grow to 15–20 pounds with a length of up to 35 inches. They take up to six months to be fully effective, offer long-term control, and have a restocking life of five years. We have considered mortality and installed barriers at the pond overflows to prevent the carp from escaping.

www.taracdd.org

NEWS FROM RESIDENT TO RESIDENT

Dear Fellow Preserve Residents,

My name is Michele Redwine and I have resided in the Preserve for the past 11 years. I remain involved in community affairs and have been since I moved here. Here is my question, "Are you involved in the operations of our community?" Times have changed and we are now a community impacted by environmental, physical, and demographic changes. Your understanding and voice is significant to how our community will grow, develop, and maintain its beauty and well-being. Find out what is going on by attending the TMA, CDD, GVLA and ARC board meetings. Register with the TMA through ONE-SOURCE, your information website, and visit the Preserve Comcast TV station 196 for CDD news. By registering, you will receive all the latest emails and source of information. Remember, your community can change right in front of your eyes!

Best,

Your neighbor

Michele Redwine

**WISHING EVERYONE A SAFE AND
HAPPY LABOR DAY!**

JOE'S CORNER

Joe Mojica

Just in time! After having been through a recent overhaul of sorts, the Tara Preserve pool and spa are back up and running. With the hot and humid summer days upon us, it's nice to enjoy a swim and cool down in the pool.

Heavy rains and repeated incidents of flooding have taken its toll on the pool equipment stored within the Community Center. With all pipes rerouted, the pool equipment has been transferred outside and is now situated next to the pool. The new setup is working well and we have gained the use of an empty storage room that used to house the pool equipment.

Since the installation of two new pickleball courts, the activity has gained in popularity among Preserve residents. The courts are situated next to the existing tennis court. Pickleball is a fun recreational sport for all ages and skill levels, and can develop into a fast paced competitive game. It is played with a paddle and plastic ball and combines elements of badminton, tennis, and ping-pong. With interest in the sport growing and an ever larger following here at Tara, we cannot rule out a proposed tournament against Lakewood Ranch...Go Tara!

Tara is a great community to live in and to call home. The Tara Preserve Community Center is a chock full of activities these days, from line dancing to mahjonn, and from social events/private parties to yoga. It's the place to be, to meet and greet, to be actively involved, and to get acquainted with your neighbors and the community. Please tune in to Comcast Channel 196 for more information on Community Center activities, news, and announcements. And for our new neighbors and home owners, we have a welcome package consisting of the Preserve brochure and telephone directory. Please drop by and pick yours up today. Have a great summer!

Hello Tara Preserve family and friends,

AS WE APPROACH mid-summer, I hope that you and your family are enjoying our beautiful Tara Preserve and paradise. As many of you know, the Community Center Pool and Spa was re-opened recently after a period of repairs and transformation. Now, more than ever, residents are appreciating the simple pleasures of life, a swim in the pool, a relaxing soak in the spa, and maybe even a sun-bath by the pool deck (don't forget the sun screen!).

Our Solar Energy System continues to be instrumental with our conservation efforts. It is helping us save money by providing efficient heating for the pool in the range of 85 to 88 degrees. And for Spa lovers, the Spa will be kept at a toasty 104 degrees!

For those of you who enjoy recreational team exercise, water volleyball meets on Monday, Wednesday, and Saturday. This is a great way to stay active and have fun at the same time! And for land lovers, take note, we now have the addition of two new pickleball courts to complement the tennis court. Pickleball provides an excellent opportunity for residents to meet up and participate in a new low impact sport that is fun and challenging at the same time. Play continues into the evening too. The courts are lit up from 7 to 9 pm during the summer months.

The Community Center has many more diverse offerings! Are you interested in quilting, line dancing, Monday night cards, yoga, mah-jongg, bridge, book or wine club? If you answered yes, then you have come to the right place! There is even a Library and Free Computer Technical Help. Information on monthly activities and events can be found posted on the Bulletin Board outside. The same information can also be found by tuning in to Comcast Channel 196.

Did you know you can rent the Community Center for various social events and gatherings including birthday parties and baby showers? Please call ahead for booking and availability.

I hope to see you at the Community Center or around the neighborhood. Should you be in need of assistance, please do not hesitate to contact me.

Jim Kaluk

Office: (941) 756-2416

Cell: (941) 345-7159

GROWING CONCERN

Recent suspicious activity has been brought to our attention regarding CDD property vandalism and destruction committed by Preserve residents or person(s) living elsewhere. A number of incidents have occurred including damage to sprinkler heads and electrical equipment. Unfortunately, this has led to an increase in CDD fees that we all have to

pay for. Such incidents are unacceptable and must stop! Residents are requested to be vigilant while in the vicinity of the Preserve and to be on the lookout for any person(s) acting suspiciously. Your cooperation is critical to help prevent future occurrences. Please contact the police department by dialing 911 or alternatively, you may call the Field Manager during regular business hours to advise him of your observations. Perpetrator(s) will be prosecuted to the full extent of the law.

AN INVITATION TO RESIDENTS TO EMAIL LETTERS TO THE EDITOR

In future issues of the Tara CDD Newsletter, we are looking at introducing a new feature section inviting residents to send letters expressing their views, suggestions or any concerns. The Editor shall review all submissions and collaborate with the Chairman to select letters that will be addressed on the following issue of the newsletter. Please email your letters to: taracdd@comcast.net and include on the Subject Line – "Letters to the Editor".

Tara Community Development District 1
7340 Tara Preserve Lane
Bradenton, FL 34203

PRESORT STD
US POSTAGE
PAID
PERMIT #61
MANASOTA FL

Tara CDD Newsletter

August 2016

TARA CDD 1
7340 Tara Preserve Lane
Bradenton, FL 34203

PHONE:
941-756-2416

FAX:
941-756-2416

EMAIL:
fieldmanager@taracdd.org

Visit us at:
www.taracdd.org

