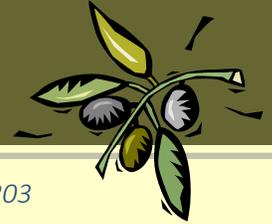
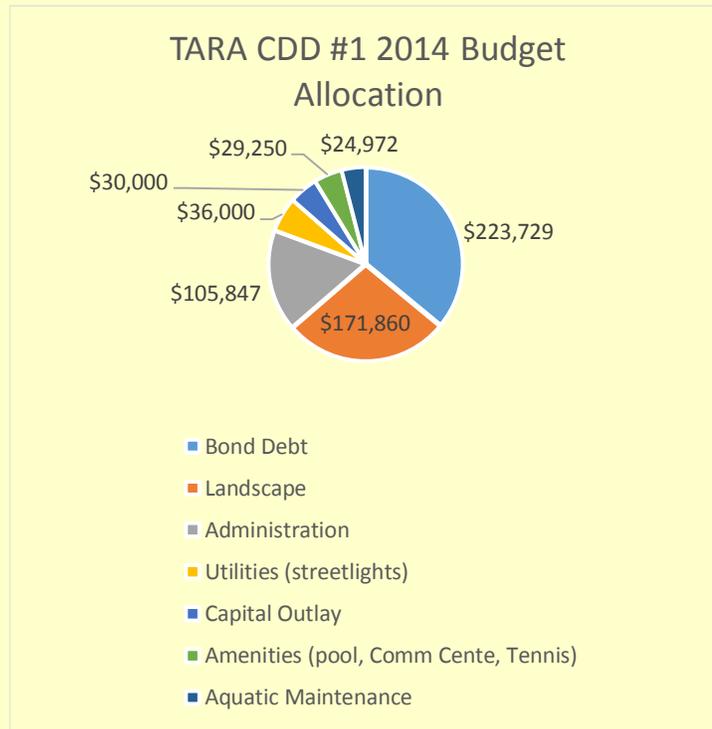


CDD NEWSLETTER



TARA COMMUNITY DEVELOPMENT DISTRICT 1, 7340 TARA PRESERVE LANE, BRADENTON, FL 34203
[HTTP://WWW.TARACDD.ORG/](http://www.taracdd.org/), EMAIL: TARACDDS2@COMCAST.NET, 941-756-2416

CDD Update The Chairman's Report Financial Health of the CDD



36% of the 2014 budget is dedicated to paying Bond Debt;
 27% is allocated for Tara Preserve landscaping;
 17% towards Administration;
 6% for Utilities;
 5% for Capital Outlay;
 5% for Amenities; and
 4% for Aquatic Maintenance.

How CDD taxes are used specific to your property:

Home Type	O&M*	2012A-1 DEBT		Total 2014
		Service1	Service2	
Condo	\$214.70	\$106.50	\$35.26	\$356.46
Villa	\$650.60	\$131.55	\$43.56	\$825.71
Club Home	\$761.20	\$162.87	\$53.93	\$978.00
Executive	\$975.90	\$200.46	\$66.37	\$1,242.73
Golf Club	\$28,190.56	\$34,895.91	\$66.37	\$74,640.68

*Operations and Maintenance

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A Message from the Chairman...

I have had the honor of serving as a Supervisor since 2008. During this time I have been a part of an ongoing effort by a group of committed individuals to research and understand the role of our CDD and its working relationship with State and County governments as well as with the TMA, the Southwest Florida Water Management District and the Army Corp of Engineers.

The Preserve at Tara obtains its taxing authority and operating guidelines from Florida State Statute Chapter 190.

Presently, there are 75 CDDs in Manatee County, some of which lack fiscal security. I am happy to report our Tara CDD is financially sound. Additionally, the CDD and the TMA have worked together to insure that there is no duplication of responsibility or expenses.

John Schmidt

Basic CDD Responsibilities for Tara Preserve:

1. To insure the Bond is paid;
2. To maintain the common grounds;
3. To maintain the Community Center, pool, spa and tennis courts; and
4. To maintain the water quality of the ponds and storm water systems.

Recently, I was asked if the CDD could take on some TMA functions, such as the Architectural Review Committee. After researching this question, I found that the Tara CDD #1 has no authority to take on such responsibility because the CDD does not possess Deed Restrictions on homes in the Preserve. Deed restrictions are detailed in the documents of the Master Home Owner Association.

Growing concerns to residents of the Preserve appear to focus on maintenance of maturing trees and the management of protected areas (Preserve Areas). Although previous newsletters have addressed these worries, questions still remain. In the hope for clarity and understanding, I will address these issues in the form of a **Q&A**:

Q. Can you detail who is responsible for the trees in the Preserve?

A. This is a complicated issue determined by **ownership, physical location of the tree, type of tree, and layers of responsibility**. I will address each of these individually.

Ownership: A tree in the Preserve may either be the property of a homeowner, the Preserve Golf Club, the CDD, or a condo association. However, as we have recently seen, when a tree hangs over a sidewalk or a county road, the county may cut back or trim a tree without prior approval from the homeowner or owner of the tree. Additionally, when a tree is considered dangerous, certain rules apply as to the cutting of the tree. More information is available at the county website:

<http://www.mymanatee.org/home/government/departments/building-and-development-services/environmental-review.html>

Physical Location: If a tree is on a homeowner's property, the tree belongs to the homeowner. The homeowner maintains, trims and may **remove** it depending upon the type of tree it is (see additional explanation below). You must first obtain the permission of the TMA Architecture Review Committee prior to removal. If a tree is on CDD property, it is the responsibility of the CDD to maintain, trim or remove the tree (please refer to attached color map of Tara Preserve for CDD property information).

The same goes for a tree owned by the Preserve Golf Club and trees owned by Condo Associations.

Type of Tree: The oak tree is one of several trees protected by Manatee County Statute, requiring a permit to remove.

Let's assume I own an Oak Tree and wish to remove it.

Q. What do I do?

A. Complete a 3 step process:

1. Fill out a TMA Architecture Review Committee form and get their permission to remove the tree;
2. Contact the Manatee County Building and Development Services Department and obtain a permit to remove the tree; and
3. Use a certified tree removal company to remove the tree.

Again, if you wish to remove any tree on your property, you first must obtain the permission of the TMA Architecture Review Committee. A word to the wise, before removing any tree check with the ARC.

Layers of Responsibility: There are areas within the property owned by the CDD and the Preserve Golf Club that are either under the control of the County of Manatee, the Southwest Florida Water Management District (SWFWMD) or the US Army Corp of Engineers. These areas are highly restrictive of the cutting of trees or other growth. There are substantial fines for cutting within them. In most cases, these are considered wetlands.

Q. I live in a home that is part of the Villa Landscape Association. Do these rules apply to me?

A. Yes they do, however, your Association will work with you to obtain permission.

Q. What role does the CDD have regarding property?

A. The CDD has the sole responsibility for property it owns or for which it has maintenance easement agreements. The CDD has no authority to act on behalf of any resident or corporation within its jurisdiction for which it has no easement. Please refer to the Decision Tree insert in this newsletter.

CDD Election Results:

Election of 3 CDD Supervisor seats took place during the General Elections, Manatee County, on November 4, 2014. The results are as follows:

Seat	Candidate	Winner
Seat 1	Beth Bond (unopposed)	Beth Bond
Seat 3!	Darby Connor 21.7% 166 votes Daniel D. Powers 78.2% 596 votes	Daniel Powers
Seat 5	Joseph A. Mojica (unopposed)	Joseph Mojica

Q. What is the length of office of a CDD Supervisor?

A. A CDD Supervisor term of office is 4 years.

Q. Can a CDD Supervisor be removed from office?

A. A Supervisor may resign or be removed from office by the Governor of the State of Florida

Where to Find CDD Information?

The CDD maintains a web site at:
<http://www.taracdd.org/>

One can access the site and obtain minutes of past meetings, newsletters, Aquatic Reports, Schedule of Meetings, Audit Reports, Budgets, Policies, and other information.

Additionally, general information can be found on the CDD Bulletin Board at the Community Center, and handouts when available inside the Community Center.

TMA Notes:

As a service, we try to dedicate some space for the Tara Master Association.

The Communications Committee has been working on a Tri-fold document for the homeowner wishing to sell his/her house. This handy document describes Tara and the Preserve. It will be ready for distribution in December. One can obtain copies at the Community Center during normal business hours. Notice of availability will be made on Channel 196 as well as on the TMA Bulletin Board at the Community Center.

The Document Review Committee is working with the Board of Directors to finalize changes to the TMA Governing Documents, including the By Laws and Covenants and Restrictions. When approved by the Board of Directors, residents may expect to receive a copy of the proposed changes and will then be given the opportunity to cast their ballot, either for or against the changes. This is anticipated to occur in 2015. Additional notice will be provided through Community Channels as well as other sources, still to be determined.

The monuments and landscaping the State Road 70 entrance to our community will undergo a refurbishment in early 2015.

Q. Where can I find TMA Information?

A. TMA information is available at:

- One Source;
- Channel 196 (Preserve Community Channel). You must have Comcast TV to see the channel;
- Bulletin Board at the Community Center;
- Email blasts from the Property Manager; and
- Friends of TMA Email notices.

Tara Community Development District 1
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Bradenton, FL 34203



CDD Resident

TARA CDD 1

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We're on the Web!

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